

**Daniel McKeogh**  
Farbill House  
Unit 6, Athlone Road  
Kinnegad  
Co. Westmeath

**Date : 01-Nov-2022**

- Reg. Ref. :** SD22B/0075/C2
- Proposal :** (1) Demolish existing garage; (2) erect new garage with solar PV panels on the south facing roof and (3) all ancillary site services.
- Condition 2 Drainage - Surface Water.**  
Prior to the commencement of development the applicant shall submit the following for the written agreement of the Planning Authority:
- i) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
  - ii) 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:
    - a) At least 5m from any building, public sewer, road boundary or structure.
    - b) Generally, not within 3m of the boundary of the adjoining property.
    - c) Not in such a position that the ground below foundations is likely to be adversely affected.
    - d) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
    - e) 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:
    - 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

**iv) The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.**

**Location :** Hillview, Athgoe Road, Newcastle, Co. Dublin  
**Applicant :** Paul Begley  
**Application Type:** Compliance with Conditions

**Condition 2:**

Drainage - Surface Water.

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

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- ii) 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:
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- iii) 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
- iv) The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.

Dear Sir/Madam,

I refer to your submission received on 08-Sep-2022 to comply with Condition No 2 of Grant of Permission No. SD22B/0075, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“The Planning Authority is not satisfied that the submission is compliant as no consultation response was received from Water Services. The applicant is requested to consult directly with Water Services in regard to their submission, and to submit evidence of this consultation as part of a future submission to discharge Condition 2.”

Yours faithfully,

M.C.

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*for* **Senior Planner**