

Water Services Planning Report

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Register Reference No.: SD22A/0023
Development: (i) Construction of 1 two storey two-bedroom, infill dwelling serviced by private amenity space to rear and 1 on-curtilage vehicular parking space accessible via Barrack Court;
(ii) provision of 2 replacement vehicular parking spaces for use by residents of Barrack Court; and (iii) all ancillary works, inclusive of SuDs surface water drainage, site works, boundary treatments and landscaping necessary to facilitate development.
Location: Lands to rear of The Copper Kettle Coffee Shop, Main Street, Rathcoole, Co. Dublin
Report Date : 25th Feb 2022

Surface Water Report:

Further Information Required:

1.1 It is not shown who did percolation tests for the site or when or where the tests were carried out. Submit a report and drawing to show who carried out the percolation tests, when the percolation tests were carried out and what location were the percolation tests carried out. Report and drawing shall comply with BRE Digest 365 Standards.

1.2 Submit a drawing in plan and cross-sectional view showing design details of proposed soakaway as per BRE Digest 365 Standards.

1.3 Submit a drawing showing the distance between proposed soakaway and proposed foul drain. Note there shall be a minimum clear distance of 3m from soakaway to foul drain. Proposed soakaway shall also be a minimum of 5m from a building and 3m from a boundary wall and this shall be shown on a drawing and submitted.

1.4 Submit a drawing in plan and cross sectional view showing what SuDS are proposed and where they are proposed.

Examples of SuDS include:

- Permeable Paving
- Green Roofs
- Planter boxes
- Water butts
- Other such SuDS

Flood Risk

No Objection

Water Services Planning Report

- 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: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Brian Harkin SEE.

Date: _____