

Water Services Planning Report

Register Reference No.: SD21A/0148

Development: The refurbishment of Katherine Tynan House, or 'Whitehall', a Protected Structure (RPS ref.197), with change of use from disused dwelling to community centre. Works will entail refurbishment of the roof and external walls; reinstatement of windows and external doors; ceilings and floors; reinstatement of a conservatory and glazed porch (10sq.m and 5sq.m respectively); new internal stairs and doors; new services and sanitary accommodation; two new single storey open-fronted structures on part of the footprint earlier outbuildings with an enclosed area for toilets (534sq.m); refurbishment of historic garden walls and gates; upgrading of the existing non historic entrance and approach from the Ballymount Road; and provision for parking on site.

Location: The Katherine Tynan House, Ballymount Road, Kingswood, Dublin 24

Report Date : 08-July-2021

Surface Water Report:

Further Information Required:

- 1.1 Submit a report to show percolation test results for location of proposed soakaway as per BRE Digest 365 Standards. `
- 1.2 Submit a report to clarify the area of hard standing buildings, permeable paving if any, grasslands and other surface types with their respective runoff coefficients.
- 1.3 Include water butts in proposed development as part of SuDS (Sustainable Drainage System).

Flood Risk

No Objection

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
 - All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
 - 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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Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Brian Harkin SEE.

Date: _____

Endorsed: _____
Chris Galvin SE.

Date: _____

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