

Water Services Planning Report

43

Register Reference No.: *SD22A/0028 AI*
Development: The provision of 1 new dwelling house, entrance and all associated site works to the rear of the existing dwelling. Proposed new dwelling to be accessed via new entrance from Palmers Park.
Location: 6, Boden Villas, Taylors Lane, Ballyboden, Dublin 16
Report Date : 07th September 2022

Surface Water Report:

Recommend Refusal:

- 1 Water services estimate the setback distance to be 3.2m to 750mm surface water sewer. Water services generally look for 8m but 5m is the minimum acceptable in this instance and this 5m setback distance is not shown on drawing.
- 2 The location of cross section submitted is unknown. It is unknown if dimensions are exact or estimates. Words 'typical exclusion zone' is vague and an exact dimension of setback at the closest point to existing surface water sewer is required to the outside diameter of 750mm surface water sewer. (Minimum 5m setback distance)
- 3 The foundation depth is insufficient. Minimum of 1.5m depth is required.
- 4 The scale of drawing is unclear. The drawing shows a scale of 1:100 but the dimension on drawing do not match this scale.

Water services **recommend that proposed development be refused** because it greatly impinges on access to an existing 750mm with a setback distance of approximately 3m. (5m is required)

The development would be prejudicial to public health and proper planning. Should there be an issue with the 750mm surface water sewer it could adversely affect proposed development from flooding due to the close proximity of proposed development to 750mm 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 Services Planning Report

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
 Brian Harkin SEE

Date: _____

Endorsed: _____
 Juliene Helbert

Date: _____