

# Water Services Planning Report

**Register Reference No.:** SD21B/0419  
**Development:** Ground floor extension to rear and side of existing dwelling; internal modifications and associated site works.  
**Location:** 19, Muckcross Grove, Dublin 12  
**Application Type:** Permission  
**Report Date:** 31<sup>st</sup> August 2021

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## Surface Water Report:

## **Further Information Required:**

1.1 The applicant shall include further SuDS (Sustainable Drainage Systems) such as soakaways for the proposed development.

Where it is possible to include a soakaway/infiltration systems the applicant shall submit the following:

- a.) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
  - b.) a 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 a public surface water sewer.
- 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.

**Water Services Planning Report**

**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: \_\_\_\_\_