

Water Services Planning Report

Register Reference No.: SD22A/0403
Development: Two 2 storey dwellings and associated site works on the site and adjacent to an existing 2 storey dwelling. (For clarity the existing dwelling Lynbrook is to remain).
Proposed dwellings A: 4 bedrooms 241sqm, B: 5 bedrooms 240sqm. Access is proposed to be by an existing driveway from the Whitechurch Road serving the existing dwelling on site. The driveway will be extended to serve the proposed dwellings, 4 car parking spaces, on site drainage treatment, additional soft and hard landscaping are proposed.
Location: Lynbrook, Whitechurch Road, Rathfarnham, D16T2P7
Report Date : 17th February 2023

Surface Water Report:

Clarification of Further Information:

1 Water services do not recommend this development because the road driveway is too close at 5m to the top of bank of stream. All development and driveway should be a minimum of 10m of the top of bank of stream.

Water services recommend Clarification of further information and to have driveway setback 10m from the edge of stream. If this is not possible then water service recommend refusal of proposed development because it impacts negatively on ribarian strip beside stream.

Submit a drawing in plan and cross-sectional view showing the setback distance from edge of driveway development to the top of bank of adjacent stream. The distance should be taken at the narrowest point between edge of entrance driveway to the top of bank of adjacent stream east of site.

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 IW

Foul Drainage Report:

Refer to EHO

Signed: _____
 Brian Harkin SEE

Date: _____

Endorsed: _____
 Juliene Helbert SE

Date: _____