

**Brian Donovan**  
131, Rathgar Road  
Dublin 6

**Date:** 23-Sep-2022

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

**Register Reference:** SD22B/0125/C2

**Development:** 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.

Condition 2 (c) Drainage - Irish Water.

Prior to commencement of development the applicant shall submit the following information to the Planning Authority for written approval:

- (i). The applicant has not submitted foul water drainage plans for the proposed development. The applicant shall submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all A<sub>j</sub>'s, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).
  - (ii). There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant shall submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
  - (iii). The applicant shall submit 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:
    - At least 5m from any building, public sewer, road boundary or structure.
    - Generally, not within 3m of the boundary of the adjoining property.
    - Not in such a position that the ground below foundations is likely to be adversely affected.
    - 10m from any sewage treatment percolation area and from any watercourse / floodplain.
    - Soakaways must include an overflow connection to the surface water drainage network.
- (iii). Should a soakaway prove not to be feasible, then the applicant shall submit the following:
- Soil percolation test results demonstrating a soakaway is not feasible
  - A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features:

Note: If the planning department decide to grant planning permission for this development, then the applicant shall submit the above information prior to commencement of development for written agreement from the Planning Authority.

- (iv). All development shall be carried out in compliance with Irish Water Standards codes and practices.
- (v). Include water butts as part of additional SuDS (Sustainable Drainage Systems) features for the proposed development.
- (vi). The Developer shall ensure that there is 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.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

**Location:** 31, Templeville Road, Dublin 6w

**Applicant:** Michael and Ailish Russell 31, Templeville Road, Dublin 6w

**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 07-Sep-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*