

Water Services Planning Report

Register Reference No.: SD22A/0466
Development: Demolition of an existing single storey plus dormer three bedroom dwelling house and the construction of four two storey three bedroom semi-detached dwellings; Three separate vehicular accesses are to be created off Templeville Drive with one to the south and two to east of the site with all ancillary site works and landscaping.
Location: 124, Templeville Drive, Templeogue, Dublin 6W
Report Date : 14th February 2023

Surface Water Report:

Recommend Refusal:

1 Water services recommend refusal of proposed development because:
The proposed development is directly over an existing 450mm surface water sewer. A minimum setback distance of 4.5m to the outside diameter surface water sewer is required to access pipe for maintenance purposes.
The 450mm surface water pipe is there to convey surface water from a previous stream. It is not acceptable to divert the pipe because it greatly reduces the ability for SDCC to clean and maintain the pipe in full working order.

The proposed development is prejudicial to public health and proper planning.

Flood Risk

Recommend Refusal

2 The diversion of the 450mm pipe poses a flood risk to upstream properties due the increased difficulty of providing proper maintenance to the pipe in the future.

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Brian Harkin SEE

Date: _____

Endorsed: _____

Date: _____