

Water Services Planning Report

Register Reference: SD22B/0124

Development: Conversion of the attic space into storage/study use; projecting dormer window and roof light to the rear; 2 roof lights to the front roof; a single storey extension to the rear and all ancillary site works.

Location: 54, Beechfield Road, Dublin 12

Applicant: Cillian and Gale McCormack Doyle

App. Type: Permission

Planning Officer: EVAN WALSH

Date Received: 23-Mar-2022

Report Date: 25th April 2022

Surface Water Report:

Further Information Required:

1.1 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

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 Should a soakaway prove not to be feasible, then the applicant shall submit the following:

- a) Soil percolation test results demonstrating a soakaway is not feasible
- b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features such as rain gardens and rain planter boxes

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Note: If the planning department decide to grant planning permission for this development, then the applicant shall submit the above information prior to commencement of development for written agreement from the Planning Authority.

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 Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____