

Water Services Planning Report

Register Reference: SD22B/0175 AI
Development: Extend over existing linear cottage to create a two storey house; extend to the front (east) with a two storey residential wing; re-model existing stables and erect small hay and fodder storage shed within an enclosed courtyard; up-grade existing septic tank to a proprietary waste water treatment system and all ancillary site works.
Location: Ballymaice House, Ballymaice, Bohernabreena, D24 TV70
App. Type: Permission
Date Received: 26-Apr-2022
Report Date: 16th Sept 2022

Surface Water Report: Clarification 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 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.

- 1.3 Should a soakaway prove not to be feasible, then the applicant shall submit the following:
 - a) Soil percolation test results demonstrating a soakaway is not feasible
 - b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features:

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1.4 Include water butts as part of additional SuDS (Sustainable Drainage Systems) features for the proposed development.

Flood Risk Report:

No objection subject to:

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- 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: _____