

# Water Services Planning Report

**Register Reference No.:** SD21A/0263  
**Development:** Construction of a single storey dwelling, waste water treatment system, well, 3 polytunnels in relation to proposed on site strawberry farm enterprise and all site works.  
**Location:** McDonaghs Lane, Glenaraneen, Brittas, Co. Dublin  
**Report Date:** 21<sup>st</sup> Oct 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 (or trench 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 or trench 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 or ditch where this is practical.

## **Flood Risk**

## **No Objection**

- 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:

**Refer to EHO and IW**

## Foul Drainage Report:

**Refer to EHO**

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

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

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

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

# **Water Services Planning Report**