

Water Services Planning Report

Register Reference: SD22B/0028
Development: Alterations to previously granted planning permission, Ref. number SD20/0419: single storey entrance lobby to the north elevation with roof light over; reconfiguration of ground floor kitchen, dining area, utility and office space with introduction of a new fixed roof light over living room area to the rear south elevation; first floor master bedroom, bathroom and walk-in wardrobe layout reconfiguration; roof light to southwest of existing main pitched roof re-positioned and overall size increased; design change to dormer windows located to the northeast elevation; 2 feature external planters to ground and first floor level located on the north elevation; minor internal alterations to existing dwelling and demolition of existing concrete shed, inclusive of all associated site works.

Location: 36, Kew Park Crescent, Lucan, Co. Dublin
Applicant: Sarah Duke and Philip Tomlinson
App. Type: Permission
Date Received: 26-Jan-2022
Report Date: 28th 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.

Water Services Planning Report

- All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

Flood Risk Report:

No objection subject to:

-
- 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.
-
-

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____