

# Water Services Planning Report

**Register Reference No.:** SD22A/0021  
**Development:** Demolish existing shed in rear garden; construct a two storey, three bedroom detached dwelling in side garden; construct a new driveway for the proposed dwelling including permission from Council to extend the existing dish area of outside footpath; all ancillary site works.  
**Location:** 2, Melrose Avenue, Dublin 22  
**Report Date :** 22<sup>nd</sup> Feb 2022

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## Surface Water Report:

## **Further Information Required:**

1.1 South Dublin County Council records show that there is an existing 375mm surface water pipe approximately 2m west of proposed site and 2.5m for foundation from foundation of proposed development. There should be a minimum setback distance of 5m foundation of proposed development to the outside diameter of existing 375mm surface water sewer west of site.

Submit a revised drawing in plan and cross sectional view such that there is a minimum setback distance of 5m from the proposed development to the outside diameter of existing 375mm surface water sewer west of site.

A 5m setback distance is required to allow access to 375mm surface water sewer and prevent and load transfer to same. The drawings shall also show the invert levels of the existing 375mm pipe and any adjacent proposed building foundations.

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.

Examples of SuDS include:

- Rain Gardens
- Permeable Paving
- Planter boxes with overflow connection to the public surface water sewer.
- Grasscrete

1.3 If a soakaway is proposed submit a report showing percolation test results for same as per BRE Digest 365 Standards. Submit a drawing in plan and cross section of proposed soakaway as per BRE Digest 365 Standards. Such a soakaway shall have an overflow connection to the surface water drainage network.

# Water Services Planning Report

**Flood Risk**

**No Objection**

- 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: \_\_\_\_\_