

Blackrock Local Area Plan



8. Environmental Infrastructure & Services

8.1 Water and Drainage

POLICY BK25

It is Council Policy to facilitate the provision of appropriate environmental infrastructure to cater for the existing and future needs of Blackrock.

8.1.1 Water and Drainage

The Government has established Irish Water, a new public utility. Irish Water will make capital and investment decisions regarding the country's water infrastructure on a national basis. It is estimated that Irish Water will take approximately five years to be fully established and it has taken over various responsibilities from Local Authorities on a phased basis since January 2014. From this date Irish Water is responsible for the operation of public water services including management of national water assets, maintenance of the water system, investment planning, managing capital projects and customer care and billing.



Dún Laoghaire-Rathdown County Council is committed to working with Irish Water to ensure that the provision of water services will not be a limiting factor in terms of allowing growth within the Blackrock Local Plan area.

Existing and future populations within the Plan area should continue to have access to adequate high quality clean drinking water. The existing water network is generally adequate for current demand and small infill growth, however more detailed investigations would have to be carried out on the capacity of the network for any proposal which would generate significant water usage. Network improvements required to address any deficiency identified by these investigations shall be addressed by Irish Water.

The Blackrock area, like most of the coastal fringe of the County, is served primarily by a combined foul and surface water drainage system. With regard to surface water, there are two streams within the Plan boundary, the Carysfort-Maretimo Stream and the Priory Stream. Both streams discharge to the South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA. The Carysfort-Maretimo Stream starts in the Three Rock Mountain and flows across the heavily urbanised areas of Sandyford, Leopardstown and Stillorgan before finally discharging into the sea at Blackrock. The Environmental Report carried out as part of the 'Carysfort-Maretimo Stream Improvement Scheme' found that there was no evidence of fish or invertebrate species of conservation importance within the stream. All species found within the stream were identified as common.



Photo 87: Carysfort - Maretimo Stream

Demand on the capacity of the foul and surface water drainage system varies greatly, which can result in occasional storm water overflows at various locations during and immediately following severe rain events.

The existing foul & surface water drainage network is generally adequate to satisfy current demand and small infill growth. More detailed investigations would, however, have to be carried out on the capacity of the network for any proposal which would have a significant impact on the drainage network. Any network improvements required to address deficiencies identified by these investigations shall be addressed by Irish Water.



Photo 88: Carysfort - Maretimo Stream

8.1.2 Sustainable Urban Drainage Systems

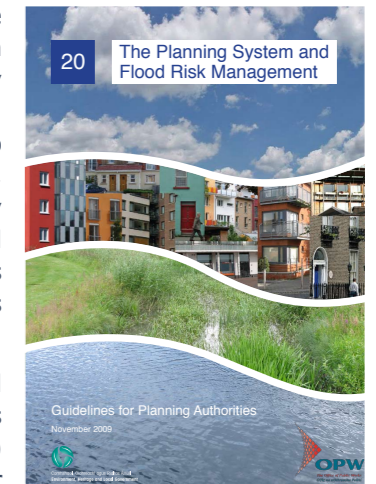
All new development shall comply with the Greater Dublin Strategic Drainage Study (GSDS) in terms of the provision of Sustainable Drainage Systems (SuDS). The GSDS considers it imperative that stringent SuDS measures are applied throughout the Plan area on all new developments. Such measures may include green roofs, permeable paving, detention basins, water butts, infiltration etc. All large developments shall be subject to the Council's Stormwater

Audit Procedure. Implementation of SuDS can generally reduce surface water run-off from sites post-development and should assist with minimising the occurrences of storm water overflows in the area.

8.1.3 Flooding

One of the primary concerns in the Blackrock area in the past has been the flooding incidences caused by the Carysfort-Maretimo Stream. However, the Carysfort Maretimo Stream Improvement Scheme, designed to alleviate flooding by enhancing channel capacity and dealing with other deficiencies along the stream corridor has recently been completed.

'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009) introduce mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. Planning applications for development in areas where flood risk may be present will be assessed in accordance with the provisions of these Guidelines. Where flood risk is potentially considered to be an issue, a flood risk assessment will require to be undertaken.



Flood Risk Guidelines

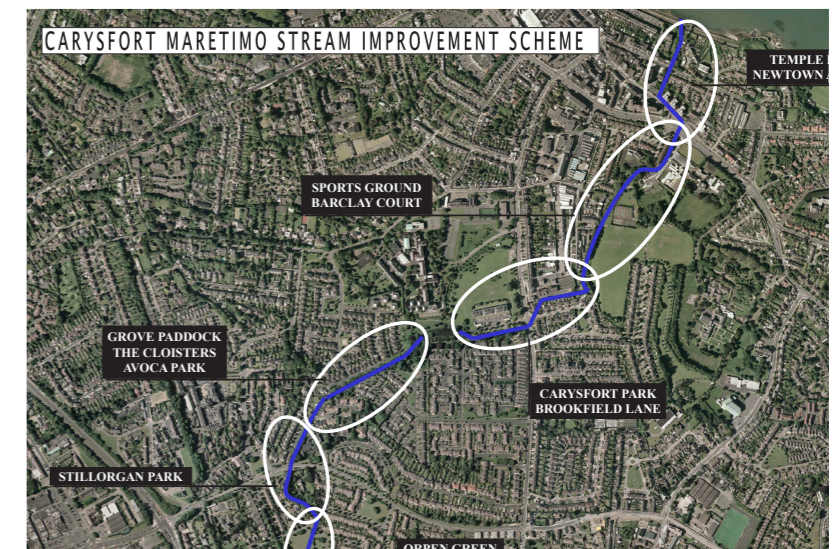


Photo 89: Carysfort - Maretimo Stream Improvements Map

8.2 Services

Policy EI22: 'Overhead Cables' (Section 13.5.2) of the County Development Plan states 'it is Council policy to seek the undergrounding of all electricity, telephone and television cables wherever possible, in the interests of visual amenity and public health'. The Local Area Plan will be consistent with this policy and will encourage the undergrounding of cables where appropriate.



Photo 90: Overhead Power Lines

Objectives: Environmental Infrastructure

EI1

It is an objective of the Council to support Irish Water in the provision of adequate water and waste water treatment infrastructure by Irish Water to serve the needs of the existing and future population of the plan area and ensuring that such infrastructure is provided prior to, or in tandem with, new development.

EI2

It is an objective of the Council to facilitate Irish Water in ensuring that all wastewater generated is collected, treated and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation and guidance.

EI3

It is an objective of the Council to facilitate compliance with the requirements of the EU Water Framework Directive and any relevant legislation. In this regard, the Council will facilitate compliance with the relevant objectives and measures for individual water bodies set out in the Eastern River Basin Management Plan and associated Programme of Measures, where relevant.

EI4

It is an objective of the Council to ensure that any significant redevelopment proposals shall be considered having regard to the capacity of the current and future water services networks as advised by Irish Water.

EI5

It is an objective of the Council to ensure the implementation of the surface water legislation Environmental Objectives (Surface Waters) Regulations 2009 S.I. No 272 of 2009 and the EPA report Water Quality in Ireland 2007-2009 in order to ensure that development permitted would not have an unacceptable impact on water quality including surface waters, ground water, river corridors, estuarine waters, bathing waters, coastal and transitional waters.

EI6

It is an objective of the Council to ensure that Sustainable Drainage Systems (SuDS) is applied to any development in Blackrock and that site specific solutions to surface water drainage systems are developed, which meet the requirements of the Water Framework Directive and associated River Basin Management Plans. SuDS measures may include green roofs, permeable paving, detention basins, water butts, infiltration etc...

EI7

It is an objective of the Council to maintain and protect the natural character and ecological value of river / stream corridors within the Local Area Plan boundary in accordance with Section 9.3.6 Policy LHB10: 'Rivers and Waterways' of the County Development Plan 2010 – 2016. Development proposals will be required to provide buffer zones a minimum of 10m each side of the waters edge for amenity, biodiversity and walkway purposes where practical. The extent of the buffer zones shall be determined in consultation with the Planning Authority.

EI8

It is an objective of the Council to ensure the protection of groundwater resources within the Blackrock Local Area Plan boundary and associated habitats and species in accordance with the EU Groundwater Directive. All new planning applications within the Blackrock Local Area Plan boundary shall have regard to the likely impacts the proposed development may have on groundwater resources.

EI9

It is an objective of the Council that where there is potential for flood risk, a flood risk assessment shall be carried out in accordance with the 'Planning System and Flood Risk Management Guidelines for Planning Authorities' (DoEHLG/OPW 2009).

EI10

It is an objective of the Council to ensure the implementation of the EU Floods Directive and its transposition into Irish legislation in order to prevent, reduce and control flood risk in river basin and coastal areas due to increased domestic and economic development in flood risk zones and climate change effects.

EI11

It is an objective of the Council to facilitate the implementation of the recommendations of the Eastern Catchment Flood Risk Assessment and Management (CFRAM) study and the mitigation measures and recommendations arising from the associated SEA and AA shall also be addressed and implemented.

EI12

It is an objective of the Council that all proposed flood protection or alleviation works will comply with the requirements of Article 6 of the EU Habitats Directive to ensure there are no likely significant effects on the integrity, defined by the structure and function, of any Natura 2000 sites and that the requirements of Article 6 of the EU Habitats Directive are met.

EI13

It is an objective of the Council to comply with the requirements of the EU Marine Strategy Framework Directive and any associated legislation, the Foreshore and Dumping at Sea (Amendment) Act 2009, the Harbours Act 2000 and the Fisheries (Amendment) Act 2003.

EI14

It is an objective of the Council to seek the undergrounding of all electricity, telephone and television cables where possible - and in particular within the village core - in order to reduce visual clutter and help preserve where appropriate the character of the area.