

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

Roy O'Brien
194, Arthur Griffith Park
Lucan
Co. Dublin

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0942	Date of Decision: 12-Jul-2021
Register Reference: SD21B/0286	Registration Date: 18-May-2021

Applicant: Roy O'Brien
Development: Extension to side of existing house.
Location: 194, Arthur Griffith Park, Lucan, Co. Dublin
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 18-May-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

- (1) The applicant has proposed to discharge surface water run off from the proposed development to the foul water drainage network. The applicant is requested to investigate the potential to incorporate a soakaway on site to separate the surface and foul water drainage systems. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for a proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
(2) The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of a 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.

(iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.

(3) The applicant shall include water butts as part of SuDS (Sustainable drainage systems) measures for the proposed development.

- 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.

2. (1) The proposed development is approximately 2.5m from a 6" uPVC public watermain located under the public footpath to the north east of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information

All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure

(2.1) The proposed development is approximately 1.5m from a 225mm public wastewater sewer located under the public footpath to the north east of the site. Irish Water Standard Details for wastewater Infrastructure require 3m clear distance from a sewer of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information.

(2.2) The applicant has shown the surface water run off from the proposed development to be connected into the foul water drainage network. This is not acceptable as foul and surface water drainage systems must be designed to discharge to separate pipe networks. The applicant is requested to submit a revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks.

If separation of surface water and foul water drainage systems is not feasible on the site and all alternatives have been considered, such as infiltration soakaway systems,, then the applicant is required to submit a Letter of agreement from Irish Water to the planning authority which clearly states that Irish Water are in agreement with the applicant's proposal to connect surface water drainage from the proposed development into the existing foul water drainage network.

3. The applicant should note that following investigations of existing Irish Water infrastructure in proximity to the site, the proposed design and structure may need to be modified to address the protection of this infrastructure. If this is the case the applicant is requested to submit a revised site plan, floor plans and elevational drawings for a full assessment.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to

publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD21B/0286

Date: 13-Jul-2021

Yours faithfully,



for **Senior Planner**