

Water Services Planning Report

Register Reference: SD21B/0622
Development: Additions and alterations to existing dwelling consisting of modifications to gable wall; construction of a single storey extension to the side of the house including a roof light, associated hard and soft landscaping including a pergola to the front of the proposed extension and all associated site works.
Location: Aragon, Killakee, Rathfarnham, Dublin 16
Applicant: Lynda & Ian Bradshaw-Dunn
App. Type: Permission
Date Received: 14-Dec-2021
Report Date: 25th 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:

Refer to EHO

Signed: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____