

# Water Services Planning Report

**Register Reference No.:** SD21A/0361  
**Development:** 3 bedroom, double storey end of terrace house and all new service connections ancillary to the development.  
**Location:** 24, Tara Hill Road, Rathfarnham, Dublin 14.  
**Report Date :** 02<sup>nd</sup> Feb 2022

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## Surface Water Report:

## **Further Information Required:**

**1.1** The applicant has stated their intention to use a soakaway in their application form. However, 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 if their intention is to use a soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- At least 5m from any building, public sewer, road boundary or structure.
- Generally, not within 3m of the boundary of the adjoining property.
- Not in such a position that the ground below foundations is likely to be adversely affected.
- 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- Soakaways must include an overflow connection to the surface water drainage network.

**1.2** The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The applicant shall include SuDS features for the proposed development such as but not limited to the following:

- Permeable Paving
- Grasscrete
- Green Roofs
- Planter Boxes
- Tree Pits

# Water Services Planning Report

## **Flood Risk**

## **Further Information Required**

**2.1** The proposed development site is located within the river Dodders flood catchment according to OPW's (Office of Public Works) CFRAM maps. The site is at risk from a 1 in 100 year (1%) AEP flooding event. The applicant is required to submit a site-specific flood risk assessment report with the inclusion of a justification test in compliance with OPW Flood Risk Management Guidelines for Planning Authorities. The report shall outline details of the measures and design features to prevent or mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels shall be a minimum of 500 mm above the highest know flood level for the site.

- 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 IW**

Signed: \_\_\_\_\_  
Padraig Slye GE.

Date: \_\_\_\_\_

Endorsed: \_\_\_\_\_  
Brian Harkin SEE.

Date: \_\_\_\_\_