

# Water Services Planning Report

**Register Reference:** SD22B/0002  
**Development:** (1) New render insulation finish to external walls; (2) Replacement of the existing windows; (3) Extension of the roof over first floor bay window to allow new thickness of external render insulation; (4) Creation of a window opening at the west facade of the building at ground floor; (5) Demolition of the existing garage, sheds gables and (6) Construction of the new extension to the side (east) rear (north), the extensions are part single storey, with flat roofs; (7) Internal refurbishment and alterations to the existing building; (8) New utilities meters wall, landscaping and associated site works.

**Location:** St. Kevins, 17, Rathfarnham Park, Rathfarnham, Dublin 14.  
**Applicant:** William Judge and Aranzazu Lera Anton  
**App. Type:** Permission  
**Date Received:** 04-Jan-2022  
**Report Date:** 11<sup>th</sup> February 2022

## Surface Water Report:

## **Further Information Required:**

- 1.1 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.
- 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 Should a soakaway prove not to be feasible, then the applicant shall submit the following:
- a) Soil percolation test results demonstrating a soakaway is not feasible

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- b) A revised surface water layout drainage drawing for the development showing the inclusion of the following SuDS (Sustainable Drainage Systems) features:  
Green roofs, Rain Gardens, Rain Planter boxes and Water butts

**Note:** If the planning department decide to grant planning permission for this development, then the applicant shall submit the above information prior to commencement of development for written agreement from the Planning Authority.

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