

Water Services Planning Report

Register Reference No.: SD22A/0367 AI
Development: Construction of a new single storey detached sheltered dwelling (108sq.m) in the existing garden; Accommodation includes 1 bedroom, bathroom, living, kitchen / dining rooms with storage and utility spaces all at one level; Adjustment to the existing landscape layout to allow for 1 additional parking space, accessed using the existing vehicle entrance; Removal of the existing on-site septic tank and the installation of 2 new proprietary wastewater treatment units and new surface water soakaways.

Location: Forgefield, Stocking Lane, Firhouse, Newtown, Dublin 16

Report Date : 7th September 2023

Surface Water Report:

No Objection Subject to:

- 1.1 Rain water harvesting system is mentioned in the 'Reply to Additional Information Request'. Please supply details of rainwater harvesting system, and clarify how harvested water is being used (internally for flushing toilets etc, or are rain water butts proposed for external watering use). Include the volume of storage/harvested water provided.
- 1.2 Supply a drawings showing longitudinal sections of the surface water drainage lines from house to soakaways, and along entire soakaway. Soakaway should be less than 1m deep (from existing ground level to base of soakaway), to ensure it does not extend into winter ground water table, in which case it will not be effective. If effective depth needs to be revised, provide a drawings showing new soakaway lengths/widths.
- 1.3 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.
 - 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.
- 1.4 The design of soakaway seems to be based on one infiltration test. The lowest value of three tests should be used, as per BRE Digest 365. In lieu of three tests, a factor of safety would be required to reduce the infiltration rate. However in this case, the green roof and rainwater harvesting can serve as a safety factor.

Flood Risk

No Objection

- 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

Water Services Planning Report

Foul Drainage Report:

Referred to EHO

Signed: _____
Ger Staunton EE

Date: 7-09-23

Endorsed: _____
Brian Harkin SEE

Date: _____