

Water Services Planning Report

Register Reference No.: SD21A/0259
Development: Demolition of existing dwelling house (99.1sq.m),
outbuildings to rear and boundary walls to front and side.
Construction of a 3 storey dwelling house (224.7sq.m),
single storey garden room (16.2sq.m), new garden walls,
driveway, landscaping and associated site works.
Location: 1, Beverly Drive, Scholarstown Road, Dublin 16
Report Date: 20th Oct 2021

Surface Water Report:

Recommend Refusal:

1.1 The proposed development is too close to existing 225mm surface water main at 2m setback distance. There should be a minimum of 3m setback distance to the existing 225mm surface water sewer East of Site.

As per GSDSDS (Greater Dublin Strategic Drainage Study) requirements, Clear distances for public drainage must have minimum widths of 3m from the centreline of the pipe to adjacent building structures.

1.2 There is no SuDS (Sustainable Drainage systems) shown on a drawing or in a report for proposed development.

Water services recommend refusal of the development because a minimum of 3m setback distance is required for maintenance purposes of existing 225mm surface water sewer.

The development would also be prejudicial to public health and proper planning.

Flood Risk

No Objection

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Brian Harkin SEE.

Date: _____

Endorsed: _____
Chris Galvin SE.

Date: _____