

# Water Services Planning Report

**Register Reference No.:** SD22A/0304  
**Development:** Demolition of the existing garage and the construction of a part single, part two-storey three bedroom detached dwelling house in the side garden of the existing two storey dwelling with associated rooflights; creation of a new vehicular entrance and gates to serve the existing dwelling with the existing vehicular entrance serving the new dwelling; installation of a new waste water treatment plant as well as all ancillary and site development works; external insulation and painted rendering of the existing house.

**Location:** The Muddies, Whitechurch Road, Rathfarnham, Dublin 16, D16Y7R0

**Report Date :** 25th Aug 2022

## Surface Water Report:

**No objection subject to:**

1.1 The applicant shall submit a 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 a public surface water sewer.

## **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 EHO**

Signed: \_\_\_\_\_  
Adam Adderley-McCabe GE

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

Endorsed: \_\_\_\_\_  
Brian Harkin SEE

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

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