

**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](mailto:planningdept@sdblincoco.ie)**

**Paul Redmond  
50, River Forest View  
Leixlip  
Co. Kildare**

**Date:** 15-Jul-2022

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

**Register Reference:** SD22B/0074/C3

**Development:** Construction of a single storey kitchen, living room and utility room extension to side and rear of house with internal alterations to house and all associated site and drainage works.

Condition 3 Drainage - Surface Water.

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

(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 revised drawing showing plan and cross-sectional views, dimensions, and location  
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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) Should a soakaway prove not to be feasible, then the applicant shall submit the following:

(i) Soil percolation test results demonstrating a soakaway is not feasible

(ii) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features

(d) The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development

**REASON:** In the interest of sustainable development, proper planning and health and safety

**Location:** 10, Fforster Row, Ballydowd Manor, Lucan, Co. Dublin

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**Applicant:** Vincent and Louise McMahon 10, Fforster Row, Ballydowd Manor,  
Lucan, Co. Dublin

**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-May-2022.

This submission has been deemed compliant.

Yours faithfully,

Z.McAuley  
*for Senior Planner*