Water Services Planning Report

Register Reference: SD22B/0006
Development: Alterations to previously granted planning application,
                           SD21B/0402. These alterations entail enlarging the dormer
                           extension to the rear of existing dwelling and all associated
                           works.
Location: 4, Old Orchard, Ann Devlin Road, Dublin 14
Applicant: Andrew Weadick
App. Type: Permission
Date Received: 13-Jan-2022
Report Date: 14th 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.

- 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**

Water Report: **Referred to IW**

Foul Drainage Report: **Referred to IW**

Signed: _____   Date: _____
                  Ronan Toft AE

Endorsed: _____   Date: _____
                  Brian Harkin SEE