



LRD Opinion Response - Drainage

Proposed Large-scale Residential Development Planning
Application-no. 1 at Flemington Lane, Balbriggan, Co. Dublin.

August 2026

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Client Name: Lagan Homes
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Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015 and BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

Issue	Date	Prepared by	Checked by	Approved by
No. 1	28 August 2026	J.Muhia	P. Ingle	

Comments

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1. Introduction

1.1 Context

This report forms part of a submission to Fingal County Council (FCC), in response to their LRD Opinion on Drainage items for a proposed LRD at Land north of Flemington Lane in the Townlands of Bremore and Flemington, Balbriggan, Co. Dublin. This Report should be read in conjunction with the Response to Opinion Statement by Stephen Ward Town Planning and Development Consultants Limited (SWTP).

1.2 Planning Application Details

Applicant:	Lagan Homes Balbriggan Ltd.
Location:	Flemington Lane, Balbriggan, Co. Dublin
Local Authority:	Fingal County Council
FCC Opinion Response Reference:	LRD0081/S2

2. Response to Drainage Opinion

2.1 Water Services Department Requirements

2.1.1 Surface Water

The surface water proposals are considered to be acceptable in principle, subject to:

- 1.) NBS (nature-based solutions) for rainwater management are proposed to address all 4 pillars of the SUDS principle and are generally acceptable.*

Response

We confirm that the proposed nature-based solutions for rainwater management as contained in this planning application address all four pillars of the SuDS principles, namely water quantity, water quality, amenity and biodiversity. The proposed bio-retention tree pits and rain gardens, swales, permeable paving, detention basins and below-ground stone void storage will collectively contribute to these four pillars, with individual measures addressing one or more of the requirements. This is elaborated on in the updated Engineering Assessment Report undertaken by Waterman Moylan Consulting Engineers.

- 2.) Details of the proposed basins (cross-sections, engineering details, materials etc) should be submitted, including the proposed temporary basins to the east of the subject site.*

Response

Details of the proposed basins, including the temporary basin, are included in the drawings submitted as part of the planning application. Please refer Waterman Moylan Drawing no. to FLE-WMC-CA4-ZZ-DR-C-P0221 – Proposed Attenuation System Details.

- 3.) Open grate manholes within the basins should be located in the corner/low point to maximise the usable space within the basins.*

Response

Attenuation Area No. 1 will include an open-grate manhole to facilitate flooding and draining of the basin which is interconnected with the below-ground stone void storage area. This detail has been reflected in Waterman Moylan Drawing no. FLE-WMC-CA4-ZZ-DR-C-P0200 Proposed Drainage Layout GA for details.

- 4.) Poor infiltration and high-water table are noted in the submitted report. Details of ground investigation/site infiltration rates should be included with any submission.*

Response

We confirm that the Site Investigation with infiltration rates is included in the application documentation as an appendix to the Engineer Assessment Report.

- 5.) *Surface water calculations, modelling data/details and SW attenuation proposals, along with design details, have been provided as part of the Engineering Assessment Report and are acceptable in principle.*

Response

This has been noted and updated Causeway FLOW Model results are appended to the Waterman Moylan Engineering Assessment Report.

2.1.2 Flood Risk

It notes that the proposed scheme is a highly vulnerable development but is located in flood zone C. A commensurate SSFRA has been submitted to assess all potential flood risks on the subject site, including outlining mitigation measures in relation to pluvial flooding risks, and this is acceptable in principle.

Response

A SSFRA undertaken by Waterman Moylan Consulting Engineers is submitted under separate cover as part of this planning application.

UK and Ireland Office Locations

