

# **Water Services Planning Report**

**Register Reference No.:** *SD22A/0354*  
**Development:** Demolition of a bedroom extension to the existing house, previously granted under Ref. SD05B/0144; Construction of a new two storey house, on family lands, beside Beechlawn; The proposed contemporary house follows the existing contours of the slope; External works include the removal of sections of existing hedging, the existing septic tank (which currently serves Beechlawn), the planting of new native species mix hedges and low fencing; The installation of two new sewerage treatment plants and associated percolation areas to serve the existing and proposed houses, provision of a soak away for surface water; A new well to supply water to the proposed house, parking for two cars, an electric car charging point and landscaped stepped terraces and associated external works; The proposed house is to be accessed via a right of way from the existing lane and through the grounds of Beechlawn.  
**Location:** Beechlawn, Kilakee Road, Rathfarnham, Dublin 16  
**Report Date :** 18<sup>th</sup> Oct 2022

## **Surface Water Report:**

## **Further Information Required:**

- 1.1** Submit a report and drawing showing the surface water layout of both existing and proposed development.  
Note a soakaway cannot be shared between two properties. Subject to meeting BRE Digest 365 Standards a Soakaway is allowed for each property separately. Submit a report showing surface water percolation tests results for proposed soakaway.
- 1.2** Submit a report and drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Submit a drawing in plan and cross sectional view of proposed SuDS systems/features.

Examples of SuDS and this is not an exhaustive list include:

- Green roofs or blue roofs
- Permeable Paving
- Grasscrete
- Swales
- Detention basins / green areas
- Filter drains

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- Water butts, planter boxes.
- Other such SuDS

Examples of SuDS can be found in South Dublin County Council Website at:

[sdcc-householders-guide-to-sustainable-drainage-suds-.pdf](#)

## **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:**

**Refer to EHO**

## **Foul Drainage Report:**

**Refer to EHO**

Signed:

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Brian Harkin SEE

Date:

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Endorsed:

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Juliene Helbert SE

Date:

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