The Lugg,
Brittas,
Co Dublin,

Date 24th April 2023

Further Information Planning Reference SD22B/0354

RE Planning Application for Two storey extension and single storey side extension to existing, Co. Dublin. Dwelling, comprising of 160sq.m to ground floor and 137sq.m to the first floor, accommodating additional bedrooms and living accommodation and granny flat; Finishes to be painted sand and cement render to walls and natural slate tiles to the roof.

Information Requested

The applicant is required to comply with the EPA's Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent less than 10) 2021 except where planning permission was granted prior to 7th June 2021 in which case the EPA's Code of Practice Wastewater Treatment Systems Serving Single Houses 2009 applies'. The applicant should submit a comprehensive map showing well locations and separation distances re. same. Detail in the form of a written report must also be provided indicating what (if any) sewage treatment provision was made for the new domestic residence proposed and s a new sewage treatment system has been considered.

I. **Comprehensive Map.**
Please see attached in Appendix 1 a detailed layout map detailing all locations and separation distances for existing wells.

II. **Written Report on status of sewage treatment provision.**
   a. The existing dwelling was constructed pre-7th June 2021 and thus the existing sewage disposal system should be considered under the EPA's Code of Practice Wastewater Treatment Systems Serving Single Houses 2009.
   South Dublin County Council inspected the existing wasterwater system shortly after the new septic tank legislation was introduced and on foot of the Engineer's inspection the existing septic tank was upgraded and replaced with a new Precast Tank with a capacity of 5,500 litres to the Engineer's satisfaction. A detailed drawing and Data Sheet of the replacement tank are enclosed as part of this report in Appendix 2.

b. The existing dwelling contains 5 No bedrooms, which include 2 No double and 3 No single bedrooms confirming an occupancy load of 7 No people. See a copy of drawing of existing dwelling in Appendix 3. In accordance with the EPA's Code of Practice Wastewater Treatment Systems Serving Single Houses 2009, Table 7, the septic tank design capacity requirement for the existing septic tank is 3,050 litres.

c. The planning application as submitted proposed 6 No bedrooms, which is one more that the existing arrangement, this includes 3 No double bedrooms and 3 No single bedrooms, confirming an occupancy load of 9 No people. In accordance with the EPA's Code of Practice Wastewater Treatment Systems Serving Single Houses 2009, Table 7, the septic tank design capacity requirement for the existing septic tank is 3,350 litres. See attached in Appendix 4 a copy of the proposed dwelling.

Conclusion.

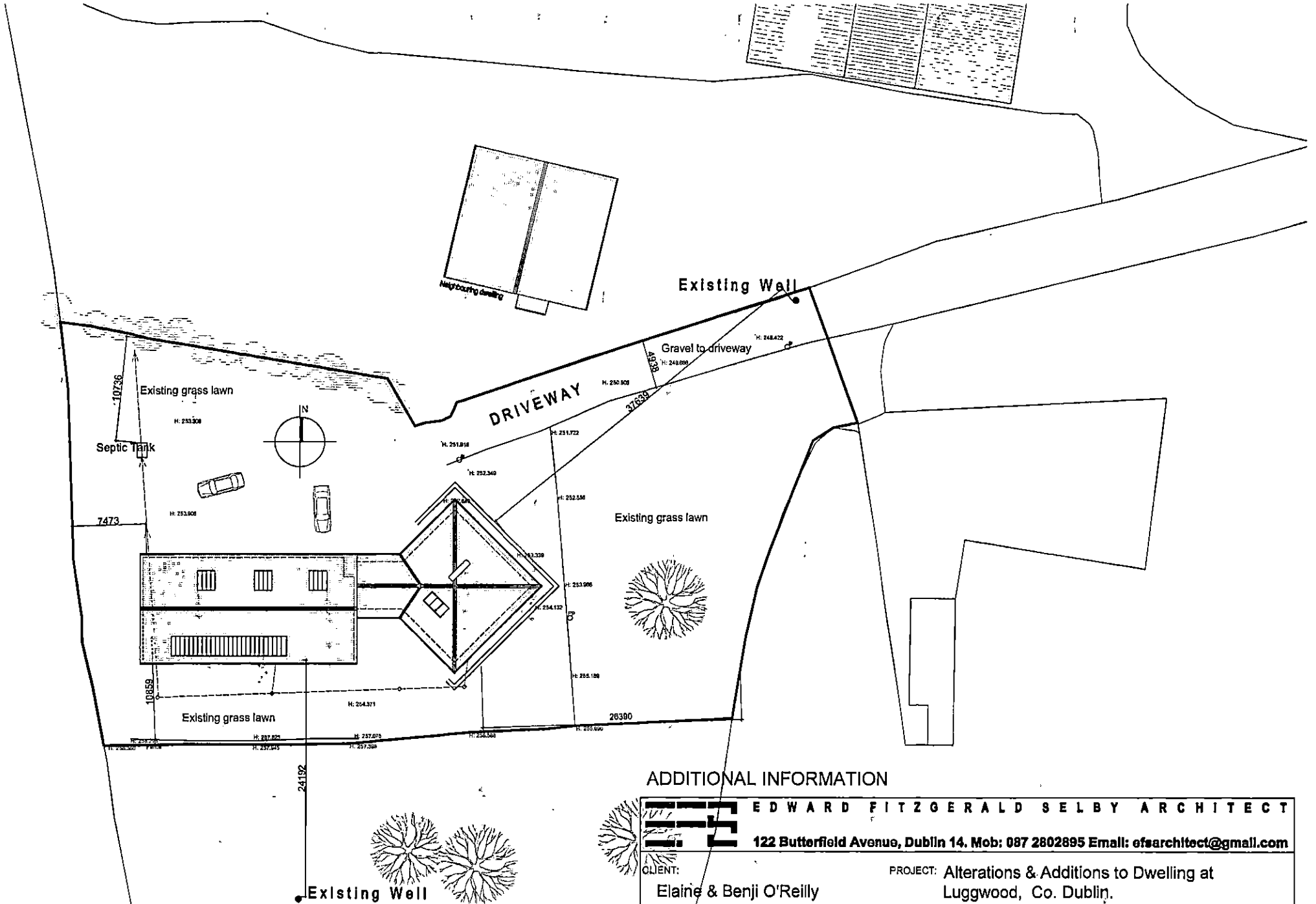
As the capacity of the existing septic tank is 5,500 litres and the maximum occupancy load for the proposed extension works will be 3,350 litres it is considered that the existing wastewater treatment system has adequate provision for the proposed extension to the domestic residence and there is no requirement to consider a new treatment system.

Yours faithfully,

Jimmy Callaghan

Construction Tec,

APPENDIX 1



ADDITIONAL INFORMATION

EDWARD FITZGERALD SELBY ARCHITECT
122 Butterfield Avenue, Dublin 14. Mob: 087 2802895 Email: efsarchitect@gmail.com

CLIENT: Elaine & Benji O'Reilly

PROJECT: Alterations & Additions to Dwelling at Luggwood, Co. Dublin.

DRAWING: Proposed Site Plan

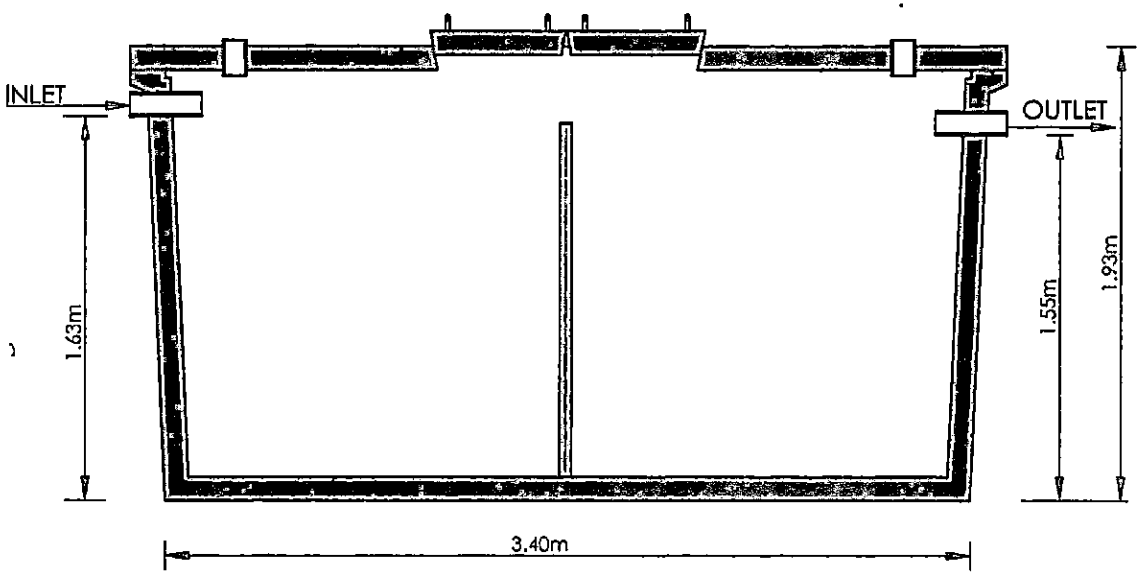
DRAWING No: AI-101

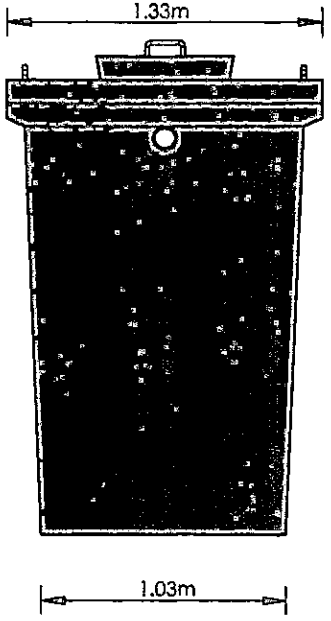
DATE 05/2023

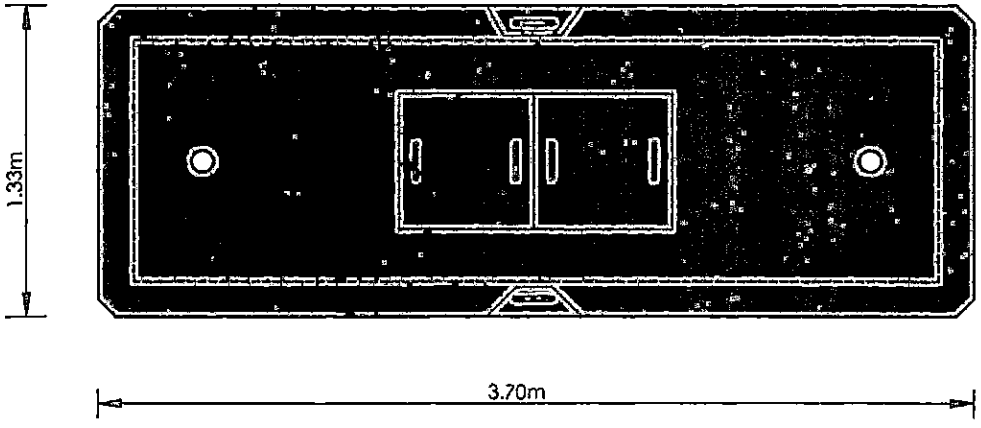
DRN EFS

SCALE: Scale 1:500

APPENDIX 2.







CORCORAN™
PRECAST TANKS

PROJECT:	TITLE: PT1200
VOLUME: 5500 Liters	LENGTH: 3.70m
HEIGHT: 1.93m	WIDTH: 1.33m
MATERIAL: 50N Concrete	WEIGHT: 4.7 Tonnes
DWG NO:	DATE:

Prüfinstitut für Abwassertechnik GmbH

PERFORMANCE RESULTS

Corcoran Precast Tanks
Ballybromel, Fenagh, Co. Carlow, Ireland

EN 12566-1
Part 1: Prefabricated septic tanks
Results corresponding to EN 12566-1 and S.R. 66

PIA-SR66-1606-1074

Corcoran Septic Tank

Material	Concrete
Structural behaviour (crushing resistance)	Pass (for wet ground conditions also)
Watertightness	Pass
Nominal capacity	2 m³, 3 m³, 4 m³, 5 m³
Hydraulic efficiency	99.92 % (without filter)
Durability	Pass

Performance tested by:

PIA – Prüfinstitut für Abwassertechnik GmbH
(PIA GmbH)
Hergenrather Weg 30
52074 Aachen, Germany

This document replaces neither the declaration of performance nor the CE marking.

Notified Body No.: 1739

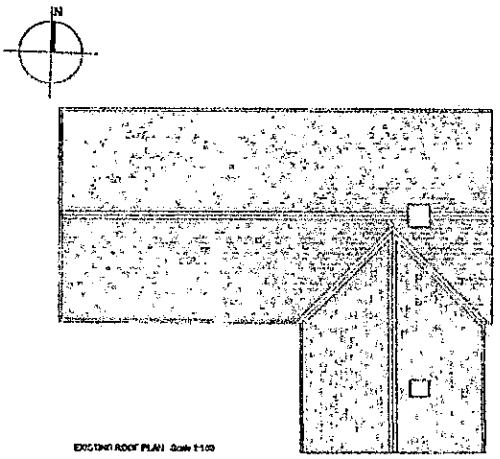
Certified according to ISO 9001:2008

DAkkS Deutsche Akkreditierungsstelle D-PL-17712-01-00

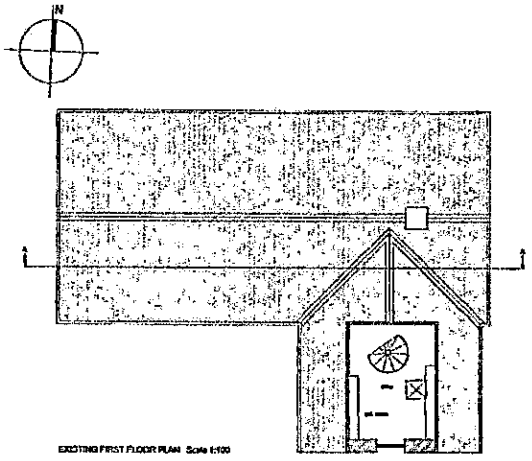
Prüfinstitut für Abwassertechnik GmbH
Geprüft - tested - testé

Elmar Lancé October 2016

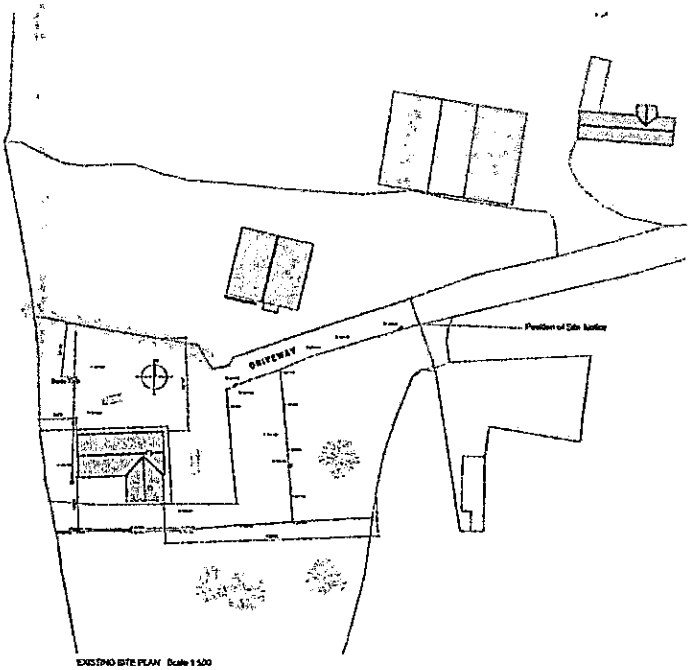
APPENDIX 3.



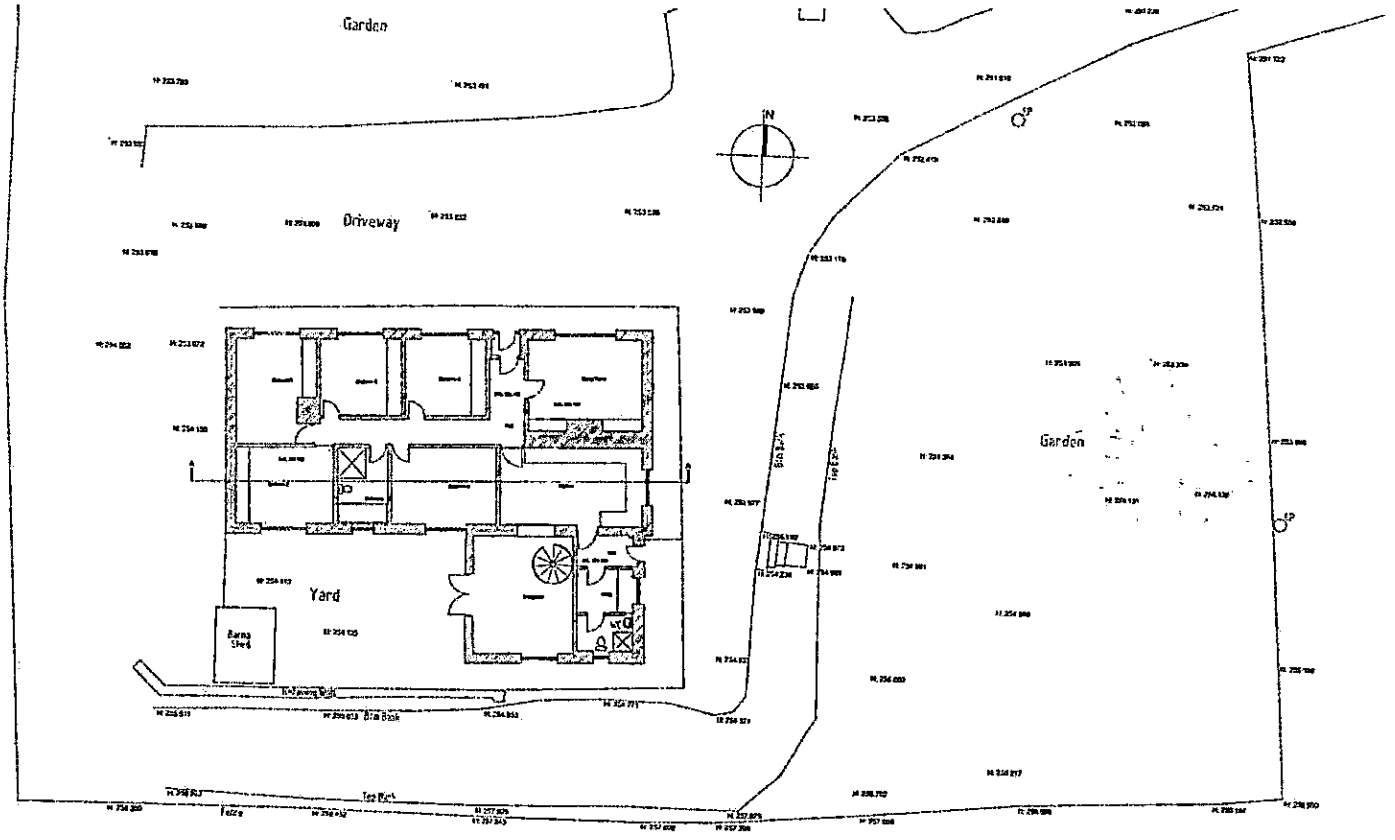
EXISTING ROOF PLAN Scale 1:100



EXISTING FIRST FLOOR PLAN Scale 1:100



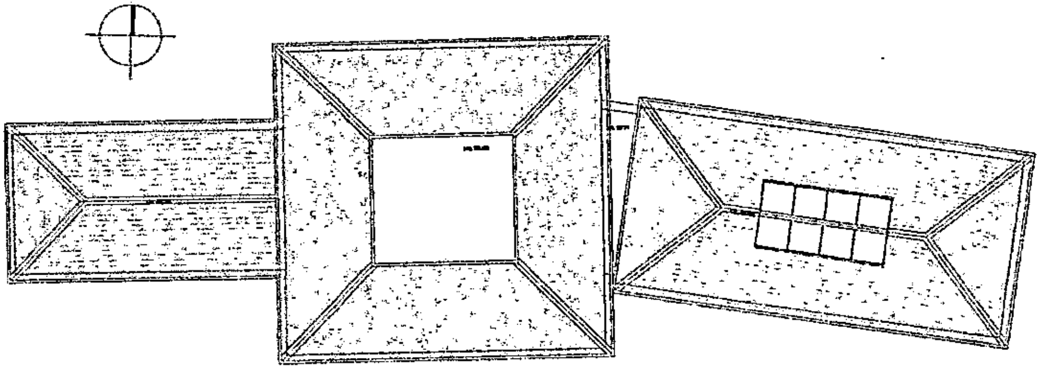
EXISTING SITE PLAN Scale 1:500



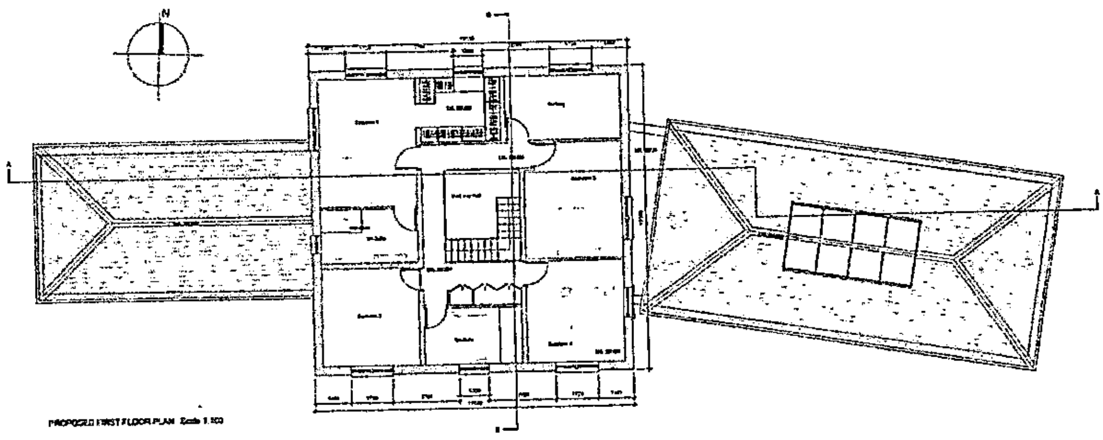
EXISTING GROUND FLOOR PLAN Scale 1:100

Client: Elaine & Benji O'Reilly	Project: Alterations & Additions to Dwelling at Loggorwell, Co. Dublin.
Drawing: Survey Plans	Drawing No: E-001
Date: 07/2022	Drawn: EFB
	Scale: 1:100

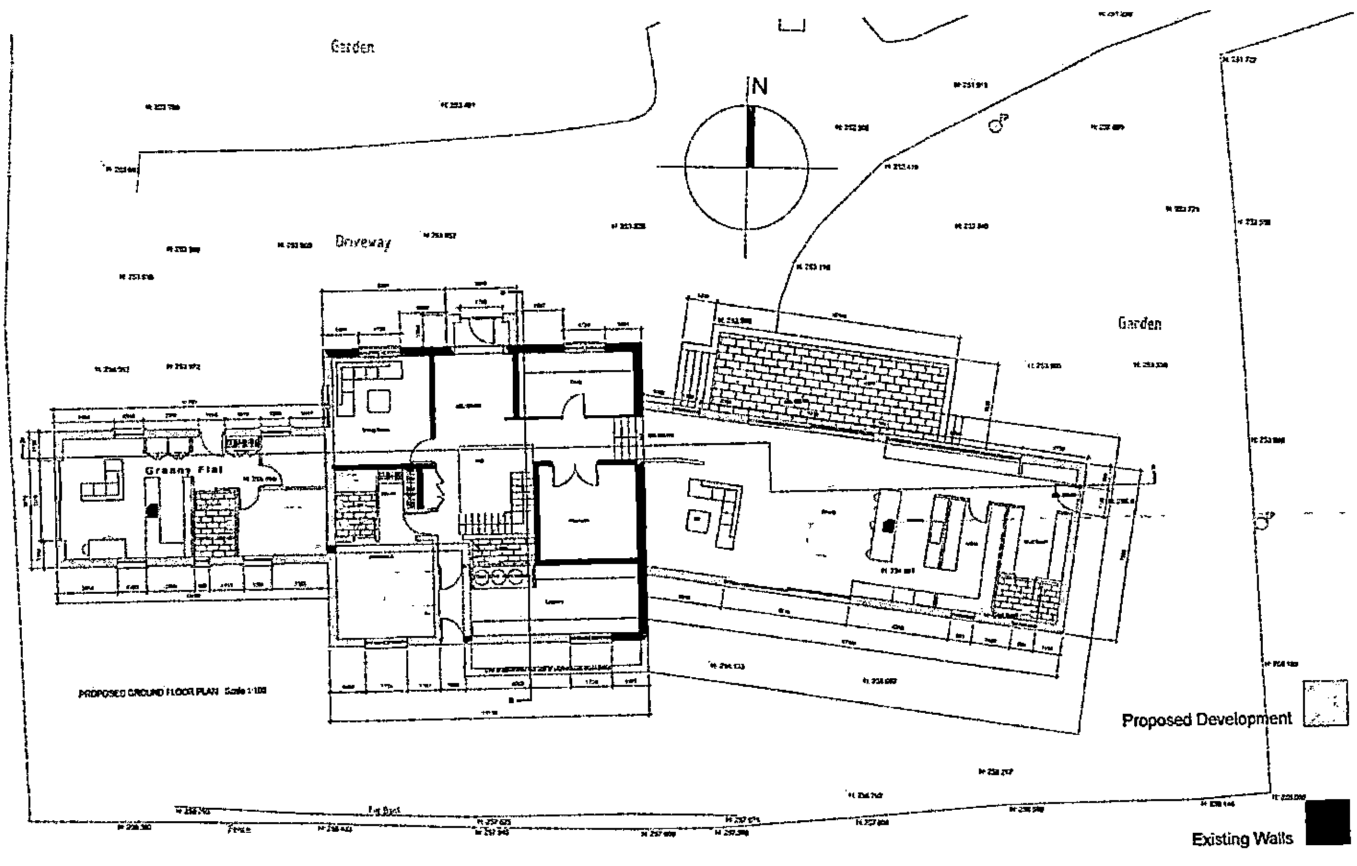
APPENDIX 4.



PROPOSED ROOF PLAN Scale 1:100



PROPOSED FIRST FLOOR PLAN Scale 1:100



PROPOSED GROUND FLOOR PLAN Scale 1:100

Proposed Development

Existing Walls

1. FLOORS:
New Floors on 150mm concrete floor slab on 150mm rigid insulation on radon barrier on min 300mm graded blinded hardcore.

2. WALLS:
Sand & Cement render on 215mm cavity block walls with 100mm...

3. ROOF:
Natural slate roof tiles on ...

Client: Elaine & Donal O'Reilly	Project: Alterations & Additions to Dwelling at Lugganed, Co. Dublin.
Drawing: Proposed Plans	P-001
Date: 07/2022 Drawn: EF9	Scale 1:100