

# Water Services Planning Report

<b>Register Reference No.:</b>	<i>SD21B/0263 AI</i>
<b>Development:</b>	Part single and part two storey rear extension and single storey side extension; extended front porch; extension of attic room with new front and rear gable walls with roof lights and windows; single storey rear garden building for ancillary use of the dwelling; widen front drive and pillars with ancillary site works.
<b>Location:</b>	21, Ballyroan Heights, Dublin 16
<b>Application Type:</b>	Permission
<b>Report Date:</b>	28 <sup>th</sup> October 2021

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## Surface Water Report:

## **Clarification of Further Information Required:**

- 1.1 There are no soakaway design calculations submitted for the proposed soakaways. The applicant is required to submit a report showing soakaway design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design. Design calculations must be based on site specific Soil percolation tests carried out by the applicant.

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 The applicant is required to submit a drawing showing the inclusion of water butts as part of additional Sustainable Drainage Systems (SuDS) Features for the proposed development.

- 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.

## Flood Risk Report:

**No objection:**

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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: \_\_\_\_\_