

# **Water Services Planning Report**

**Register Reference No.:** SD22A/0063  
**Development:** Sub-division of existing site to allow for the construction of a new 2 storey, 3 bedroom detached dwelling with a pedestrian access gate in the side boundary wall, all to the side of the existing dwelling and all associated site works.  
**Location:** 79, Moy Glas Chase, Lucan, Dublin  
**Report Date :** 22-July-2022

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## **Surface Water Report:**

## **Further Information Required:**

**1.1** The applicant has not submitted a drawing or report to show any SuDS (Sustainable Drainage Systems) features for the proposed development. 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 include:

- Green Roofs,
- Rain gardens
- Swales
- Permeable Paving
- Grasscrete
- Channel Rills
- Planter Boxes and water butts
- Other such SuDS

Guidance on SuDS can be found on South Dublin County Council Website from the at: [sdcc-householders-guide-to-sustainable-drainage-suds-.pdf](#)

**1.2** If a soakaway is proposed , the applicant is required to submit soil percolation test results, design calculations and dimensions to the Planning Authority 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.

**1.3** Submit a drawing showing the surface water layout of proposed development

# Water Services Planning Report

**Flood Risk**

**No objection subject:**

- The Developer shall ensure that there is complete separation of the foul and surface water drainage systems within the site, both in respect of installation and use.
  
  - All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works which can be viewed /downloaded from the South Dublin County Council website at the following link <http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-of-practice-for-drainage-works.pdf>
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**Water Report:**

**Referred to IW**

**Foul Drainage Report:**

**Referred to IW**

Signed: \_\_\_\_\_  
                  Brian Harkin SEE

Date: \_\_\_\_\_

Endorsed: \_\_\_\_\_

Date: \_\_\_\_\_