

Water Services Planning Report

Register Reference No.: SD22A/0021 AI
Development: Demolish existing shed in rear garden; construct a two storey, three bedroom detached dwelling in side garden; construct a new driveway for the proposed dwelling including permission from Council to extend the existing dish area of outside footpath; all ancillary site works.
Location: 2, Melrose Avenue, Dublin 22
Report Date : 14th Oct 2022

Surface Water Report:

Recommend Refusal:

- 1.1 The proposed development is approximately 1.5m to the outside diameter of existing 375mm surface water sewer when it should be a minimum of 3.75m setback distance.
This is required to allow adequate room for maintenance and to prevent load transfer to pipe from building
- 1.2 There is insufficient SuDS (Sustainable Drainage Systems) proposed for the development. There is no SuDS shown in driveway such as permeable paving grasscrete or other such SuDS.

Flood Risk

No Objection

Water Services **recommend refusal** of proposed development because the setback distance is 1.5m instead of a 3.75m to the outside diameter of existing 375mm surface water sewer west of site.

There is insufficient SuDS provided. There is no SuDS such as permeable paving or grasscrete or other such SuDS shown in driveway of proposed development.

The proposed development would be prejudicial to public health and proper planning.

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Brian Harkin SEE.

Date: _____

Endorsed: _____
Juliene Helbert.

Date: _____

Water Services Planning Report