

# Water Services Planning Report

<b>Register Reference No.:</b>	<i>SD21B/0163 AI</i>
<b>Development:</b>	Erection of alterations and extensions to an existing dwelling house consisting of a single storey extension to the rear and a two storey extension (over existing garage to side) together with associated and auxiliary accommodation and site works.
<b>Location:</b>	38, Whitehall Road, Dublin 12
<b>Application Type:</b>	Permission
<b>Report Date:</b>	2 <sup>nd</sup> November 2021

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## Surface Water Report:

**No objection subject to:**

**1.1** The applicant has not submitted surface water drainage plans for the proposed development. Prior to commencement of development the applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdublincoco.ie](mailto:servicemaps@sdublincoco.ie).

### **NOTE:**

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 a public surface water sewer where possible.
- 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.

**Water Services Planning Report**

**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: \_\_\_\_\_