

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

**K.B.A.D Limited
2, Ridgeways Villas
Kilmainham Lane
Dublin 8**

Date: 11-Jul-2022

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

Register Reference: SD22B/0124/C2

Development: Conversion of the attic space into storage/study use; projecting dormer window and roof light to the rear; 2 roof lights to the front roof; a single storey extension to the rear and all ancillary site works.

Condition 2; 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

Location: 54, Beechfield Road, Dublin 12

Applicant: Cillian and Gale McCormack Doyle 54, Beechfield Road, Dublin 12

Application Type: Compliance with Conditions

Dear Sir/Madam,

South Dublin County Council

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With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition (s) of the planning permission, received on 05-Jul-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**