

Stephen Mason Architectural & Planning Services
2, Clonkeefy
Castlerahan
Ballyjamesduff
Co. Cavan

Date : 02-May-2023

Reg. Ref. : SD22B/0278/C4
Proposal : **Planning Permission for (1) Construction of a two storey pitched roof side extension to the existing dwelling (2) Construction of a single storey flat roof rear extension to the existing dwelling and extending for the width of the two storey extension. (3) Works to the existing house (a) Internal alterations at ground and first floor level to facilitate the new extension (b) Alterations to existing ground floor window on the front elevation (4) Increased width vehicular entrance of the public road and (5) All necessary ancillary site development works to facilitate this development**

Condition 4; Drainage - Surface Water.
The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

(a) Fully detailed foul and surface water drainage plans for the proposed development as approved showing location of all manholes, AJs etc located within the site boundary up to and including point of connection to the public sewer that fully accords with the requirements Council's Water Services Section and or Irish Water,

(b) 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.

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

(d) The soakaway design to be submitted shall be certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance and shall include documented evidence of infiltration test results to demonstrate that the soakaway complies with the requirements of BRE Digest 365.

The revised plans shall provide for a soakaway to be located within the curtilage of the property and this shall be:

(i) at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.

(ii) at least 5m from the nearest road boundary and not within 3m of the boundary of the adjoining site.

(iii) a minimum of 10m from any sewage treatment percolation area.

(iv) at least 10m from any stream / river / flood plain.

In addition only rainwater shall be discharged to soakaways.

Location : 53, Michael Collins Park, Dublin 22
Applicant : Stephen & Eimear Shields
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 13-Mar-2023 to comply with Condition No 4 of Grant of Permission No. SD22B/0278, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

M.C.

for Senior Planner