

Water Services Planning Report

Register Reference No.:	<i>SD21B/0263</i>
Development:	Part single and part two storey rear extension and single storey side extension; extended front porch; extension of attic room with new front and rear gable walls with roof lights and windows; single storey rear garden building for ancillary use of the dwelling; widen front drive and pillars with ancillary site works.
Location:	21, Ballyroan Heights, Dublin 16
Application Type:	Permission
Report Date:	10 th June 2021

Surface Water Report:

Further Information Required:

1.1 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

1.2 The applicant is required to submit a revised 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.
- v) Soakaways must include an overflow connection to the surface water drainage network.

1.3 The applicant shall include water butts as part of Sustainable Drainage Systems (SuDS) Features for the proposed development.

- 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.

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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: _____