

# Water Services Planning Report

**Register Reference No.:** *SD21B/0432 AI*  
**Development:** Two storey extension at side and rear and connection to the existing services thereon consisting of accommodation at the side extension and an increase in the size of kitchen and the size of two existing bedrooms at the rear extension.

**Location:** 1, Foxborough Grove, Lucan, Co. Dublin

**Application Type:** Permission  
**Report Date:** 19<sup>th</sup> April 2022

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## Surface Water Report:

**Recommend Partial Refusal**

**1.1** South Dublin County Council Water and Drainage Section recommend refusal of the proposed side extension to the existing dwelling for the following reasons:

The applicant has not addressed the following concerns raised previously:

South Dublin County Council records show that there is an existing 225mm public surface water sewer to the south of the site underneath the public footpath. The applicant's proposal to build a side extension would result in building close to (1m separation distance approx..) the existing 225mm public surface water sewer to the south of the site. This is unacceptable as adequate access would not be maintained to the public surface water sewer for maintenance reasons and also it would induce loading from the proposed side extension onto the surface water sewer which has the potential to damage the existing public surface water network. Clear distances for public drainage must have minimum widths of 3m from the centreline of the pipe to adjacent building structures.

**Water Services recommend refusal for the proposed side extension for reasons outlined above. The development would also be prejudicial to public health and proper planning.**

**1.2** South Dublin County Council Water and Drainage Section have no objection to the proposed rear extension subject to complying with the following requirements:

- All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

## 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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**Flood Risk Report:**

**No objection:**

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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: \_\_\_\_\_