

Water Services Planning Report

Register Reference No.: SD22A/0458

Development: Two storey detached four bedroom house with bedroom in the attic space to side of existing semi-detached house with connection into existing main foul sewer and upgrading of existing entrance to a combined entrance / driveway to access the proposed house and all associated site development works.

Location: 44A, Dodsborough Road & Meadowview Grove, Lucan, Co. Dublin

Report Date: 03-Feb-23

Surface Water Report:

Additional Information Required:

1.1 The development is too close to an existing 225mm public surface water sewer to the south of the site. Submit a revised drawing in plan and cross-sectional views showing a setback distance of 3m from the foundation of proposed development and the outside diameter of 225mm surface water sewer. The drawings shall also show the invert levels of the existing 225 surface water sewer and any adjacent proposed building foundations.

1.2 If a soakaway is proposed, 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.

Should a soakaway prove not to be feasible, then the applicant shall submit the following:

- Soil percolation test results demonstrating a soakaway is not feasible.
- A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.

1.3 The applicant is required to submit a drawing showing plan and cross-sectional views of proposed SuDS for the development such as but not limited to the following:

- Raingardens
- Planter boxes with overflow connection to the public surface water sewer
- Permeable paving
- Rainwater harvesting
- Other such SuDS

1.4 Sustainable Drainage Guide for households is available on below link:

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

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Flood Risk

No Objection:

- 2.1 The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- 2.2 All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Zsolt Szombatfalvi EE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____