

Water Services Planning Report

Register Reference No.: SD21B/0064

Development: Alterations to existing dwelling to include demolition of existing single storey garage; single storey rear extension and garden shed; removal of first floor dormer and chimney; new external insulation ; new windows and roof windows; new dormer to the west; construction of new two storey extension to the east and a single storey extension to the rear of the site; overall increase of the floor area will be 86.55sq.m; all associated site works.

Location: 9, Ardeevin Drive, Lucan, Dublin

Application Type: Permission

Report Date: 15th March 2021

Surface Water Report:

Recommend: Refusal

- 1.1 South Dublin County Council records show that there is an existing 225mm public surface water sewer traversing the site to the east. The proposed development is too close to the surface water sewer at approximately 2m. The nearest point of the building must not fall within a 45-degree line of influence from the base of the pipeline trench to avoid loading from structures being imposed onto the sewer. In this instance this requires a minimum set back distance of 4m from buildings to the outside diameter of the 225mm surface water sewer to allow adequate access for maintenance works and to avoid loading from structures being imposed onto the sewer.
- 1.2 The applicant has shown the surface water run off from the proposed development to be connected into a combined drainage network. This is not acceptable as foul and surface water drainage systems must be designed to discharge to separate pipe networks. The applicant is required to submit a revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks. This should be achieved via the use of further Sustainable Drainage Systems (SuDS)

Refusal is recommended as the development would be prejudicial to public health and proper planning and would result in adverse effects to the structural integrity of the adjacent surface water sewer. The development would also result in inadequate space provided to allow for access to the sewer for maintenance purposes or in the event that the sewer required replacing.

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- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Flood Risk Report:

No objection:

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____