

**Justin Fox,**  
**Fox Architects**  
**4, Silken Park Lane**  
**Kingswood Cross**  
**Dublin 22**

**Date:** 19-Oct-2022

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

**Register Reference:** SD22A/0067/C2

**Development:** A detached 3 bedroom dormer bungalow and associated site works in the side garden.

Condition 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.

b). Services - Irish Water

- (i). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- (i). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
- (iii). Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.
- (iv). All development shall be carried out in compliance with Irish Water Standards codes and practices.
- (vii). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
- (viii). 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.

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:** 33, Templeroan Grove, Rathfarnham, Dublin 16.

**Applicant:** Rory Kelly 33, Templeroan Grove, Rathfarnham, Dublin 16.

**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 14-Oct-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**