

# Water Services Planning Report

**Register Reference No.:** SD21B/0296

**Development:** Refurbishment works to existing dwelling involving: (a) demolition of a single storey structure, existing windows, roof and gable wall, part of the existing dwelling; (b) removal of two existing rooflights; (c) alteration to the existing main entrance door (d) new dormer window in the existing roof to the rear elevation; (e) new roof light in the existing roof to the front elevation; (f) construction of a new 2 storey extension with new windows to the front and rear elevations; (g) associated internal works and drainage; (h) associated external works; (i) and permission for retention of existing shed structure on the site.

**Location:** 2, Ballyroan Lodge, Dublin 16

**Application Type:** Permission and Retention

**Report Date:** 23<sup>rd</sup> June 2021

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## Surface Water Report:

## **Further Information Required:**

**1.1** The applicant has proposed to discharge surface water run off from the proposed development to the foul water drainage network. The applicant is required to investigate the potential to incorporate a soakaway on site to separate the surface and foul water drainage systems. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for a 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 a 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.

**1.3** The applicant shall include water butts as part of SuDS (Sustainable drainage systems) measures for the proposed development.

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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.
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## Flood Risk Report:

## **Further Information Required:**

2.1 The applicant is required to submit a drawing showing the location of the proposed development site in relation to adjacent flood zones identified within OPW's (Office of Public Works) CFRAM maps. The applicant 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.

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## Water Report:

**Referred to IW**

## Foul Drainage Report:

**Referred to IW**

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

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

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

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