

# Water Services Planning Report

**Register Reference No.:** SD21A/0246

**Development:** Construction of 8 houses comprising of 1 three bedroom two storey detached, Type B1 (c. 122sq.m) Site 1, 1 four bedroom 2 storey detached type B2 (c.134sq.m) Site 2, 6 four bedroom 2 storey semi-detached Type A1 (c.148sq.m) Sites 3-8 inclusive, all associated on and off site development works ,landscaping ,boundary treatments, removal of existing street boundary screen wall and the provision of vehicular and pedestrian access to Grangebrook Avenue on infill site of circa 0.226 ha.

**Location:** Palmyra, Whitechurch Road, Rathfarnham, Dublin 16

**Report Date :** 06-Oct-2021

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## **Surface Water Report:**

## **Further Information Required:**

- 1.1** There are no soil percolation test results submitted for the proposed soakaways to the front of the individual dwellings. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaways in accordance with BRE Digest 365 – Soakaway Design.
- 1.2** The applicant is required to submit a revised surface water drainage layout drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaways. 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.

## **Flood Risk**

## **Further Information Required:**

- 2.1** There is no flood risk assessment submitted for the proposed development. The applicant is required to submit a site-specific flood risk assessment report for the development in compliance with OPW Flood Risk Management Guidelines for Planning Authorities. The report shall outline the location of the proposed development in relation to any adjacent known flood plains and shall outline details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels shall be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.

**Water Services Planning Report**

- 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: \_\_\_\_\_  
Ronan Toft AE

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

Endorsed: \_\_\_\_\_  
Brian Harkin SEE.

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