

# **Water Services Planning Report**

**Register Reference:** SD22B/0027  
**Development:** Construction of a single storey extension at ground floor level to the rear of the existing house, new porch to the front new raised flat roof to existing side extension, alterations to elevations and internal layout, 2 roof lights, altering the existing hip roof to a gable ended roof and converting attic to accommodate study/gym with dormer window to the rear and all associated site development works.  
**Location:** 56, Ballyroan Road, Dublin 16 D16 R8W6  
**Applicant:** Alina and Thomas Normile  
**App. Type:** Permission  
**Date Received:** 25-Jan-2022  
**Report Date:** 28<sup>th</sup> February 2022

## **Surface Water Report:**

## **Further Information Required:**

**1.1** Water Services have concerns regarding the proposed soakaway. The applicant has referenced soakaway tests have been carried out as part of the neighbouring development to the north (Planning ref: SD20A/0220) however this concluded that the use of a soakaway solely was not suitable.

Therefore 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.

The applicant is required to submit a revised drawing showing plan and 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

## **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: \_\_\_\_\_