

Water Services Planning Report

Register Reference No.: SD21A/0348

Development: Retention permission for the continuance of use of existing storage building for civil engineering materials and existing steel gated recessed entrance. Permission for new entrance doorway on the side (southeast) elevation serving the internal office, staff canteen, & meeting room with the installation of new windows and fire exit door to the rear (southwest) elevation; installation of proprietary wastewater treatment system and percolation area; staff car parking with one electric car charging point and covered bicycle parking and all associated site works.

Location: Badgerhill, Rathcoole, Co Dublin

Report Date : 26th Jan 2022

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 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. 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 where possible.

- 1.3 The applicant is required to submit a drawing showing the proposed car parking area to be finished with a porous surface such as porous asphalt, grass paving, gravel paving or permeable block paving.

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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 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

Foul Drainage Report:

Referred to EHO

Signed: _____
Padraig Slye GE.

Date: _____

Endorsed: _____
Brian Harkin SEE.

Date: _____