

South Dublin County Council
Planning Department



Our Ref: 40385

26th April 2023

Planning Reference: **SD22B/0191**

Ref: Proposed extension to dwelling at Cooldrinagh Lane, Lexlip, Dublin

Dear Sirs,

Further to the above Planning Application receiving Planning Approval dated 10.08.2022 please find below and attached response to Condition No.03 of the Notification To Grant Permission.

Condition No. 03

(a) Submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include levels/contours, the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

Drawings 40185-201 & 202 enclosed:

- Existing Site Survey indicating Existing Foul Drainage
- Proposed Site Layout indicating no proposed Foul Drainage is provided for the above Planning permission

(b) Submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include levels/contours, the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie.

Drawings 40185-201 & 202 enclosed:

- Existing Site Survey indicating Existing Surface Water Drainage (Combined System)
- Proposed Site Layout indicating proposed Surface Water Drainage from New Roofs to be gathered with proposed Water Box unit. No additional proposed Hard Standing areas to Driveway / yards from that existing

(c) Submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. These may include green roofs, rain gardens, rain planter boxes for example. South Dublin County Council's Sustainable Drainage Explanatory Design & Evaluation Guide (2022) is available online at the following link:

<https://www.sdcc.ie/en/services/planning/planning-applications/water-and-drainage-considerations/sdcc-suds-explanatory-design-and-evaluation-guide.pdf>

At present the area where the extension is proposed is situated over an impermeable material (concrete finish). With the proposed Extension encroaching on this area and no further proposal to increase the hardstanding area it would be of our view that there will be no increase in discharge.

Given that the current dwelling roofs are connected to the public sewer we would propose a rain water box to attenuate the very small additional amount of runoff.

(d) Should a Soakaway be included 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. Where a soakaway is proposed the Applicant shall submit a 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.

The above response to Section 'C' should address Section 'D' also

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

The proposed development is a minor extension to an existing Dwellinghouse. There is no proposed Foul Drainage connections to the Extension. It is proposed that the Storm Drainage be addressed as per Section 'C' above

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

Refer to Section 'E' above

(g) The water supply and drainage infrastructure shall comply with Irish Water's Standards, Codes and Practices in relation to water and wastewater.

Connections to foul and water are already existing and this should not apply.

We trust the above addresses the Prior to Commencement condition and should you have any further queries do not hesitate to contact us.

Your sincerely



Stephen Rowland
For and on behalf of MILLIGAN RESIDE LARKIN LTD

Encl