

Water Services Planning Report

Register Reference No.: SD22A/0386 AI

Development: The demolition of existing garage and the construction of 1 dormer style, 3 bedroom detached dwelling with new vehicular access from Limekiln Road including the diversion of the existing storm water pipe and all associated ancillary site works. Proposed works similar to

Location: previously approved planning permission ref SD07A/0710.

Report Date : 22nd -Feb-23

Surface Water Report:

Recommend Refusal:

- 1.1 There is a 300mm surface water sewer passing through the site where house is proposed. Water service do not recommend diverting same to allow proposed house to be developed because:
The proposed diverted surface water pipe sharpens (Increased right angle bend) the angle of flow which in turn increases the risk of blockage of surface water flow in the pipe.
This would also increase flood risk up stream of site.
- 1.2 The proposed angle of flow of pipe entering canal is against the direction of flow and this would further block surface water entering canal.
- 1.3 There is an additional manhole proposed (S7) and this together with moving existing surface water sewer poses a risk of having a new pipe built in accordance with building regulations.
- 1.4 The proposed surface water sewer adjacent to S7 is too close to foul drain adjacent to Manhole F4.
- 1.5 There will be traffic loads over proposed diverted surface water sewer which could damage the pipe and there is not sufficient cover level to surface water sewer.
- 1.6 Lowering the surface water sewer increases the risk of water from canal flowing back up surface water sewer.

Water services recommend that proposed development be refused because it would be prejudicial to public health and proper planning.

Flood Risk

No Objection

The site is at risk of a 1 in 1,000 year flood event. Measures are required to prevent flooding of development at the site and up and downstream of site.

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Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
 Zsolt Szombatfalvi EE

Date: _____

Endorsed: _____
 Brian Harkin SEE

Date: _____