

Water Services Planning Report

Register Reference: SD21B/0621
Development: Construction of a porch, garage conversion, change of facade finishes, additional vehicular entrance and parking space, bicycle and bin shelters, all to front and ground floor single storey extension to the rear and attic conversion with dormers to front and rear and 'Velux' type roof window to the front.
Location: 2, Owendore Avenue, Rathfarnham, Dublin 14
Applicant: Ann-Marie Horan & John Carroll
App. Type: Permission
Date Received: 14-Dec-2021
Report Date: 24th January 2021

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 Include water butts as part of additional SuDS (Sustainable Drainage Systems) measures for the development

- All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal
- 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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Flood Risk Report:

No Objection

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____