

Water Services Planning Report

Register Reference No.: SD21A/0333
Development: Demolition of existing garage to side; construction of new 2 storey dwelling to the side of the existing dwelling; new storm water percolation area to rear; new car parking provision for 2 vehicles accessible from Heatherview Avenue; associated site works.
Location: 50, Heatherview Avenue, Tallaght, Dublin 24, D24AC8H
Report Date : 03rd May 2022

Surface Water Report:

Recommend Refusal:

- 1.1 The revised drawing shows a foundation 4m deep. While the revised drawing shows that there would not be a load transfer from building onto existing 225mm surface water pipe this in practice is very difficult to do. It is not practical to build because of the length and depth of foundation that would be required would not be easily done.
- 1.2 The proposed development is too close (approximately 2.5) to adjacent 225mm surface water sewer south of site. The existing 225mm surface water sewer is approximately 3.5 to 4m deep. As such a 4m set back distance from proposed building and existing 225mm surface water sewer is required to prevent any load transfer from proposed building to existing 225mm surface water sewer.
- 1.3 There is no comment from the designer of proposed soakaway as to the suitability or otherwise of proposed soakaway, percolation test results in respect to meeting BRE Digest 365 Standards.
- 1.4 Water services **recommend refusal** of proposed development in order to protect 225mm surface water sewer from loading of proposed development.

A setback distance of 3m is also required for access maintenance purposes and a setback distance of 4m is required to prevent load transfer from building to existing 225mm surface water sewer.

The proposed development is prejudicial to public health and proper planning.

Flood Risk

No Objection

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Water Services Planning Report

Signed: _____
Ronan Toft AE.

Date: _____

Endorsed: _____
Brian Harkin SEE.

Date: _____