

# Water Services Planning Report

**Register Reference No.:** *SD21A/0235 AI*  
**Development:** Single storey extensions to front and side of existing green keepers building to include for a 310sq.m extension to front to form additional green keepers building area; 14sq.m extension to side to form on-course toilet facilities; alterations to existing green keepers building including internal alterations to form staff and office areas forming new windows and fire exit door on existing elevations.  
**Location:** Green Keepers Facility, Edmondstown Golf Club, Rathfarnham, Dublin 16  
**Report Date :** 21<sup>st</sup> Jan 2021

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## Surface Water Report:

## **No Objection Subject To:**

**1.1** The results of soil percolation test are unclear in respect to suitability of soakaways for proposed development. Prior to commencement of development contact water service to explain the suitability of proposed soakaways for proposed development. Clarify how in a report how results of percolation comply for proposed development comply with BRE Digest 365 Standards.

**1.2** All soakaways 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.

**2** Include water butts in proposed development as part of SuDS (Sustainable Drainage System).

## **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:

## **Referred to IW**

**Water Services Planning Report**

**Foul Drainage Report:**

**Referred to IW**

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

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

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

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