

Water Services Planning Report

Register Reference: SD22B/0058
Development: (a) The removal of the existing conservatory and the construction of a new 20.5sq.m single storey kitchen; (b) the removal of existing shed to the side of the house and construction of a new 17sq.m boot/utility room; (c) extend the lounge forward into existing porch area, 5.2sq.m with rooflight over; (d) extension of 7.9sq.m to the existing family room/den to the side elevation, south; (e) detached 25sq.m shed in the rear garden. At first floor level: (f) the construction of a new stairs and stair well to the front elevation to roof level with an apex roof and new windows, 4.5sq.m; (g) extension to bedroom 3 on south elevation of 6.3sq.m along with layout changes to all floor levels along with elevational changes to dwelling; (h) removing existing roof and chimney and replacing it with a new roof to include 2 dormer windows, one to the front elevation and one to the rear elevation, clad seamed aluminium and 2 'Velux' windows to the rear elevation and providing a new stairs to attic area to include open plan area and bedroom 4 with ensuite; (i) the removal of the existing beech hedge onto Knocklyon Avenue and Leylandii trees to the front garden, replace existing vehicular entrance and add new 2m high electric gates and provide a new pedestrian gate and a new boundary wall 2m high to the front of the house and 2.4 at the rear garden of the house onto Knocklyon Avenue; (j) All associated site development and drainage works to facilitate the development, ancillary works for foul and surface water to soakaway, BRE365 and public drainage systems.

Location: 9, Knocklyon Avenue, Templeogue, Dublin 16, D16X4C0
Applicant: Colin and Aoife Durkin
App. Type: Permission
Date Received: 11-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 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:

Water Services Planning Report

- 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 and not the combined drainage network discharging to the public foul drainage system as is currently proposed. 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@sdblincoco.ie

1.3 The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development and shall include these on the revised drainage layout drawing.

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: _____

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