



24/05/2022

Land Use Planning & Transportation

27 MAY 2022

South Dublin County Council

ADDITIONAL INFORMATION

PLANNING DEPARTMENT

South Dublin County Council

Re: 7 Saggart Lakes, Coldwater Common, Saggart, Co. Dublin. D24PY01

Planning Application Reference: SD22B/0001

To whom it may concern

Please find attached the revised drawings requested as per the request for additional information dated 28/02/2022

1. The applicant is requested to submit supporting contiguous and contextual drawings to be in compliance with the Planning and Development Regulations and accurately depicting the proposed works, to include the following:

Contiguous elevational drawings showing the proposal in full context to the subject dwelling on site and clearly demonstrating the proposal in full context with north-southerly, east-westerly and southwest-northeast section views of the proposal with the surrounding dwellings to the north. All development proposed in this application should be clearly delineated on revised elevational drawings.

Additional drawings added – See drawing No.s SL-7, SL-8, SL-9

(2. (1) The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdbublincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

(2) The applicant is requested to submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development such as green roofs and a soakaway

Note: If a soakaway is proposed the applicant shall submit the following:

(a) 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) a 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 a public surface water sewer.

Irish Water.

The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

Additional drawing added – See drawing No.s SL-10

NOTE: it is the intention of the owner to collect the rain water from the garden room for use within the garden and the path around the garden room will be gravel to allow rainwater to permeate into the existing soil but is happy to take guidance from SDCC in relation to this.

Please do not hesitate to contact me if you require any further information.

Regards



John Forbes