

Water Services Planning Report

Register Reference: SD22B/0099
Development: Single storey flat roof extension to the rear with new rooflight; first floor extension to the rear with new rooflight; demolition of existing chimney and dormer window to the rear; demolition of existing shed in rear garden abutting neighbouring structure; single storey front porch with demolition of existing front porch and all associated site works
Location: 17 Butterfield Avenue, Rathfarnham, Dublin 14.
Applicant: Richard & Irene Harpur
App. Type: Permission
Date Received: 08-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:

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No objection subject to:

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- 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: _____