

# Water Services Planning Report

**Register Reference No.:** SD22A/0063

**Development:** (1) The demolition of the existing shed/garage building to the rear of the existing dwelling; (2) the construction of 1 2-bedroom, 3 person detached single storey pitched roof mews dwelling with attic conversion, and a single storey flat roof rear projection located to the rear of the existing dwelling and fronting Brideswell Lane; (3) the vehicular entrance is off Brideswell Lane; (4) connection to all public services; (5) all necessary ancillary site development works to facilitate this development.

**Location:**

97 Boot Road, Clondalkin, Dublin 22.

**Report Date :**

29<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) Soakaways must include an overflow connection to the surface water drainage network.

**1.3** 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. Examples of such SuDs features are;

- Permeable Paving
- Grasscrete
- Green Roofs
- Planter Boxes
- Rain Gardens
- Water Butts

# Water Services Planning Report

**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: \_\_\_\_\_  
Ronan Toft AE

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

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

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