

# Water Services Planning Report

**Register Reference:** SD21B/0621 AI  
**Development:** Construction of a porch, garage conversion, change of facade finishes, additional vehicular entrance and parking space, bicycle and bin shelters, all to front and ground floor single storey extension to the rear and attic conversion with dormers to front and rear and 'Velux' type roof window to the front.  
**Location:** 2, Owendore Avenue, Rathfarnham, Dublin 14  
**Applicant:** Ann-Marie Horan & John Carroll  
**App. Type:** Permission  
**Date Received:** 14-Dec-2021  
**Report Date:** 30<sup>th</sup> March 2022

## Surface Water Report:                      **Clarification of Further Information Required**

**1.1** The soakaway test pit excavated is too shallow at 1m as the proposed soakaway has a depth of 1.5m. Soakaway tests need to be excavated to sufficient depths to determine that the presence of ground water will not adversely effect the soakaway performance. The applicant is required to carry out and submit revised soakaway tests and calculations in accordance with BRE Digest 365 standards to demonstrate that groundwater will not adversely effect the performance of the proposed soakaway.

**1.2** Submit a revised drainage drawing showing the inclusion of water butts and permeable paving in driveways as part of additional SuDS (Sustainable Drainage Systems) measures for the proposed development.

- All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal
- 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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## Flood Risk Report:

**No Objection**

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## Water Report:

**Referred to IW**

**Water Services Planning Report**

**Foul Drainage Report:**

**Referred to IW**

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

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

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

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