

Water Services Planning Report

Register Reference: SD22B/0102 AI
Development: A single storey family flat to the side of existing house.
Location: 2, Neilstown Gardens, Dublin 22
Applicant: Margaret Morgan
App. Type: Permission
Date Received: 09-Mar-2022
Report Date: 9th June 2022

Surface Water Report:

Clarification of Further Information Required:

1.1 Water services note that revised drawing submitted has removed proposed soakaway from the development. Submit a report and drawing to explain why this (Soakaway) was removed.

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

- 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. These may include green roofs, rain gardens, rain planter boxes for example.

1.2 If a soakaway will not be used submit a report to explain why this is the case.

1.3 If a soakaway is proposed 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.

Where a soakaway is proposed 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.

Flood Risk Report:

No objection subject to:

Water Services Planning Report

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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: _____
Adam Adderley-McCabe GE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____