

Water Services Planning Report

Register Reference No.: *SD22B/0354 AI*

Development: Two storey extension and single storey side extension to existing dwelling, comprising of 160sq.m to ground floor and 137sq.m to the first floor, accommodating additional bedrooms and living accommodation and granny flat; Finishes to be painted sand and cement render to walls and natural slate tiles to the roof.

Location: The Lugg, Saggart, Co. Dublin

Report Date: **29-May-2023**

Surface Water Report: Clarification of Additional Information Required:

1.1 The applicant has not proposed any SuDS for the proposed development. The applicant is required to submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems. (SuDS) features for the development.

1.2 The applicant shall include Sustainable Drainage Systems for the proposed development such as but not limited to the following:

- Permeable pavement (for example driveways and rear patios) and water butts
- Planter boxes with overflow connection to a public surface water sewer
- Swales and rill channels
- Grasscrete
- Green roofs and water butts
- Raingarden with overflow connection to the public surface water sewer,
- Bioretention rain gardens
- (Water butts are additional features for SuDS but they are not considered as main features)

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

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

1.4 If a soakaway is proposed then 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. Submit a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- At least 5m from any building, public sewer, road boundary or structure.
 - Generally, not within 3m of the boundary of the adjoining property.
 - Not in such a position that the ground below foundations is likely to be adversely affected.
 - 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - Soakaways must include an overflow connection to a public surface water sewer.
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Water Services Planning Report

1.5 The applicant shall comply with the Building Regulations - Technical guidance document - Part H in relation to all construction works involving new and existing private surface and foul water drains.

Flood Risk:

No Objection:

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- 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.

Water Report:

Referred to EHO

Foul Drainage Report:

Referred to EHO

Signed: _____
Zsolt Szombatfalvi EE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____