

Water Services Planning Report

Register Reference No.: SD22A/0430

Development: Change of use of the existing single storey double bay garage and store building to be used as a one bedroom dwelling with modifications to the front and side of the building to include new solar panels, windows and doors, communal pedestrian access and parking shared with the existing dwelling, reinstatement of boundary walls and pillars and all associated site works.

Location: 7, Rochfort Grove, Lucan, Co. Dublin

Report Date : 4th January 2023

Surface Water Report:

Additional 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.
- 1.3** Prior to development, the applicant shall include additional SuDS features as part of the proposed development to deal with surface water discharge from the site. Submit a drawing and report detailing additional SuDS features. SuDS features could include but are not limited to:
- Permeable paving
 - Planter box
 - Water Butts
 - Other such SuDS

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.

Water Report:

Refer to IW

Foul Drainage Report:

Refer to IW

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Signed:

Adam Adderley-McCabe GE

Date:

Endorsed:

Brian Harkin SEE

Date:
