

# Once Consultant Engineers

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Ref: 22/5549

22 March 2022

Planning & Development  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

RE: Register Reference: SD21B/0508

Additional Information —Rear Extension 65 Templeville Road

Dear Sir, Madam,

We refer to the request for Additional Information for the planning SD21B/0475 section 4 (C).

4. (a) External Finishes.

All external finishes shall harmonise in colour or texture that is complementary to the house or its context.

REASON: In the interest of visual amenity.

(b) Restriction on Use.

The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

Prior to commencement of development the applicant shall submit the following information to the Planning Authority for written agreement:

(i) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant shall submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

(ii) The applicant shall submit a revised drawing showing plan & cross-sectional views, dimensions, and location of 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.

- 10m from any sewage treatment percolation area and from any watercourse / floodplain.

- Soakaways must include an overflow connection to the surface water drainage network.

(iii) The applicant shall include water butts as part of Sustainable Drainage System (SuDS) features for the proposed development.

(iv) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

(v) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(vi) All works for this development shall comply with the requirements of the Greater Dublin

As stated in the final grant permission, the proposed development will need to carry out a BRE infiltration test prior to commencing works. Although as there is no access to the rear of the property, we have agreement from south Dublin county council to complete this condition at a later date (when the demolition and site excavations for the foundations are commencing).

Dear Ronan

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We are working on the design drawings for this extension on Templeville Road.

The standard condition ( no 4 here) requires a BRE infiltration test prior to works commencing.

We are requesting a relaxation on completing the testing prior to commencement as there is no access to the rear of the site.

We would propose that the test hole can be completed when the demolition and site excavations for the foundations are commencing.

Can you advise if this will be acceptable ?



Regards  
Thomas O Neill  
Chartered Engineer

Managing Director  
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**From:** Ronan Toft <rtoft@SDUBLINCOCO.ie>  
**Sent:** Wednesday 16 March 2022 12:58  
**To:** tom@once.co  
**Cc:** Zoe McAuley <zmcauley@SDUBLINCOCO.ie>  
**Subject:** RE: SD21B0475 - 5549: 63 Templeville Road

Tom,

I think that is reasonable. Please submit requested information for written agreement prior to construction of proposed extension.

Please note should a soakaway prove not to be feasible, then you must submit the following for written agreement:

- a) Soil percolation test results demonstrating a soakaway is not feasible
- b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.

Regards,  
Ronan

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**From:** tom@once.co <tom@once.co>  
**Sent:** Wednesday 16 March 2022 11:59  
**To:** Ronan Toft <rtoft@SDUBLINCOCO.ie>  
**Subject:** SD21B0475 - 5549: 63 Templeville Road

Yours Sincerely  
*Mark Caffrey*

MARK CAFFREY  
Civil Engineer  
for ONCE Civil & Structural Limite