

Water Services Planning Report

Register Reference No.: *SD21B/0268 AI*
Development: Ground floor extension to side; widen driveway entrance and pavement dish to front; new access gates and pavement dish to side with associated site works.
Location: 1, Sundale Close, Dublin 24
Application Type: Permission
Report Date: 8th September 2021

Surface Water Report:

Recommendation: Refusal

1.1 The revised proposals include mitigation measures to alleviate loading being imposed from the development onto the existing 225mm surface water pipe to the south of the dwelling however the minimum proposed clear setback distance of approximately 2.1m is still inadequate for maintenance access purposes. In this instance given the location and approximate depth of the existing surface water pipe a minimum set back distance of 3m from buildings to the outside diameter of the 225mm surface water sewer is required to allow adequate access for possible emergency maintenance works.

Refusal is recommended as the development would be prejudicial to public health and proper planning and would result in inadequate space to allow for access to the existing surface water sewer for emergency maintenance purposes or in the event that the sewer required replacing.

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: _____