

# Water Services Planning Report

**Register Reference No.:** SD22A/0320

**Development:** Two storey three bed Ancillary Dwelling Unit (ADU) with mezzanine loft, solar panels, porch, veranda deck, terrace and associated site works, utilities, landscaping, facilities and services, on site of and adjacent to existing single storey family bungalow (retained); The ADU will share existing entrance gateway and is accessed via a private new avenue to private courtyard with parking for two cars.

**Location:** Rathinree, Esker Lane, Lucan, Co. Dublin, K78 X2C4

**Report Date :** 9<sup>th</sup> Sept 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. Subject to percolation test results, all additional Surface Water is to be directed to proposed soakaway.

Where feasible connect an overflow surface pipe and/or swale from proposed soakaway to existing surface water sewer east of site.

**1.2** The applicant is required to submit a revised 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 the surface water drainage network.

## **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: \_\_\_\_\_  
Adam Adderley-McCabe GE

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

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

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

# **Water Services Planning Report**

Brian Harkin SEE