

# Water Services Planning Report

**Register Reference No.:** SD22A/0062

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

**Location:** 104 Boot Road, Clondalkin, Dublin 22

**Report Date :** 24<sup>th</sup> Mar 2022

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## Surface Water Report:

## **Further Information Required:**

**1.1** There are no soil percolation test results and design details 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 has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views showing proposed Sustainable Drainage Systems (SuDS) features for the development. Examples of such SuDs devices are listed below.

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

# 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:

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Padraig Slye GE.

Date:

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Endorsed:

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Brian Harkin SEE.

Date:

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