

Water Services Planning Report

Register Reference No.: *SD21B/0296 AI*
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: 29th September 2021

Surface Water Report:

Clarification of Further Information Required:

1.1 The applicant has still proposed to discharge surface water run off from the proposed development to the foul water drainage network. The applicant is required to investigate other methods of separating surface water and foul water drainage networks on site. If it is not possible to incorporate a soakaway on site, then the applicant is required to investigate the possibility of discharging all existing and proposed surface water run off on site to the Owendoher river. All surface water run off to the Owendoher river must be attenuated to greenfield run off rates. The applicant is required to submit a revised drainage layout and design report demonstrating how this is achieved. Submit details of proposed outfall and include a non return valve on same. There shall be adequate freeboard between outfall invert level and the 1 in 100 year river water level

- 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 subject to:

2.1 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: _____