

Water Services Planning Report

Register Reference No.: *SD22A/0396 AI*
Development: Replacement of previously approved detached three storey 5-bedroom dwelling (295 sq.m) with 2 semi-detached three storey 4-bedroom dwellings (150 sq.m each); The house being replaced was previously granted planning permission by An Bord Pleanala under ABP-304659-19 (SDCC Ref. SD18A/0310); The application also seeks the modifications to the car parking and associated site works to facilitate the revised house types.

Location: Ardeevin Manor, Ardeevin Avenue, Lucan, Co. Dublin

Report Date : 17th January 2023

Surface Water Report:

No Objection Subject To:

- 1.1 The applicant is required to submit a drawing and report showing surface water layout and connections for the proposed development.

- 1.2 Prior to commencement of development submit a drawing showing additional SuDS (Sustainable Drainage Systems) as part of the proposed development. SuDS features could include but are not limited to:
 - Soakaway (Percolation tests required)
 - Permeable paving
 - 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

Signed: _____
 Brian Harkin SEE

Date: _____

Endorsed: _____
 Juliene Helbert SE

Date: _____