

# Water Services Planning Report

<b>Register Reference No.:</b>	<i>SD21B/0163</i>
<b>Development:</b>	Erection of alterations and extensions to an existing dwelling house consisting of a single storey extension to the rear and a two storey extension (over existing garage to side) together with associated and auxiliary accommodation and site works.
<b>Location:</b>	38, Whitehall Road, Dublin 12
<b>Application Type:</b>	Permission
<b>Report Date:</b>	27 <sup>th</sup> April 2021

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## Surface Water Report:

## **Further Information required:**

**1.1** The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdublincoco.ie](mailto:servicemaps@sdublincoco.ie).

### **NOTE:**

If separation of surface water and foul water drainage systems is not feasible on the site and all alternatives have been considered, such as infiltration soakaway systems,, then the applicant is required to submit a Letter of agreement from Irish Water to the planning authority which clearly states that Irish Water are in agreement with the applicant's proposal to connect surface water drainage from the proposed development into the existing foul water drainage network.

If a soakaway is proposed the applicant shall submit the following:

- a.) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- b.) a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
  - i.) At least 5m from any building, public sewer, road boundary or structure.
  - ii.) Generally, not within 3m of the boundary of the adjoining property.
  - iii.) Not in such a position that the ground below foundations is likely to be adversely affected.
  - iv.) 10m from any sewage treatment percolation area and from any watercourse / floodplain.

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- v.) Soakaways must include an overflow connection to a public surface water sewer where possible.
  
- 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:**

## **Further Information Required:**

**2.1** The proposed development site is located within Flood Zone A according to OPW's (Office of Public Works) CFRAM maps. The applicant is required to submit a site-specific flood risk assessment report for the development in compliance with OPW Flood Risk Management Guidelines for Planning Authorities. The report shall outline details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels shall be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.

**2.2** The applicant is required to submit a drawing showing the location of the proposed development in relation to the OPW's (Office of Public Works) CFRAM Flood risk areas.

## **Water Report:**

**Referred to IW**

## **Foul Drainage Report:**

**Referred to IW**

Signed: \_\_\_\_\_  
Ronan Toft AE

Date: \_\_\_\_\_

Endorsed: \_\_\_\_\_  
Brian Harkin SEE

Date: \_\_\_\_\_