

Gavin Kirwan
2nd Floor
13, Baggot Street Upper
Dublin 4

Date : 11-Oct-2022

Reg. Ref. : SD22B/0202/C3
Proposal : Single storey extension to the side with pitched roof over and 2 roof windows. single storey extension to the rear with lean to roof over and 4 roof windows; front porch extension with apex roof; solar panel array to the rear roof profile; relocation of front driver pier; demolition of existing rear extension.
Condition 3; Drainage and Water Services
Prior to the commencement of development, the Applicant shall submit the following information for the written agreement of the Planning Authority:
(a) 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 Aj'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.
(b) Submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj'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 mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie.
(c) Submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. These may include green roofs, rain gardens, rain planter boxes for example. South Dublin County Council's Sustainable Drainage Explanatory Design & Evaluation Guide (2022) is available

online at the following link:

<https://www.sdcc.ie/en/services/planning/planning-applications/water-and-drainage-considerations/sdcc-suds-explanatory-design-and-evaluation-guide.pdf>

(d) Should a Soakaway be included 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. Where a soakaway is proposed 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.

(e) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development

Location : 2, Abbeywood Avenue, Lucan, Co. Dublin
Applicant : Sharon Kinsella and Tony Dennis
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 17-Aug-2022 to comply with Condition No 3 of Grant of Permission No. SD22B/0202, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

M..C.

for Senior Planner