

LRD6009/22-S2– RESPONSE TO NOTICE OF LRD OPINION

Dear Sir/Madam

This forms part of a Response To Notice Of LRD Opinion Ref. LRD6009/22-S2, regarding the proposed development at St Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3

O'Connor Sutton Cronin (OCSC) have addressed items pertaining to Section 7. Drainage of the Notice of LRD Opinion, other items have been addressed by various other members of the design team.

a) The Drainage Division has previously met with OCSC consulting Engineers prior to submission, circa mid October 2022.

b) The Drainage Division are generally satisfied with the submission received.

c) Flood Risk Assessment

The Drainage Division has received a Flood Risk Assessment and note that the Developer has assessed the potential for flooding within the site and have mitigated against the same.

We acknowledge that the Drainage Division is generally satisfied with the proposal as mentioned in points a), b) and c) and no additional action is required.

d) The Drainage Division notes that there is Historical Flooding on the adjacent hospital Lands, and has specifically requested that the Developer review this against potential effects on the proposed development and propose any mitigation that may be required.

The Site Specific Flood Risk Assessment has been revised to include a review of the historical flooding in adjacent hospital lands (Reg. Ref.: 2991/15). It is concluded that it has no effect on the proposed development and as such no additional mitigation measures are required.

Refer to Section 4.5 Historical flooding of the revised Site Specific Flood Risk Assessment (Ref. Doc: R517-OCSC-XX-XX-RP-C-0003)

e) Surface Water Management Proposal

The Drainage Division notes that the proposal outlines a minimum area of 70% green roof coverage, blue podium, intensive landscaping integrated with drainage, pervious paving and filter drains. Along with rain gardens infiltration basins and flow control devices which lead to an Attenuation tanks that permits site infiltration. The Drainage Division is satisfied with the proposal and the provision of SUDS for the development in the management of Surface Water and is satisfied that it

is broadly in compliance with the new policies and objectives of the new Development Plan

Noted, the extent of the green roof area, as provided in the architectural design, has been included in the revised drainage design layout (**Ref. Doc: R517-OCSC-XX-XX-DR-C-0500 to R517-OCSC-XX-XX-DR-C-0502**).

- f) The Drainage Division is satisfied with the proposed Discharge Rate of Q Bar 3l/s/ha as proposed by the Surface Water management plan.***

We acknowledge that the Drainage Division is satisfied with the proposed Discharge Rate of Q Bar 3l/s/ha and no additional action is required.

- g) The Drainage Division notes that there is a Public Surface Water Sewer (525 Dia/ 600Dia) running through the site, alongside a 325 dia Foul Sewer. The Drainage Division requests that the Developer be clear on the proposed wayleave route and width, and that it takes cognisance of the pipe size, location and site constraints***

The existing Public Surface Water Sewer and the Foul Sewer have been shown on the revised drainage layout together with the existing wayleave.

The existing sewers and they wayleaves will not impact proposed structures or private property.

Refer to the revised drainage design layout (**Ref. Doc: R517-OCSC-XX-XX-DR-C-0500 to R517-OCSC-XX-XX-DR-C-0502**) for the plan drawing of the proposed wayleaves.

- h) Basement Impact Assessment***

The Applicant has submitted a Basement Impact Assessment, in line with the new Development Plan requirements. The Drainage Division notes that the Applicant has outlined a number of mitigation measures to be implemented against the construction of the proposed basement, which will be required to be implemented in full as part of the constructed Development

We acknowledge that the Drainage Division is satisfied with the submitted Basement Impact Assessment and no additional action is required.

The Drainage Division are satisfied that the above comments can be addressed by the Developer prior to submission of the application, and as such are satisfied that the application will be broadly in compliance with the requirements of the new Development Plan in relation to Surface Water Management requirements.

Yours sincerely

MARKO KOMSO
For O'Connor Sutton Cronin