

1 Wyckham Land Ltd.

Marmalade Lane

Proposed Development & Amendments to
Permitted Residential Development
ABP-312170-21

Applicant's Response to LRD Opinion

MLD-1-XX-SW-XXX-RP-DOB-CE-000003

October 2025

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.....

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Document Control

Document:		Applicant's Response to LRD Opinion (Planning Submission)			
Project:		Marmalade Lane, Wyckham Place, Dundrum, Dublin 16 Proposed Development & Amendments to Permitted Residential			
Client:		1 Wyckham Land Ltd.			
Job Number:		DOBA2451			
File Origin:		Z:\Projects\DOB&A Projets\2024 Projects\DOBA 2451 - Lioncor Marmalade Lane\08 Reports & Specifications\8.1 Reports			
Document Checking:					
Author:		Andy Kotze		Signed:	
Issue	Date	Status	Issued to	Copies	Checked for Issue
P1-S-01	23.10.2025	Issue 1	Client, Design Team	1E	

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1 Introduction

Donnachadh O'Brien & Associates Consulting Engineers Ltd. (DOBA) have been instructed by the Applicant, 1 Wyckham Land Ltd., to prepare a Response to LRD Opinion Report to supplement the previously approved Engineering Planning Report in relation to proposed development & amendments to permitted residential development ABP-312170-21 on lands at Marmalade Lane, Wyckham Place, Dundrum, Dublin 16.

2 Response to LRD Opinion

2.1 Drainage

2.1.1 DLRCC LRD Opinion

The Planning Authority requested clarity on how the proposed amendment would integrate with the permitted drainage scheme, particularly regarding outflow and positively drained areas. In response, the applicant submitted updated documentation confirming seamless integration and an increase in positively drained areas due to expanded public open space. An updated Site-Specific Flood Risk Assessment (SFRA) was also provided, confirming no flood risk on-site or off-site. The Authority was satisfied that flood flow paths remain unobstructed and unaffected by the proposed changes. Any future stage LRD 3 application should include evidence to demonstrate that the proposed drainage infrastructure for the proposed development and the Site-Specific Flood Risk Assessment (SSFRA) is carried out in accordance with the requirements of the Dun Laoghaire Rathdown County Development Plan 2022-2028. Please refer to Appendix A Drainage Planning Report for detail on what is required to be submitted.

2.1.2 Applicant's Response

The permitted surface water drainage system granted under ABP-312170-21 remains unchanged, save for the amendments related to the surface water network located to the south-west of the subject site associated with the proposed 8 units replacing Block E as illustrated in Figure 1 below.

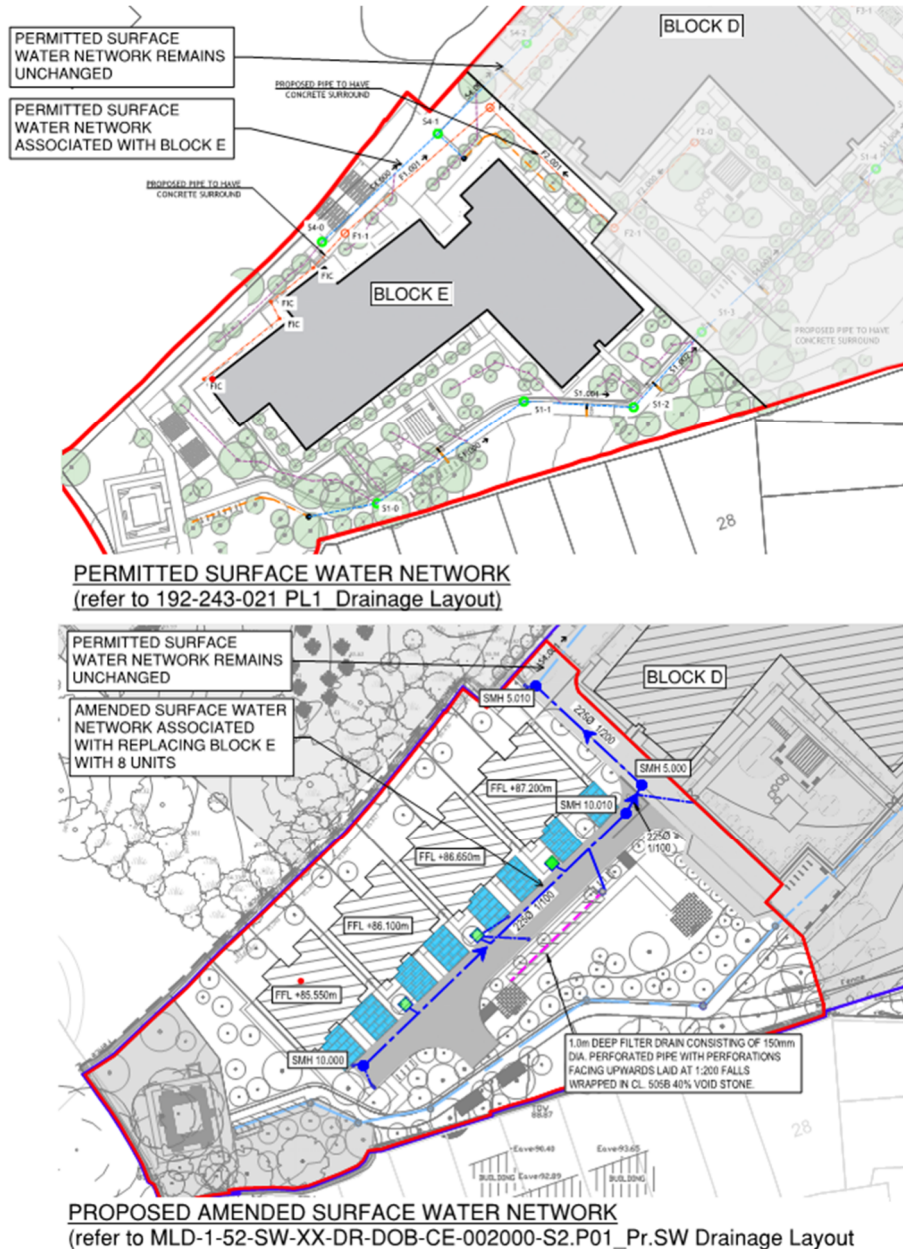


Figure 1 Comparison of permitted and proposed amended surface water network

The table below provides a comparison of the hardstanding area in relation to the proposed amended planning application and the original granted planning application. Please note that this only relates to the southwestern corner of the site identified as the amendment in Figure 1.

Table 1 Stormwater Catchment Area

Attribute	Granted Planning Application		Proposed Application	Amended Planning Application
	Catchment Area	Net Area (incl. Runoff Factors)	Catchment Area	Net Area (incl. Runoff Factors)
Roofs	1,330 m ²	1,264 m ²	720 m ²	684 m ²
Roads and Paving	90 m ²	72 m ²	640 m ²	512 m ²
Landscaping	2,790 m ²	837 m ²	2,850 m ²	855 m ²
Totals	4,210 m ²	2,173 m ²	4,210 m ²	2,051 m ²

We would further note that the original granted planning application indicated an attenuation requirement for the catchment relating to the amended planning application is 250.9m³. The amended planning application, which includes the updated positive draining areas as mentioned in Table 1, has been simulated using Microdrainage software. The results of the amended planning application simulation indicate that the storage as provided in the granted application of 250.9m³ is sufficient. There is therefore no additional storage provision required for the proposed amended planning application. The following table provides the integration between the proposed and granted scheme, indicating that no changes are required.

Table 2 Overall Sitewide Attenuation Provision

	Attenuation Provision (m ³)	Outflow (l/s)
Granted Planning Application	1872.1 m ³	19.54 l/s
Proposed Amended Planning Application	1872.1 m ³	19.54 l/s

We would further note that no amendments have been proposed since the initial 32B meeting, and the proposed planning application and Flood Risk Strategy remain unchanged. The site has been assessed in accordance with the "The Planning System and Flood Risk Management" Guidelines. As part of the sequential test, the OPW flood hazard maps have been consulted, as have the Catchment Flood Risk Assessment Maps produced by the OPW. In all cases it was found that the development is at low risk of flooding and the development is deemed appropriate within the proposed site location.

Please refer to the Infrastructure Design Report, submitted under separate cover, for further details.

2.2 Water/Wastewater Capacity

2.2.1 DLRCC LRD Opinion

From the Planning Authority's perspective, the applicant is advised that any future application should continue to demonstrate how the proposed development integrates with existing water and wastewater services. This should include confirmation from relevant service providers, such as Irish Water, that adequate capacity exists to accommodate the revised scheme, and that no adverse impacts on service provision will arise.

2.2.2 Applicant's Response

The permitted wastewater drainage system granted under ABP-312170-21 remains unchanged save for the amendments related to the wastewater network located to the south-west of the subject site associated with the proposed 8 units replacing Block E as illustrated in **Figure 2** below. The proposed wastewater infrastructure associated with the amended development will connect to the wastewater currently being constructed in accordance with Uisce Eireann Connection Agreement CDS2400627001. Overall, the peak wastewater discharge for the whole development will be reduced to 13.25 l/s from the permitted discharge of 14.93 l/s. The reduction in wastewater discharge arises from replacing Block E with the proposed 8-unit amendment.

The permitted water supply system granted under ABP-312170-21 remains unchanged save for the amendments related to the water supply network located to the south-west of the subject site associated with the proposed 8 units replacing Block E as illustrated in **Figure 3** below. The proposed water supply infrastructure associated with the amended development will connect to the water infrastructure currently being constructed in accordance with Uisce Eireann Connection Agreement CDS2400627001. Overall, the peak water demand for the whole development will be reduced to 13.56 l/s from the permitted peak rate of 15.56 l/s. The reduction in water supply rates arises from replacing Block E to the proposed 8 unit amendment.

The Applicant has submitted a Pre-Connection Enquiry (CDS25005360) to Uisce Eireann for the proposed amended 8 units. Uisce Eireann have confirmed via a Confirmation of Feasibility (CoF) that connections to the existing wastewater network are feasible without infrastructure upgrades. The Applicant further notes that Uisce Eireann issued a Statement of Design Acceptance that can be reviewed in Appendix A.

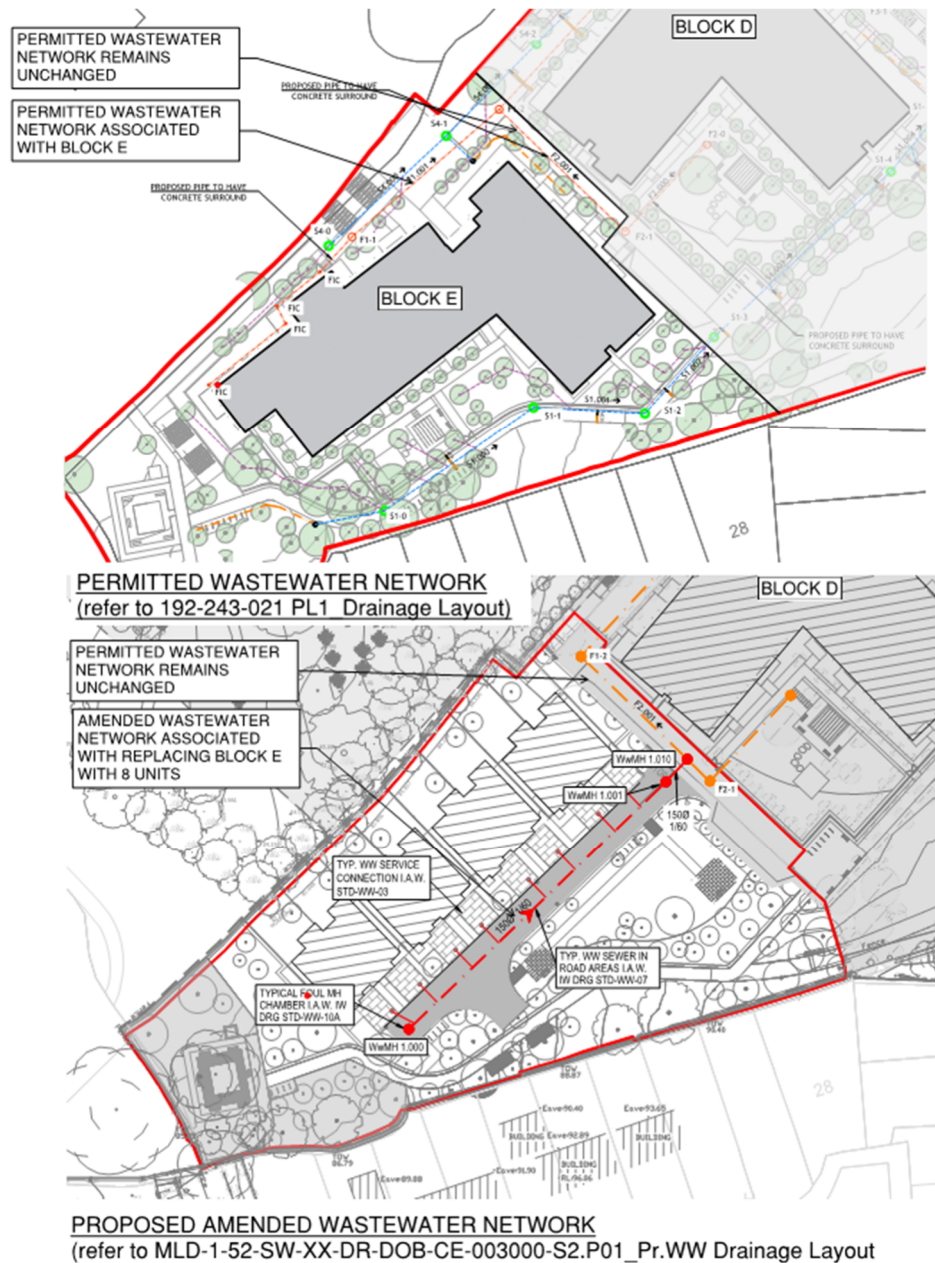
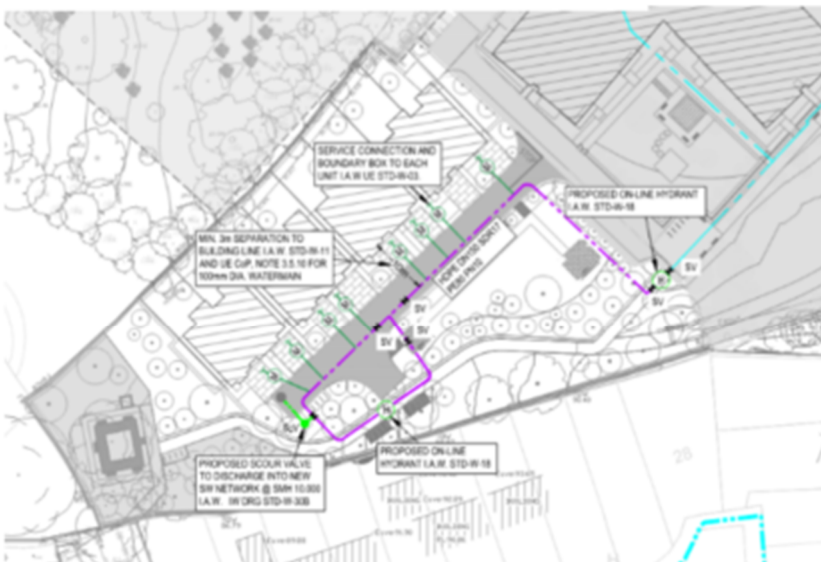


Figure 2 Comparison of permitted and proposed amended wastewater network



PERMITTED WATERMAIN NETWORK (refer to 192-243-021 PL1 Drainage Layout)



PROPOSED AMENDED WATERMAIN NETWORK (refer to MLD-1-52-SW-XX-DR-DOB-CE-004000-S2.P02 Pr. WM Layout)

Figure 3 Comparison of permitted and proposed amended water supply network

2.3 Specific Information Request

2.3.1 DLRCC LRD Opinion

A letter from Irish Water confirming that there is sufficient capacity in the public infrastructure to facilitate a connection for the proposed development obtained no more than 6 months before the date of lodgement of the LRD Application.

2.3.2 Applicant's Response

The Applicant has submitted a Pre-Connection Enquiry (CDS25005360) and received a Confirmation of Feasibility (CoF) on 29 July 2025. We would further note that Uisce Eireann issued a Statement of Design Acceptance on the 2nd of October 2025. Please refer to Appendix A for ease of reference.

Appendix A – Uisce Eireann Documents

CONFIRMATION OF FEASIBILITY

Paul Doyle
DOBA
Unit 5C
Elm House, Millennium Park
Naas
W91P9P8

29 July 2025

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

**Our Ref: CDS25005360 Pre-Connection Enquiry Marmalade Lane,
Wyckam Place, Dundrum, Dublin**

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Housing Development of 8 unit(s) at Marmalade Lane, Wyckam Place, Dundrum, Dublin, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection**
 - Feasible without infrastructure upgrade by Uisce Éireann
 - Proposed connection to Uisce Éireann infrastructure is via a private infrastructure. Please be advised that at connection application stage you must provide written confirmation from the owner of the infrastructure that you have received a legal permission to connect to and that the infrastructure has capacity and integrity to cater for the additional demand from the Development.
- **Wastewater Connection**
 - Feasible without infrastructure upgrade by Uisce Éireann
 - Proposed connection to Uisce Éireann infrastructure is via a private infrastructure. Please be advised that at connection application stage you must provide written confirmation from the owner of the infrastructure that you have received a legal permission to connect to and that the infrastructure has capacity and integrity to cater for the additional demand from the Development.

Stiúthóirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.

Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

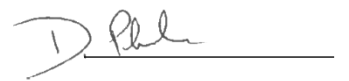
Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Uisce Éireann's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'D. Phelan', is written over a horizontal line.

Dermot Phelan
Connections Delivery Manager

Section A - What is important to know?

What is important to know?	Why is this important?
Do you need a contract to connect?	• Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Uisce Éireann.
When should I submit a Connection Application?	• A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	• Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	• All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. *Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works
Fire flow Requirements	• The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
Plan for disposal of storm water	• The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Uisce Éireann's network(s)?	• Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

What are the design requirements for the connection(s)?	• The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
Trade Effluent Licensing	• Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). • More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ **trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)

The map included below outlines the current Uisce Éireann infrastructure adjacent the Development: To access Uisce Éireann Maps email

[illegible]

Note: The information provided on the included maps as to the position of Uisce Éireann's underground network(s) is provided as a general guide only. The information is based on the best available information provided by each Local Authority in Ireland to Uisce Éireann.

Whilst every care has been taken in respect of the information on Uisce Éireann's network(s), Uisce Éireann assumes no responsibility for and gives no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided, nor does it accept any liability whatsoever arising from or out of any errors or omissions. This information should not be solely relied upon in the event of excavations or any other works being carried out in the vicinity of Uisce Éireann's underground network(s). The onus is on the parties carrying out excavations or any other works to ensure the exact location of Uisce Éireann's underground network(s) is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

Paul Doyle
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Unit 5C
Elm House
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Naas
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W91P9P8

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

2 October 2025

**Re: Design Submission for Marmalade Lane, Wyckam Place, Dundrum, Dublin (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS25005360**

Dear Paul Doyle,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Uisce Éireann has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before you can connect to our network you must sign a connection agreement with Uisce Éireann. This can be applied for by completing the connection application form at www.water.ie/connections. Uisce Éireann's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)(https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Uisce Éireann's network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Uisce Éireann does not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Uisce Éireann representative:

Name: Alicia Ros Bernal

Email: ailciarosbernal.bernal@water.ie

Yours sincerely,



Dermot Phelan
Connections Delivery Manager

Stiúirtheoirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

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Appendix A

Document Title & Revision

- MLD-1-52-SW-XX-DR-DOB-CE-004000-S2.P01_Pr.Water Supply Layout
- MLD-1-52-SW-XX-DR-DOB-CE-003000-S2.P01_Pr.WW Drainage Layout
- MLD-1-52-SW-XX-DR-DOB-CE-014000-S2.P01_Pr.Drainage Long Sections

Additional Comments

The design submission will be subject to further technical review at connection application stage.

Uisce Éireann cannot guarantee that its Network in any location will have the capacity to deliver a particular flow rate and associated residual pressure to meet the requirements of the relevant Fire Authority, see Section 1.17 of Water Code of Practice.

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Uisce Éireann will not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.