

Water Services Planning Report

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Register Reference No.: SD22A/0028

Development: The provision of 1 new dwelling house, entrance and all associated site works to the rear of the existing dwelling. Proposed new dwelling to be accessed via new entrance from Palmers Park.

Location: 6, Boden Villas, Taylors Lane, Ballyboden, Dublin 16

Report Date : 04th March 2022

Surface Water Report:

Further Information Required:

1.1 The proposed development is too close to an existing surface water sewer at approximately 3m (5m setback distance is required as a minimum) from the outside diameter of a 750mm surface water sewer east of site. The applicant is required to submit a drawing in plan and cross-sectional views showing the distance between the proposed extensions and the existing 750mm surface water sewer. The drawings shall also show the invert levels of the existing 750 surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 5m is required between all building foundations and a surface water sewer this size. The distance measurement of proposed development to existing 750mm surface water sewer shall be carried out in the presence of a South Dublin County Council Official.

Flood Risk

No Objection

- 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: _____
Padraig Slye GE

Date: _____

Endorsed: _____
Brian Harkin SEE.

Date: _____