

# **Water Services Planning Report**

**Register Reference No.:** SD22A/0452

**Development:** Construct a single storey extension to the rear of the existing warehouse unit, including alterations to the existing to accommodate same, all ancillary site works and services.

**Location:** UNIT 29, Second Avenue, Cookstown Industrial Estate, Dublin 24

**Report Date :** 25-Jan-23

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## **Surface Water Report:**

## **Recommend Refusal:**

- 1.1 The proposed development is a 0.5m from an existing 600mm surface water sewer south of site. The development should have a minimum setback distance of 5m to the outside diameter of existing 600mm surface water sewer.
- 1.2 West of site the proposed development is 2.5m from an existing 600mm surface water sewer. The development should have a minimum setback distance of 5m to the outside diameter of existing 600mm surface water sewer.
- 1.3 The proposed development is approximately 8m from an existing 900mm surface water sewer south of site. The development should have a minimum setback distance of 10m to the outside diameter of existing 900mm surface water sewer.
- 1.4 There are no SuDS (Sustainable Drainage Systems) shown for proposed development.

## **Summary – Recommend Refusal**

Water Services recommend that the proposed development be refused because it is too close to existing surface water sewers. A minimum setback distance of 5m is required to the outside diameter of a 600mm surface water sewer. A minimum setback distance of 10m is required to the outside diameter of a 900mm surface water sewer. This setback distance is required for access and maintenance purposes.

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

## **Flood Risk**

**No Objection:**

## **Water Report:**

**Referred to IW**

## **Foul Drainage Report:**

**Referred to IW**

# **Water Services Planning Report**

Signed:

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Zsolt Szombatfalvi EE

Date:

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Endorsed:

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Brian Harkin SEE

Date:

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