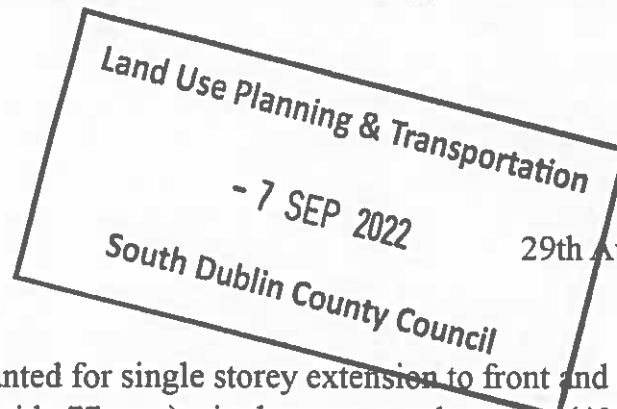


**BRIAN DONOVAN  
ARCHITECT**

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South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin24 D24 A3XC



29th August 2022

**Re ;** Planning permission granted for single storey extension to front and rear; 2 storey extension to rear first floor (to side 77sq.m); single storey garden room (40sq.m) to rear of existing house at 31, Templeville Road, Dublin 6w for Michael and Ailish Russell  
**Ref. SD22B/0125**

Dear Sir/Madam

Prior to commencement of the above development the applicant is required to submit the following information to South Dublin Co Co Planning Authority for written approval:

- (i). I enclose foul water drainage plans for the proposed development. The existing foul water drainage layouts appear to run north to the rear of the property to a connection outside the site. The foul and surface water systems shall discharge to separate pipe networks. The surface water is dealt with by way of a soakaway. Maps of the public watermains and Wastewater drainage networks are enclosed
- (ii). I enclose soil percolation test results, design calculations and dimensions for the proposed soakaway. The report shows site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- (iii). I enclose a revised drawing showing plan and cross-sectional view, dimensions, and location of proposed soakaway. The proposed soakaway is located fully within the curtilage of the property and is:
  - 5m from buildings, public sewer, road boundary or structure.
  - 3.8m from the boundaries of the adjoining properties.
  - foundations are not affected.
  - No sewage treatment percolation area and no watercourse / floodplain exist

- An overflow connection is not proposed to the combined drainage network. (iii). A soakaway is feasible as the report from Percolation Tests shows.(iv). All works shall be carried out in compliance with Irish Water Standards codes and practices.

(v). Water butts shall be included as part of additional SuDS (Sustainable Drainage Systems) features for the proposed development.

(vi). There shall be complete separation of the foul and surface water drainage for the proposed development.

(v). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

(vi). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(vii). There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(viii). All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

I trust the above is satisfactory, however if you have any queries please contact the undersigned

Yours sincerely



Brian Donovan  
MRIAI  
Architect

# Irish Water Web Map



This is part of the planning and the organization of the water supply for the area and is subject to any future changes of the map. The map is provided for information only and should not be used for any purpose other than that intended. The map is subject to change without notice. The map is provided as a service to the public and is not a contract. The map is provided as a service to the public and is not a contract. The map is provided as a service to the public and is not a contract.

This is a map of the drainage network for the area. The map shows the watercourses and sewerage lines. The map is provided as a service to the public and is not a contract. The map is provided as a service to the public and is not a contract. The map is provided as a service to the public and is not a contract.

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Water Distribution Network	Water Treatment Works
<ul style="list-style-type: none"> <li>Water Treatment Plant</li> <li>Water Pump Station</li> <li>Water Storage Tank</li> <li>Water Reservoir</li> <li>Water Tower</li> <li>Water Main</li> <li>Water Pipe</li> <li>Water Valve</li> <li>Water Meter</li> <li>Water Stopcock</li> <li>Water Stopcock Box</li> <li>Water Stopcock Key</li> <li>Water Stopcock Lock</li> <li>Water Stopcock Ring</li> <li>Water Stopcock Box Key</li> <li>Water Stopcock Box Lock</li> <li>Water Stopcock Box Ring</li> <li>Water Stopcock Box Key Lock</li> <li>Water Stopcock Box Key Lock Ring</li> </ul>	<ul style="list-style-type: none"> <li>Water Treatment Plant</li> <li>Water Treatment Plant A</li> <li>Water Treatment Plant B</li> <li>Water Treatment Plant C</li> <li>Water Treatment Plant D</li> <li>Water Treatment Plant E</li> <li>Water Treatment Plant F</li> <li>Water Treatment Plant G</li> <li>Water Treatment Plant H</li> <li>Water Treatment Plant I</li> <li>Water Treatment Plant J</li> <li>Water Treatment Plant K</li> <li>Water Treatment Plant L</li> <li>Water Treatment Plant M</li> <li>Water Treatment Plant N</li> <li>Water Treatment Plant O</li> <li>Water Treatment Plant P</li> <li>Water Treatment Plant Q</li> <li>Water Treatment Plant R</li> <li>Water Treatment Plant S</li> <li>Water Treatment Plant T</li> <li>Water Treatment Plant U</li> <li>Water Treatment Plant V</li> <li>Water Treatment Plant W</li> <li>Water Treatment Plant X</li> <li>Water Treatment Plant Y</li> <li>Water Treatment Plant Z</li> </ul>