

Eldhose Varghese
32, Liffey Park
Liffey Valley Park
Lucan
Dublin

Date: 11-Oct-2022

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

Register Reference: SD22B/0168/C3

Development: Ground floor extension to side and rear of existing house and new dormer window in roof to the back of the house.

Condition 3; Drainage - Surface Water.

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

- 1.1 The applicant is required to 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.
- 1.2 The applicant is required to submit a revised drawing showing plan and crosssectional 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.
- 1.3 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.
- 1.4 The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- 1.5 All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Location: 32, Liffey Park, Liffey Valley Park, Lucan, Dublin

Applicant: Eldhose Varghese 32, Liffey Park, Liffey Valley Park, Lucan, 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 11-Aug-2022.

This submission has been deemed compliant.

Yours faithfully,

Z. McAuley
for **Senior Planner**