

Water Services Planning Report

Register Reference: SD22B/0052
Development: Single storey 23sq.m extension to the rear and side of the existing residential dwelling to extend the existing kitchen/dining area and to provide a new office space and wc. To the front elevation, alterations will consist of a single storey extension to meet the property boundary, with a zinc clad parapet roof.; drainage alterations and associated ground works; brick boundary wall to northern boundary.
Location: 2, Canonbrook Park, Lucan, Dublin, K78KP29
Applicant: Paul Farrell
App. Type: Permission
Date Received: 09-Feb-2022
Report Date: 11th 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 soakaways. 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 soakaways. 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.

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.

- 1.3** The applicant shall include water butts as part of SuDS (Sustainable Drainage Systems)

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Flood Risk Report:

No objection subject to:

- 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.

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____