

# Water Services Planning Report

**Register Reference No.:** SD22A/0334  
**Development:** Two storey, three bed detached dwelling of approx. 110sq.m in the side garden of the existing dwelling; new vehicular entrance to the side of the site; new pedestrian entrance to the front of the site and all associated site works.

**Location:** 16, Fairways, Rathfarnham, Dublin 14, D14XR40  
**Report Date :** 21<sup>st</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.
- 1.2** The applicant is required to submit a revised drawing showing plan & 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: \_\_\_\_\_  
Brian Harkin SEE

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

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