

# Water Services Planning Report

**Register Reference:** SD22B/0001 AI  
**Development:** Construction of single storey detached garden room comprising of home office and gym.  
**Location:** 7, Saggart Lakes, Saggart, Co. Dublin.  
**Applicant:** Sean Keller  
**App. Type:** Permission  
**Date Received:** 04-Jan-2022  
**Report Date:** 10<sup>th</sup> June 2022

## Surface Water Report:

## **Clarification of Further Information Required:**

**1.1** The proposed gravel path is not sufficient to meet the requirement for a SuDS feature as previously requested. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

Examples of SuDS (Sustainable urban Drainage Systems) include and are not limited to the following:

- Green Roof
- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
- Soakaway

### **Note:**

If a soakaway is proposed the applicant shall submit the following:

- a.) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- b.) a drawing showing plan & 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.

## Water Services Planning Report

- v.) Soakaways must include an overflow connection to a public surface water sewer.
- All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal
  - 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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**Flood Risk Report:**

**No Objection**

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**Water Report:**

**Referred to IW**

**Foul Drainage Report:**

**Referred to IW**

Signed:

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 Adam Adderley-McCabe GE

Date:

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Endorsed:

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 Brian Harkin SEE

Date:

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