

Water Services Planning Report

Register Reference: SD22B/0026
Development: Removal of existing ground floor porch structure and chimney to side elevation; construction of new single storey extension to the front and side elevations; construction of a new single storey extension to the rear elevation; construction of a new first floor extension to front elevation; alterations to existing first floor structure to allow for a revised pitched roof design with a roof light and rooflight to rear roof slope; installation of external insulation to existing dwelling and proposed new elements; all associated internal alterations, demolitions, site boundaries, landscaping, drainage and ancillary works.
Location: 30, Ashfield Drive, Kingswood, Dublin 24 D24V66T
Applicant: John and Dervilla Sheils
App. Type: Permission
Date Received: 24-Jan-2022
Report Date: 1st March 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

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
- b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems)

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

Flood Risk Report:

No objection subject to:

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- 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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Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____

Water Services Planning Report