

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

Date: 06-Dec-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 has been deemed compliant.

Yours faithfully,



for **Senior Planner**