

South Dublin County Council

An Rannóg Talamhúsáide, Pleanála agus Iompair

Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdblincoco.ie

Boru Structures

Date: 06-May-2022

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

Register Reference: SD21B/0536/C3

Development: Construction of new single storey extension to the side and rear of the existing dwelling including new rooflights; associated alterations of existing single storey extensions to the side and rear of the existing dwelling; all associated alterations to the elevations, internal layouts (including new stairs to non habitable attic space, site, drainage, ancillary and landscaping works.

Condition 3

(i) Prior to the commencement of development, the applicant/developer shall submit the following for

the written agreement of the Planning Authority:

(a) 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.

(b) 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:

(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.

(v) Soakaways must include an overflow connection to the surface water drainage network.

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

(ii) The Developer shall ensure that there is complete separation of the foul and surface water drainage

for the proposed development.

(iii) Any new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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

Code of Practice for Drainage Works. REASON: In the interests of public health, safety, the proper

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planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision

Location: 129A Rockfield Avenue, Perrystown, Dublin 12.

Applicant: Kris Roddam & Deirdre Lunny 129A Rockfield Avenue, Perrystown, Dublin 12.

Application Type: Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition (s) of the planning permission, received on 25-Apr-2022.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,

Z.McAuley
for Senior Planner