

Water Services Planning Report

Register Reference: SD22B/0098
Development: Permission for the construction of a single storey extension to the south side of the house, internal alteration, waste water treatment unit and all ancillary works. Retention permission is sought for a ground floor extension to the west side of the house, 1.5 storey extension to the south side of the house, attic rooms over the original house and approved extension to the north and roof windows to the front and rear.
Location: Glenaraneen, Brittas, Co. Dublin
Applicant: Joseph and Jean Justice
App. Type: Permission and Retention
Date Received: 03-Mar-2022
Report Date: 7th April 2022

Surface Water Report:

Further Information Required:

South Dublin County Council Water and Drainage section are concerned that the existing soakaway may be undersized to cater for the development.

1.1 The applicant is required to submit a report showing site specific soil percolation test results and design calculations for a proposed soakaway in accordance with BRE Digest 365 – Soakaway Design. The soakaway shall be sized to cater for all hardstanding areas on site.

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 consider incorporating other additional SuDS (Sustainable Drainage Systems) features for the development such as rain planter boxes, water butts, green roofs and rain gardens

Flood Risk Report:

No objection subject to:

Water Services Planning Report

- 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:

Refer to EHO

Foul Drainage Report:

Refer to EHO

Signed: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____