

# Water Services Planning Report

<b>Register Reference No.:</b>	SD22A/0069
<b>Development:</b>	Demolition of derelict house and construction of 4 two storey, semi-detached 3 bedroom dwellings; replacement of existing bridge; 1.2m flood defence walls; 8 car parking spaces; landscaping and associated site works.
<b>Location:</b>	'Capri', Whitechurch Road, Rathfarnham, Dublin 14.
<b>Report Date :</b>	29 <sup>th</sup> Mar 2022

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## Surface Water Report:

## **Further Information Required:**

- 1.1 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 clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Examples of such SuDs devices but not limited to are listed below.
  - Permeable Paving
  - Soakaway
  - Grasscrete
  - Green Roofs
  - Planter Boxes
  - Rain Gardens
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- 1.2 The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks.
- 1.3 If a soakaway is proposed then submit a report showing percolation test results as per BRE Digest 365 Standards. Submit a drawing in plan and cross-sectional view showing design details of proposed soakaway as per BRE Digest 365 Standards.
- 1.4 Submit a drawing showing the setback distance from foundation of boundary wall to top of bank of Whitechurch Stream. Note a setback distance is required as per County Development Plan and Greater Dublin Regional Code of Practice for Drainage Works.
- 1.5 Submit a Section 50 report to the OPW (office of Public Works) and obtain approval from the OPW to carry out bridge or other works over Whitechurch Stream.

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## **Flood Risk**

## **No Objection:**

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**

## **Foul Drainage Report:**

**Referred to IW**

Signed: \_\_\_\_\_  
Ronan Toft AE.

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

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

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