

SDCC Water Supply Pre Planning Guidance

Water Supply works within South Dublin County shall comply with all relevant current regulations, the requirements of Irish Water, (<https://www.water.ie/connections/Standard-Details-Drawings-Water.pdf>) and the South Dublin County Council (SDCC) Specification for the Laying of Water Mains & Drinking Water Supply (www.sdcc.ie/sites/default/files/publications/sdcc-water-specification-jan-2012.pdf). Applicants for planning permission must submit adequate watermain drawings to demonstrate compliance with the above standards, otherwise **further additional information will be requested**.

Location of Watermains

The following shall apply to new water mains and development adjacent to existing water mains:-

- Watermains shall preferably be laid under footpaths.
- No new watermain up to and including 150mm in diameter shall be located within 1m of a property boundary.
- Watermains shall not be laid under walls, or in areas designated for trees or shrubs. Trees may not be planted over or in the immediate vicinity of a water main. Access for maintenance must be available for all watermains.
- The required minimum offset of watermains from existing or any proposed structures is as follows:-

Watermain Diameter (mm)	Min. offset from existing/proposed structure (m)
<=150	3
200 to 600	5
>600	8

Proximity of Other Services to Watermains

(a) Minimum Vertical Clearance

A surface water or foul sewer must cross under rather than over a water main. The following table indicates the minimum vertical clearance required where other services cross over a watermain:

(b) Minimum Horizontal Clearance from Watermain

No service shall run directly above along the length of a watermain. The following table indicates the minimum vertical clearance required where other services run alongside a watermain:

Ducts, cabinets, poles, junction boxes/chambers of other utilities shall not be constructed over a watermain. These shall be constructed at a minimum clear horizontal distance of 300mm

Watermain Diameter (mm)	Min. vertical clearance (mm)	Min. horizontal clearance (mm)
< 300	200	300
Between 300 and 450	300	500
>450	300	3,000

High Rise Development

High rise developments require break tank and booster pumps. In general buildings of 3 storeys or more must be equipped with balancing tanks and booster pumps on the rising main to ensure adequate pressure to upper storey units. Only indirect pressure boosting is permitted i.e. pumping from a break cistern supplied from the public water main. Details of any boosting proposals must be submitted with a Planning Application.

Rainwater Harvesting

Rainwater harvesting systems usually require the availability of top up with water from mains supply network during periods of dry weather when rainfall cannot meet the demands of the system. Any connection to a rainwater harvesting system must be provided via a secure connection where it is not possible for cross contamination and/or backflow to the drinking water supply. Details of any rainwater harvesting proposals must be submitted with a Planning Application.

Plans to be submitted with a Planning Application

The following, referenced to the Irish National Grid, shall be submitted with a Planning Application for development requiring or modifying a water connection: -

- 6 no. site location maps to a scale of 1:1000 showing the proposed development layout of roads and all proposed watermains.
- 6 no. plans of a scale not less than 1:500 showing the layout of roads, buildings, existing and proposed water mains, connecting point(s), water reticulation layout details and other services.
- 6 no. dimensioned sections through the proposed roads and footpaths showing location of all services (existing and proposed) including all watermains, valves, hydrants and metres. Hydrants shall be provided so that no building is more than 46m from a hydrant. External Fire main and hydrant layouts must comply with the Building Regulations 2006 Technical Guidance Document B Fire Safety (www.environ.ie/en/TGD).
- With the exception of planning applications for single domestic developments, the Applicant shall, if granted planning permission, submit a complete set of 'as constructed' watermain layout plans or digital watermain drawings on CD (.dwg, .dgn, or .dxf format), in confirmation of the agreed with the SDCC Engineer, pre-commencement of works to the Senior Executive GIS Technician, Water Network Management Section, County Hall, Tallaght. The submission must include the associated Planning Reference Number.