OCSC
O'CONNOR · SUTTON · CRONIN
MULTIDISCIPLINARY CONSULTING ENGINEERS

HEAD OFFICE
9 Prussia Street
Dublin
Ireland
D07KT57

T: +353 (0)1 8682000
E: ocsc@ocsc.ie | W: www.ocsc.ie

Dún Laoghaire-Rathdown County Council Planning,
County Hall,
Marine Road,
Dún Laoghaire,
A96 K6C9
Dublin

Date 16.09.2026

Ref T-SD

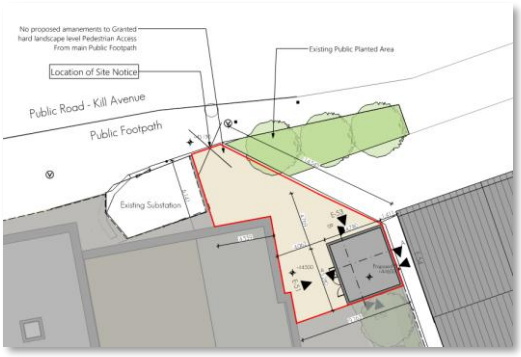
PROJECT NO. G538

RE: OCSC TECHNICAL NOTE ON THE PROPOSED SUBSTATION

Dear Sir/ Madam,

The purpose of this letter is to support the prosed addition of a standard ESB MV substation to the north east side of the site. OCSC have been engaged by the client as Civil and Structural Engineers on the project. The site holds existing permission for 276 units and construction is well underway on this scheme. A revised granted application now permits 300 units by a modest extension to the North Block only. There are no changes to site levels, location within the site, hard standings, the drainage strategy, or exceedance routes. No alterations are proposed to the public realm tie-ins or outfalls from that issued at compliance for the 276-unit application.

1. Introduction



The substation is a localised utility installation and forms a minor addition within the established site layout. It is located within the existing hardstanding zone and does not alter the overall drainage philosophy for the development.

2. Existing Site Context

The previously submitted ESR for the 300 unit application confirms that the site is already largely hardstanding and that the existing surface water management strategy is based on the nature of the site and its drainage arrangements. It notes that the site is "almost entirely encompassed with hardstanding" and that the existing surface water management strategy consists of a direct connection to the mains network.

OCSC
O'CONNOR · SUTTON · CRONIN
MULTIDISCIPLINARY CONSULTING ENGINEERS

HEAD OFFICE
9 Prussia Street
Dublin
Ireland
D07KT57

T: +353 (0)1 8682000
E: ocsc@ocsc.ie | W: www.ocsc.ie



The site's surface water strategy is to separate surface water and wastewater drainage, with the surface water network serving the development as a single catchment in line with natural topography. Runoff from the site boundary is to be discharged to the public surface water sewer to the north of the site, with discharge rates restricted to greenfield-equivalent runoff for design rainfall events up to and including the 1% AEP. A small adjustment will be needed to the local SW network in the location of the substation nd with the current design this is of no issue.

3. Proposed ESB Substation Arrangement

The proposed ESB substation is a small standard unit positioned within the north-east corner of the site, as shown on the architectural layout. It sits within the hardstanding environment and does not introduce a distinct drainage sub-catchment requiring separate attenuation or a dedicated outfall.

Rainfall runoff from the substation roof and immediate footprint will discharge onto the adjoining hardstanding. From there, it will be accommodated by the existing site levels and the wider paved surface drainage pattern. The runoff is therefore absorbed into the established site drainage response rather than being collected as a standalone source.

4. Drainage Strategy for the Substation

This proposal is consistent with the ESR's wider surface water approach, which is based on:

- retaining runoff within the site boundary,
- controlling runoff at source where practicable,
- managing runoff through the site as part of a single drainage strategy,
- and discharging attenuated flows only where required by the wider site drainage design.

OCSC
O'CONNOR · SUTTON · CRONIN
MULTIDISCIPLINARY CONSULTING ENGINEERS

HEAD OFFICE
9 Prussia Street
Dublin
Ireland
D07KT57

T: +353 (0)1 8682000
E: ocsc@ocsc.ie | W: www.ocsc.ie

For the proposed ESB substation, none of the wider site drainage measures are disrupted. The substation does not require:

- a separate drainage network,
- a standalone attenuation feature,
- a dedicated surface water connection,
- or any diversion from the approved drainage concept.

The proposal therefore sits entirely within the existing drainage framework for the site.

5. Compliance with Design Principles

The ESR sets out that new development must incorporate SuDS principles, retain runoff within the site boundary, and accommodate extreme rainfall events up to the 1 in 100-year event with a 20% climate change allowance. It also identifies the key design criteria as river water quality protection, river regime protection, level of service for flooding, and river flood protection.

The ESB substation proposal does not conflict with those principles because:

- it is a very small, localised addition;
- it is located on existing hardstanding;
- it does not add a new impermeable character beyond the current paved context;
- it does not create a new discharge point;
- and it does not require any additional hydraulic control or storage.

The ESR further states that the drainage system is to be designed to minimise blockage risk, with measures such as trapped gullies, silt traps, flow control devices, and maintenance access provided within the wider development. That broader site strategy remains unaffected by the substation proposal.

6. Water Quality and Flood Risk

The ESR notes that water quality is improved through source-control measures and that the drainage system is designed to avoid flooding for the 100-year return period rainfall event, including 20% climate change allowance. It also states that the drainage systems serving the development are designed so that no flood routing off-site will occur for such an event.

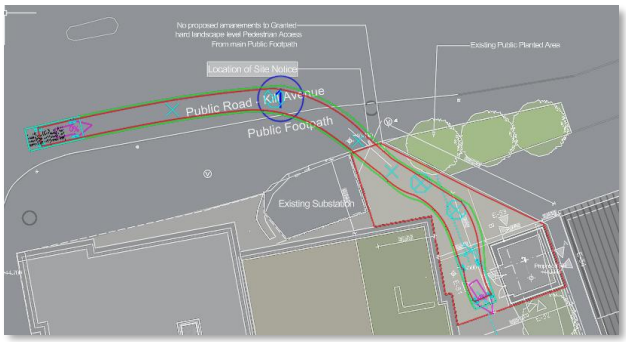
The proposed ESB substation does not materially affect those outcomes. As runoff from the unit discharges to the existing hardstanding, there is no additional concentrated runoff path, no new overland exceedance route, and no separate flood risk mechanism introduced by the substation itself.

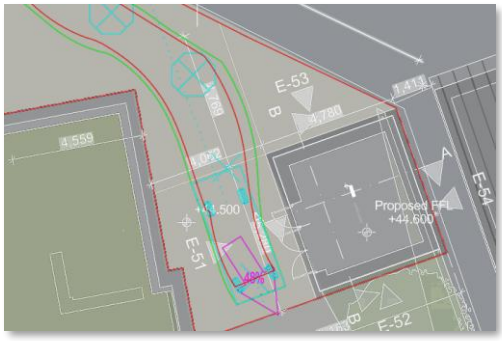
OCSC
O'CONNOR · SUTTON · CRONIN
MULTIDISCIPLINARY CONSULTING ENGINEERS

HEAD OFFICE
9 Prussia Street
Dublin
Ireland
D07KT57

T: +353 (0)1 8682000
E: ocsc@ocsc.ie | W: www.ocsc.ie

7. Vehicle access





As per standard ESB works access will need to be provided for vehicles – a standard Land rover 110 was chosen for this exercise. As can be seen above this access is of no issue on to the site to the proposed location.

8. Conclusion

The proposed ESB substation is fully compatible with the existing site drainage arrangement. It is a small, standard installation located within the existing hardstanding to the north-east of the site. Rainfall runoff from the substation will discharge directly to the surrounding paved surface and will be managed as part of the established site-wide surface water arrangement. The proposal does not create a separate drainage catchment, does not introduce a new discharge point, and does not require dedicated attenuation or a standalone connection.

The arrangement is therefore consistent with the ESR surface water strategy, which seeks to manage runoff within the site boundary, restrict discharge rates in accordance with the relevant local authority requirements, and ensure the development performs satisfactorily for the design rainfall events assessed.

Yours sincerely

Shaun Doody
BE MSc MIEI CEng MIStructE FConsEI
Director
For O'Connor Sutton Cronin