

# Water Services Planning Report

**Register Reference:** SD21B/0641  
**Development:** Domestic extension to side and rear of existing property including first floor extension partially over existing ground floor extension to rear and two storey extension to side of existing dwelling with internal alterations and all associated site works.  
**Location:** 32, St. Patrick's Cottages, Rathfarnham, Dublin 14  
**Applicant:** Gail & Ronan Carey  
**App. Type:** Permission  
**Date Received:** 21-Dec-2021  
**Report Date:** 26<sup>th</sup> 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.

**1.3** The applicant shall include additional items as part of Sustainable Drainage Systems (SuDS) measures for the proposed development such as water butts and green roof on any proposed flat roof extension.

- 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.

**Water Services Planning Report**

**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: \_\_\_\_\_