



K + B Architecture + Design



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## South Dublin County Council

County Hall  
Town Centre  
Tallaght  
Dublin 24

5<sup>th</sup> July 2022

Ref; KBAD 377

**RE: Planning Decision Notice SD22B/0124 - Compliance**  
54 BEECHFIELD ROAD, WALKINSTOWN, DUBLIN 12

Dear Sir/Madam,

On behalf of our client, Cillian and Gale McCormack Doyle, we would like to submit the following in order to discharge the following Conditions of planning.

### *Condition 2 - Drainage - Surface Water.*

*Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:*

- (1) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
- (2) a revised drawing showing plan and 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.**
- (3) Should a soakaway prove not to be feasible, then the applicant shall submit the following:
  - (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 such as rain gardens and rain planter boxes.**

Response

Please find attached copy Coughlan Consulting Engineers report dated 5<sup>th</sup> July 2022

K.B.A.D Ltd  
Directors

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*Condition 4. Amendments.*

*Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority: Revised plans that incorporate all of the following amendments-*

*The height of the rear ground floor extension shall be reduced to a maximum of 3 meters;*

Response:

Please find attached the following revised drawings to reflect above.

377-P-05A – Front and Rear Elevations.

377-P-06-A – Section A-A and site layout plan.

*Condition 5. Financial Contribution.*


*The developer shall pay to the Planning Authority a financial contribution of €2,089.80 (two thousand and eighty nine euros and eighty cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended). The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.*

Response:

Client will deal directly with the financial section of SDCC to agree contribution payments prior to commencement of works on site.

Thank you for your time and if you require any further information or clarification, please do not hesitate to contact the undersigned

Yours sincerely



Kieron Flood

RIAI Architectural Technologist.  
Arch Tech. Dip PM, RIAI(Tech)