

# Water Services Planning Report

**Register Reference No.:** SD22A/0466 AI  
**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 :** 21<sup>st</sup> August 2023

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## Surface Water Report:

## **Recommend Refusal:**

**1.1** 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 3.5m to the outside diameter of the surface water sewer is required to proposed development. The setback distance is required for maintenance purposes.

There should also be a 3.5m setback distance from the outside diameter of the pipe to the site boundary north of site or existing distance to 450mm surface water pipe if this is less.

The 450mm surface water pipe is there to convey surface water from a previous watercourse. It is not acceptable to divert the pipe because it greatly reduces the ability for South Dublin County Council (SDCC) to clean and maintain the pipe in full working order with proposed manholes on private property.

**1.2** Putting in new culverts goes against the County Development Plan 2022 -2028 Policy Green Infrastructure Section 4.2.1 G13 Objective 4.

**1.3** There is surface water flow in the 450mm pipe as was seen on inspection by SDCC on Tuesday 25<sup>th</sup> April 2023 Friday 18<sup>th</sup> August 2023 and Monday 21<sup>st</sup> August 2023

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

## **Flood Risk**

## **Recommend Refusal**

**2.1** 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 Services Planning Report**

**Water Report:**

**Referred to IW**

**Foul Drainage Report:**

**Referred to IW**

Signed: \_\_\_\_\_  
          Brian Harkin SEE

Date: \_\_\_\_\_

Endorsed: \_\_\_\_\_  
          Juliene Helbert SE

Date: \_\_\_\_\_