

# **Water Services Planning Report**

**Register Reference:** SD21B/0534 AI  
**Development:** Construction of a new ground floor single storey extension with roof lights; proposed dormer window to the rear; converting of existing attic space; new window to first floor bathroom to rear elevation; new bay window and porch to front elevation at ground floor level; revised pedestrian and vehicular access with pillars and gates; all associated site works.  
**Location:** 101, Muckcross Avenue, Perrystown, Dublin 12, D12EW83  
**Applicant:** Ciaran & Michelle Kavanagh  
**App. Type:** Permission  
**Date Received:** 19<sup>th</sup> -Oct-2021  
**Report Date:** 10<sup>th</sup> February 2022

## **Surface Water Report: Clarification of further information required:**

**1.1** There are no soil percolation test results or design calculations 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 Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.

# Water Services Planning Report

- 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**

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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: \_\_\_\_\_