

Water Services Planning Report

Register Reference No.: SD21B/0432

Development: Two storey extension at side and rear and connection to the existing services thereon consisting of accommodation at the side extension and an increase in the size of kitchen and the size of two existing bedrooms at the rear extension.

Location: 1, Foxborough Grove, Lucan, Co. Dublin

Permission

Application Type:

Report Date: 3rd September 2021

Surface Water Report:

Further Information Required:

1.1 South Dublin County Council records show that there is an existing 225mm public surface water sewer to the south of the site. The applicant is required to submit a drawing in plan and cross-sectional views showing the distance between the proposed extensions and the existing 225mm surface water sewer. The drawings shall also show the invert levels of the existing 225mm surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer this size.

1.2 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the 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 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.

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

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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:

No objection:

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Adam Adderley McCabe GE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____