

# Water Services Planning Report

**Register Reference No.:** SD21A/0235

**Development:** Single storey extensions to front and side of existing green keepers building to include for a 310sq.m extension to front to form additional green keepers building area; 14sq.m extension to side to form on-course toilet facilities; alterations to existing green keepers building including internal alterations to form staff and office areas forming new windows and fire exit door on existing elevations.

**Location:** Green Keepers Facility, Edmondstown Golf Club, Rathfarnham, Dublin 16

**Report Date :** 24<sup>th</sup> Sept 2021

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## Surface Water Report:

## **Further Information required:**

**1.1** 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 and 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.

**1.2** One soakaway west of site development and surface water drain is outside red line boundary on drawing submitted. In this instance one of the following must be submitted:

- A drawing showing the red line boundary moved to take in the proposed soakaway and surface water drain construction.
- Or Submit a drawing showing proposed soakaway works within blue line boundary of site
- Or submit a letter from owner of property where proposed soakaway and surface water drain is proposed to allow such works to be carried out.

**2** Include water butts in proposed development as part of SuDS (Sustainable Drainage System).

# Water Services Planning Report

**Flood Risk**

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
  - All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
  - 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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**Water Report:**

**Referred to IW**

**Foul Drainage Report:**

**Referred to IW**

Signed: \_\_\_\_\_  
          Brian Harkin SEE.

Date: \_\_\_\_\_

Endorsed: \_\_\_\_\_  
          Chris Galvin SE.

Date: \_\_\_\_\_