

06/09/2022

Compliance with Conditions – via email

Land Use, Planning & Transportation Department
South Dublin County Council
County Hall Tallaght,
Dublin 24, D24 A3XC

Re: Conditions of Planning attached to Application reference SD22A/0071

Dear Sir/Madam,

Pursuant to the Decision to Grant Planning Permission on 09-Jun-2022 for the development of an extension to an existing Above Ground Natural Gas Installation (planning ref. SD22A/0071), below are the responses to the conditions attached to the development of the project.

Condition No. 1

The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

Response: Noted.

Condition No. 2

Irish Water.

1. Water – Prior to commencement of development, the applicant shall submit a drawing show what if any watermains are located adjacent to proposed development.
2. Foul – Prior to commencement of development, the applicant shall submit a drawing show what if any foul sewers are located adjacent to proposed development.

Where applicable all development shall be carried out in compliance with Irish Water Standard codes and practices.

Response: Noted. Please find attached drawing no. **GNI/9001/07/040/02** which outlines all as-laid water mains and foul sewers in the vicinity of the development as received from Irish Water. There are no water mains or foul sewers impacted by the development.

Condition No. 3

Drainage.

- (a) Prior to commencement of development the applicant shall submit a drawing showing what if any surface water sewers are nearby development.
- (b) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Response: Noted. Please find attached drawing no. **GNI/9001/07/040/02** which outlines all as-laid surface water sewers in the vicinity of the development as received from SDCC. The new buildings as part of this development will create a minor increase in surface water collection on site. The buildings shall direct the rainwater to the stone chippings on site for natural percolation.

Minor road extension to connect to existing site soakway drainage system.

Condition No. 4

Amendments.

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

Revised plans that clearly identify-

- (a) The location of underground and above ground pipework – height above ground should be identified, if necessary.
- (b) The location of the light/CCTV columns.

Response: Please find attached revised site layout, drawing no. **GNI/9001/07/041/02**, which clearly identifies the above and below ground pipework being installed along with the finalised positions for the light/CCTV columns. The new above ground gas pipework varies in height above ground between 0.8m and 0.9m above ground to top of pipe.

Note 1

All Buildings must be designed and constructed in accordance with the building Regulations 1997.

Response: Noted.

Note 2

Building Control Regulations require a Commencement Notice. Please log onto www.localgov.ie and click on BCMS link.

Response: Noted.

Note 3

A Fire Safety Certificate must be obtained from the Buildings Control Authority, where applicable.

Response: Noted.

Note 4

Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Response: Noted.

I trust that the above meets with the approval of the planning authority and we look forward to your reply in due course.

Yours Sincerely



John Lennon

Fingleton White
Bridge Street Centre
Portlaoise
Co. Laois
R32 W0CC
Ireland
Ph: +353 (0)57 866 5400
Fax: +353 (0)57 866 5444

Attachments:

- GNI/9001/07/040/02 – SITE LOCATION MAP
- GNI/9001/07/041/02 – SITE LAYOUT