

Water Services Planning Report

Register Reference No.: SD22A/0141
Development: Construct agricultural shed incorporating loose and storage areas; wall manure area; hardcore area and access roadway; upgrading existing entrance and all associated site works.

Location: Brownsbarn, Lower Baldonnell, Co. Dublin
Report Date : 14th June 2022

Surface Water Report:

Further Information Required:

- 1.1 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to 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.
- 1.2 The applicant is required to 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.
- 1.3 The applicant is required to submit a drawing in plan and cross-sectional view showing the distance between the foundation of development and existing stream which passes through the site. The minimum setback distance to existing stream shall be 10m as per G3 Objective 2 of the South Dublin County Development plan 2016-2022.
- 1.4 It is unclear where proposed road/pathway is being developed relative to the location of existing stream on site. Submit a drawing showing the location of proposed road pathway relative to existing watercourse on site. Note there shall be a minimum setback distance of 10m from the edge of the road to the top of the bank of any stream or watercourse on site.
- 1.5 Prior to submission of above reports and drawings contact water services in SDCC (South Dublin County Council) to discuss same.

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Flood Risk

Further Information Required:

2.1 The proposed development site is located within Flood Zone B according to OPW's (Office of Public Works) CFRAM maps, therefore the site is at risk from a 1 in 100 year (1%) AEP flooding event. Submit a report and drawing showing details of the measures to mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels shall be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.

2.2 The applicant's proposal must fully comply with OPW Guidelines for Planning Authorities available at: <https://www.opw.ie/en/>

- 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.

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Adam Adderley-McCabe GE.

Date: _____

Endorsed: _____
Brian Harkin SEE.

Date: _____