

South Dublin County Council  
Planning Section  
County Hall  
Tallaght  
Dublin  
D24 A3XC

14<sup>th</sup> October 2022

Ref 21014 C1 L002 JGF

Dear Sir / Madam

**Proposed new dwelling – A Detached 3 Bedroom Dormer Bungalow and Associated works in the side garden of 33 Templeroan Grove Rathfarnham, Dublin D16 F9K4**

Final Grant Order No 0729  
Decision Order No 0501  
Register reference SD22A/0067

Please find enclosed submission for approval of planning compliance relating to above planning permission for the following conditions

2. (a) Surface Water

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

(i) A drawing to show how surface water shall be attenuated to greenfield run off rates. (ii) a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.

(iii) A comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

Reason: In the interest of proper planning and sustainable development.

Please see enclosed calculation and design prepared by Infinite Focus for the compliance of the above condition with the provision of an oversized soakaway requirement is for 1(w) x 2(l) x 1.25m (d) we will install a 1(w) x 2(l) x 2m(d) in accordance with the system module sizes.

We will fit 750 litre water butt to the rear down pipe and a 450 litre to the front downpipe as indicated on the enclosed drainage plan 21014-14-60 rev 02.

4. Dedicated Storage Requirement.

A minimum of 4sq.m of dedicated storage space shall be provided for the house. Prior to commencement of development, the applicant is requested to submit to the Planning Authority revised drawings clearly showing the required level of dedicated storage provision for the proposed development.

Reason: in the interest of proper planning and residential amenity.

Please refer to enclosed floor plan reference 21014-P04 rev 02 the areas highlighted blue are the combined storage area.

Store 1	0.8m <sup>2</sup>
Store 2	1.2m <sup>2</sup>
<u>Utility / Storage area</u>	<u>4.3m<sup>2</sup></u>
Total combined area	6.3m <sup>2</sup>

Please confirm this show compliance with the required conditions enclosed with this letter

If you require anything further, please do not hesitate to contact me

Yours sincerely,



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**Director**

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