

Water Services Planning Report

Register Reference No.: *SD21A/0108 AI*
Development: One bedroom, two storey semi-detached house including associated hard and soft landscaping; off-street car parking; connection to existing public main sewers and boundary walls.
Location: 20, Woodford Park Road, Dublin 22
Report Date : 27th January 2022

Surface Water Report:

Recommend Refusal for flooding:

Clarification of further information for percolation tests results

1.1 It is unclear who carried out percolation tests or if percolation tests were carried out on site or if results and best estimates from a desk study. Percolation tests are required by a suitably qualified person/s and shall be carried out on site as per BRE Digest 365 standards. Comments on results should also be submitted in a report to state how proposed soakaway results comply with BRE Digest 365 Standards.

Flood Risk

Recommend Refusal

2.1 Based on submitted flood risk study and also OPW flood CFRAM maps the site is located in a 1 in 1,000 year flood zone area. There is a risk of flooding of 1m to 1.5m on site for 1:1,000 flood event. The proposed floor level is 150mm above ground level and so the proposed development is at risk of between 1m and 1.35m flooding for a 1 in 1,000 year flood event. Proposed mitigation measures are not sufficient such as people leaving the site or moving up-stairs in such a flood.
It is recommended that proposed development be refused.
The proposed development would be prejudicial to public health and proper planning.

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
 Brian Harkin SEE.

Date: _____

Endorsed: _____
 Chris Galvin SE.

Date: _____