

Water Services Planning Report

Register Reference No.: SD22B/0440 AI

Development: Single storey extension with flat roof and 2 storey extension to rear of existing house. Roof alterations to existing rear extension; removal of pitched roof and replacement with flat roof to match the proposed single storey block linking the 2 storey to existing house. Extension includes 3 bedrooms, 1 ensuite, WC and bathroom, open plan kitchen / living area. Demolition of shed in rear garden.

Location: 186, Whitehall Road, Terenure, Dublin 12

Report Date: 30-August-2023

Surface Water Report:

No Objection Subject to:

1.1 Surface water should be attenuated above ground, by means of Sustainable Urban Drainage Systems (SuDs). Above ground SuDs is the preferred option over soakaways. Consider using SuDs features instead of the proposed Soakaway. Examples of SuDS include but not limited to the following:

- Bioretention Rain Gardens,
- Planter boxes with overflow connection to the public surface water sewer,
- Filter drains
- Swales and Rills
- Permeable pavement and water butts.
- Green roofs
- Grasscrete

A combination of SUDs features should be used to provide an overall solution (not just rain water butts).

1.2 Householder guide available here at;

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

1.3 Provide drawing showing SuDs features in plan and cross sections before any works on proposed development take place. Overflow pipes should be detailed on drawings, from SuDs features to the surface water drainage network (including from soakaways under permeable paving).

1.4 It would appear that there is insufficient space for a soakaway, as proposed in the rear garden.

1.5 If a soakaway is to be used instead of SUDs feature, provide a drawing showing cross sections of the soakaway, and soakaway length, width and depth. Provide a report detailing calculations for the soakaway sizing, as per BRE Digest 365 (not just results). Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- i) At least 5m from any building, public sewer, road boundary or structure.

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- ii) Generally, not within 3m of the boundary of the adjoining property.
- iii) Not in such a position that the ground below foundations is likely to be adversely affected.
- iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.

1.6 If a soakaway is to be used to completely deal with surface water, provide a report detailing calculations as per BRE digest 365 for the sizing of the soakaway and agree with Water Services before works begin. Storm duration in excess of 60min need to be considered. The depth of soakaway will be limited by the winter water level table.

1.7 While permeable paving is welcomed over alternative hardstanding impermeable materials, it was not South Dublin County Councils aim to remove grass/landscaped areas and replace them with permeable paving. If the developer would prefer not to have this entire area paved, other SUDs features could be employed such as rain water planters, rain gardens, water butts etc. This could work in conjunction with a reduced permeable paving area with reduced soakaway size under permeable paving.

1.8 Contact water services prior to submitting further information.

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.
 - All works to comply with Technical Guidance Document H – Drainage and Waste Water Disposal

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Ger Staunton EE

Date: 30-08-22

Endorsed: _____
Brian Harkin SEE

Date: _____

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