

Water Services Planning Report

Register Reference: SD22B/0117
Development: Construction of a domestic garage to the rear of the existing dwelling
Location: Raheen, Brittas, Co. Dublin
Applicant: James & Brenda Tracey
App. Type: Permission
Date Received: 16-Mar-2022
Report Date: 25th April 2022

Surface Water Report:

Further Information Required:

- 1.1 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. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie.
- 1.2 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 to manage surface water run off from the proposed development. The applicant shall submit design calculations to demonstrate that surface water from the proposed development will not exceed greenfield discharge rates or alternatively will be infiltrated to ground.
- 1.3 The applicant is required to submit a drawing which shows the distance between the proposed garage and the existing stream to the north of the site. The drawing shall show that there is a minimum setback distance of 10m between the proposed development and the top of the stream bank. This is required to ensure adequate maintenance access is being achieved to the stream and also to maintain an adequate riparian buffer zone.

Flood Risk Report:

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 Services Planning Report

Water Report:

Referred to IW

Foul Drainage Report:

Refer to EHO

Signed: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____