

Joe Fallon Design Architecture
1A, Ryland Street
Bunclody
Co. Wexford

Date: 04-Nov-2022

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

Register Reference: SD22B/0303/C2

Development: 1) Demolition of existing single storey garage/store to the side of the dwelling, 2) Demolition of existing chimney to the side of the dwelling, 3) Construction of a two-storey extension to the side of the dwelling, 4) Construction of a single storey extension to the front of the dwelling, 5) Erection of external wall insulation (approx. 150m) to the entire dwelling with associated elevational changes, 6) Widening of existing entrance gate to 3.3m and all associate site works.

Condition 2; Prior to the commencement of Development the Applicant is required to submit the following information regarding the Drainage and Water Services Infrastructure to 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) 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.
- (iii) Should a soakaway prove not to be feasible, then the applicant shall submit the following:
 - Soil percolation test results demonstrating a soakaway is not feasible
 - A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features
- (iv) Demonstrate the inclusion of water butts as part of additional SuDS (Sustainable Drainage Systems) features for the proposed development.

The above information shall be submitted for the written agreement of the Planning Authority, prior to the commencement of development.

REASON: In the interests of the proper planning and sustainable development of the area

Location: 16, Ashfield, Templeogue Village, Dublin, 6W

Applicant: Mary & John Doherty 16, Ashfield, Templeogue Village, Dublin, 6W

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 04-Nov-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**