

Water Services Planning Report

Register Reference: SD22B/0020
Development: Extension to the rear and side of the existing house to be refurbished including an undercroft lower floor level below the new extension providing access to the lower rear garden; works to the house will include replacing the existing entrance with a window, a new bay window to the side (southwest) elevation, new vehicle entrance gate, driveway and parking area to the west of the existing house, leading to a new glazed entrance and hall way to the side (existing garden and gates in front of the cottage to be retained); the rear extensions will provide new living/dining/kitchen facilities with the extended and refurbished cottage providing room four bedrooms; the undercroft level will provide a garden level play room as well as storage areas; works include for all services on and under land including a new effluent treatment system and new dry stone rubble boundary walls along the existing road.

Location: Mount Carmel, Crookshane, Rathcoole, Co. Dublin
Applicant: Gareth McHale
App. Type: Permission
Date Received: 20-Jan-2022
Report Date: 24th 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. 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

Note: Where a soakaway / surface water infiltration system is proposed the applicant is required to submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the proposed soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

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- 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.
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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.

Flood Risk Report:

No Objection

Water Report:

Refer to EHO

Foul Drainage Report:

Refer to EHO

Signed: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____