

Water Services Planning Report

Register Reference No.: *SD21B/0490 AI*
Development: Retention of single storey extension to rear of existing end of terrace dwelling; planning permission to remove existing porch and replace with single storey extension to front and side with tiled roof; internal alterations; extend front vehicular access; associated site works.
Location: 1, Tara Hill Crescent, Dublin 14
Application Type: Permission and Retention
Report Date: 26th January 2022

Surface Water Report:

Clarification of Further Information Required:

1.1 The applicant has not submitted the previously requested information.

There is an existing 300mm surface water drainage pipe running south to north immediately west of the applicant western boundary however the exact route, condition and depth of this pipe is unknown. Water Services have concerns regarding the distance between the proposed side extension and this existing surface water drainage pipe.

The applicant is required to submit a report which confirms the exact route and depth of this pipe. The applicant shall include any site photographs where possible of any trial holes which locate the pipe. The applicant is also required to submit a drawing in plan and cross section view showing the route and invert level of the pipe in relation to the proposed extension. A minimum clear distance between the proposed extension and outer diameter of existing surface water pipe shall be 3m. Where the depth to invert of the pipe exceeds 3m, the boundary of the clear distance shall not be within the 45-degree line of influence from the base of the pipeline trench.

1.2 Include 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:

Water Services Planning Report

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____