

# Water Services Planning Report

**Register Reference:** SD22B/0001  
**Development:** Construction of single storey detached garden room comprising of home office and gym.  
**Location:** 7, Saggart Lakes, Saggart, Co. Dublin.  
**Applicant:** Sean Keller  
**App. Type:** Permission  
**Date Received:** 04-Jan-2022  
**Report Date:** 11<sup>th</sup> February 2022

## Surface Water Report:

## **Further Information Required:**

- 1.1** The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdublincoco.ie](mailto:servicemaps@sdublincoco.ie). All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.
- 1.2** The applicant shall submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development such as green roofs and a soakaway

### **Note:**

If a soakaway is proposed the applicant shall submit the following:

- a.) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- b.) a 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 a public surface water sewer.

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