

Water Services Planning Report

Register Reference: SD22B/0131
Development: Single and two storey extension to the rear with pitched gable end roof and two dormers; new single storey extension with hip roof to the front; demolition of the existing shed to the rear; new vehicle access to the front with dished footpath; attic conversion for storage incorporating gable end distorted window at the side; dormer window and 'Velux' roof lights to the rear.
Location: 52, St. Joseph's Road, Greenhills, Dublin, 12
Applicant: Darren Farrell
App. Type: Permission
Date Received: 29-Mar-2022
Report Date: 3rd May 2022

Surface Water Report:

Further Information Required:

1.1 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to investigate the potential to incorporate a soakaway on site to manage surface water run off. The applicant is required to submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. 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.

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:

Referred to IW

Signed: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____