

Water Services Planning Report

Register Reference: SD22B/0142
Development: Demolition of existing single storey extension to rear and side garage. Construction of a 2 storey extension at front and side creating an additional bedroom with ensuite. A single storey extension to the rear with velux roof lights increasing floor area to the kitchen and dining room. Conversion of the existing attic with 2 velux windows and dormer window. All associated landscaping, site development works and drainage
Location: 53 Butterfield Close, Rathfarnham, Dublin 14.
Applicant: Roisin and Chris Cadden
App. Type: Permission
Date Received: 08-Apr-2022
Report Date: 5th May 2022

Surface Water Report:

No Objection Subject to:

1.1 Prior to commencement of development, the applicant is required to submit site specific soil percolation test results, design calculations and dimensions to the Planning Authority for written agreement to demonstrate that the proposed 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.

In the event that the proposed soakaway is not feasible in accordance with BRE Digest 365 – Soakaway Design, the applicant shall submit the following for the written agreement of the Planning Authority:

- i) Soil percolation test results demonstrating a soakaway is not feasible
- ii) A revised surface water layout drainage drawing for the development showing the inclusion of the following SuDS (Sustainable Drainage Systems) features

1.2 Include water butts as part of additional SuDS (Sustainable Drainage Systems) features for the proposed development.

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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: _____