

Water Services Planning Report

Register Reference No.: SD22A/0300
Development: 2 storey, 2 bedroom, end of terrace house to side of existing dwelling; a new vehicular access from Kilcarberry Close; all related works.
Location: 5, Kilcarberry Close, Clondalkin, Dublin 22.
Report Date : 18th Aug 2022

Surface Water Report:

No Objection Subject To:

1.1 There is insufficient SuDS (Sustainable Drainage proposed for the development. Submit a report and drawing showing additional SuDS. Examples of SuDS include and this is not an exhaustive

- Permeable Paving
- Channel Rills
- Rain Gardens ,
- Planter boxes with overflow connection to the public surface water sewer.
- Grasscrete
- Other such SuDS

Guidance on SuDS can be found at South Dublin County Council Website at Householders guide

[sdcc-householders-guide-to-sustainable-drainage-suds-.pdf](#)

1.2 There is no soakaway proposed for the development as per BRE Digest 365 Standards.

There are no soil percolation test results, design calculations or dimensions submitted for a 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.

1.3 If percolation tests results comply with BRE Digest 365 standards then submit a revised drawing showing in 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:

- At least 5m from any building, public sewer, road boundary or structure.
- Generally, not within 3m of the boundary of the adjoining property.
- Not in such a position that the ground below foundations is likely to be adversely affected.
- 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- Soakaways must include an overflow connection to the surface water drainage network.

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Flood Risk

No Objection

- 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: _____
 Brian Harkin SEE

Date: _____

Endorsed: _____

Date: _____