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Date: 21-Dec-2022

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

**Register Reference:** SD21B/0524/C2c

**Development:** Demolition of the existing single storey extension to the side and rear of the house and the removal of the existing porch over the front door; construct a two storey extension to the side of the house; single storey extension to the rear of the house; single storey extension to the front of the house; rebuild the porch over the front door; reconfiguration of the ground and first floor levels. Development includes rooflights and sundry other minor works.

Condition 2c; (c) Drainage - Irish Water.

Prior to commencement of development the applicant shall submit the following information to the planning authority for written approval:

(i). There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant shall submit 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). The applicant shall submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be

3

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.

- Include an overflow connection to the surface water drainage network

(iii). The applicant shall include water butts as part of additional SuDS (Sustainable Drainage Systems) features for the proposed development.

(iv). All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.

(v). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(vi). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

- (vii). All works are to comply with the Irish Water Standard Details for Water Infrastructure, (mandatory for all Irish Water Connection Agreement Offers issued after 6th June 2016 and available at <http://www.water.ie/help-centre/connections>)
- (viii). All works are to comply with the Irish Water Standard Details for WasteWater Infrastructure, (mandatory for all Irish Water Connection Agreement Offers issued after 6th June 2016 and available at <http://www.water.ie/help-centre/connections>)
- (ix). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
- (x). 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.
- (xi). All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

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:** 18, Butterfield Crescent, Dublin 14

**Applicant:** Ita & Stephen Langton 18, Butterfield Crescent, Dublin 14

**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 15-Dec-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*