

# Water Services Planning Report

**Register Reference No.:** SD22A/0047  
**Development:** Two-storey 4 bedroom detached dwelling with vehicular access and 2 off-street, parking spaces and all associated site works at side garden plot.  
**Location:** 41, Watermeadow Park, Oldbawn Tallaght, Dublin 24  
D24CH7V  
**Report Date :** 16<sup>th</sup> Mar 2022

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## 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 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) Where possible Soakaways must include an overflow connection to the surface water drainage network.

## **Flood Risk**

## **Further Information Required:**

**2.1** Submit a flood risk report to show what if any flood risk there is for proposed development. If there is a flood risk on the site then show in a report and drawing what measures are proposed to mitigate against such flooding.

All floor levels shall be a minimum of 500mm above the highest know flood level for the site.

- 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**

**Water Services Planning Report**

**Foul Drainage Report:**

**Referred to IW**

Signed: \_\_\_\_\_  
Padraig Slye GE.

Date: \_\_\_\_\_

Endorsed: \_\_\_\_\_  
Brian Harkin SEE.

Date: \_\_\_\_\_