

# Water Services Planning Report

<b>Register Reference No.:</b>	<i>SD21B/0064 AI</i>
<b>Development:</b>	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.
<b>Location:</b>	9, Ardeevin Drive, Lucan, Dublin
<b>Application Type:</b>	Permission
<b>Report Date:</b>	20 <sup>th</sup> May 2021

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## Surface Water Report:

**Recommend: Refusal**

- 1.1** The revised proposals include mitigation measures to alleviate loading being imposed from the development onto the existing surface water pipe to the east of the dwelling however the minimum proposed clear setback distance of approximately 2.5m is still inadequate for maintenance access purposes. In this instance given the location and depth of the existing surface water pipe a minimum set back distance of 4m from buildings to the outside diameter of the 225mm surface water sewer is required to allow adequate access for maintenance works.
- 1.2** The revised proposals show that the surface water run off from the proposed development to be connected into a combined drainage network via an overflow pipe from the proposed soakaway. This is not in compliance with the Greater Dublin Regional Code of Practice for Drainage Works or Irish Water requirements with regards to complete separation of surface and foul water drainage systems. Therefore written agreement from Irish Water is required to be submitted which clearly states that Irish Water are in agreement with the applicant's proposal to connect an overflow pipe from the proposed soakaway into the existing combined drainage system on site.
- 1.3** The applicant has proposed a soakaway for the proposed surface water drainage design however there are no soil percolation test results or design calculations submitted for the proposed soakaway. A report is required showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

**Refusal is recommended as the development would be prejudicial to public health and proper planning and would result in inadequate space to allow for access to the existing surface water sewer for maintenance purposes or in the event that the sewer required replacing.**

**Water Services Planning Report**

- 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: \_\_\_\_\_