

Water Services Planning Report

Register Reference No.: SD22A/0293

Development: The Development will consist of the demolition of existing garage and the erection of one and a half story dwelling to the side of the existing Dwelling and all associated site works

Location: 54, Sarsfield Park, Lucan, Co. Dublin

Report Date : 17th August 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 & 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 and report to provide additional information on the Surface Water network on site. Details required to be shown include:

- i) Direction of flow in Surface Water network.
- ii) Design detail and cross section of proposed surface water drain passing underneath proposed development.

Flood Risk

- 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: _____