

Water Services Planning Report

Register Reference: SD22B/0035
Development: (1) Construction of single storey rear garden room comprising of a gym and home office; (2) all associated site works
Location: 50, Marian Grove, Rathfarnham, Dublin 14
Applicant: Aidan & Caitriona Bird
App. Type: Permission
Date Received: 31-Jan-2022
Report Date: 7th March 2022

Surface Water Report:

No Objection Subject to:

1.1 The applicant has not submitted surface water drainage plans for the proposed development. Prior to commencement of 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.

1.2 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. Prior to commencement of development the applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

- 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 Services Planning Report

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____