

Water Services Planning Report

Register Reference No.: SD21B/0391

Development: Partial demolition of part two storey part single storey extension to front (east), side (north) and rear (west); construction of a 66.5sq.m part two storey part single storey extension to side (north) and front (east) of dwelling; construction of a first floor 17sq.m extension to rear (west); minor internal modifications and elevational alterations; external hard and soft landscaping to front, side and rear; all associated site development works above and below ground.

Location: 68, Marian Crescent, Rathfarnham, Dublin 14

Application Type: Permission

Report Date: 17th August 2021

Surface Water Report:

Further Information Required:

- 1.1 The applicant is required to clarify how the proposed rain garden will manage surface water run off from the proposed extension. The applicant shall demonstrate how building foundations will not be adversely affected by infiltrating surface water in rain garden system. The applicant shall submit a detail cross section of proposed rain garden which demonstrates this. Note Water Services welcome use of proposed rain garden in principle. The applicant shall include this within their drainage design.
- 1.2 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway or rain garden. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway and rain garden in accordance with BRE Digest 365 – Soakaway Design.
- 1.3 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.
- 1.4 The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.

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- All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal
- 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: _____