

**MRL Architects  
56, Armagh Road  
Newry  
Co. Down  
BT35 6DN**

**Date : 22-Jun-2023**

**Reg. Ref. : SD22B/0191/C3**  
**Proposal : Two storey rear extension to the existing dwelling incorporating an extended rear entrance hall, utility room, kitchen and dining/living space at ground floor with a gallery at first floor level along with associated site works.**

**Condition 3:**

**Drainage and Water Services**

**Prior to the commencement of development, the Applicant shall submit the following information for the written agreement of the Planning Authority:**

**(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](mailto:datarequests@water.ie).**

**(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@sdbublincoco.ie](mailto:servicemaps@sdbublincoco.ie).**

**(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>

(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.

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

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

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

**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 :** Cooldrinagh Lane, Leixlip, Co. Dublin  
**Applicant :** Hugh Courtney  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 26-Apr-2023 to comply with Condition No 3 of Grant of Permission No. SD22B/0191, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“With regard to the details submitted including;

- Cover letter, MRL Architects
- Drawing 40385-201
- Drawing 40385-202

The submission is considered to be:

**Not compliant with C3.**

Water Services has stated:

*“Water Services are **not satisfied that Condition 3** of Planning reference SD22B/0191 is being complied with.*

*The Applicant has not addressed all items in Condition 3.*

**Reasons:**

- 1. It is not permitted to connect foul water drain into public surface water network. Reason: In the interest of public health and to ensure adequate water supply and drainage provision.*
- 2. The submitted drawing does not show the foul drainage layout up to and including the point of connection to the public foul water sewer.*
- 3. The submitted drawing does not show the surface water drain layout up to and including the point of connection to the public foul water sewer.*
- 4. It is unclear if foul water is connected to public foul water network or being treated on site via septic tank.*

***Recommendation:***

*The applicant shall confirm if foul water drain is connected to a septic tank on-site.*

*The applicant shall 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 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.*

*The applicant shall submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water network. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the surface water and foul water systems are discharging to separate pipe networks.*

It is noted that the applicant states in their cover letter that no new foul connections are proposed for the extension, however, the applicant has not provided the plan as requested under part (a). The applicant has also failed to provide the plan requested under part (b). No plan has been provided in accordance with part (c). It is noted that a soakaway is not being provided. Parts e, f and g do not require the submission of any details to the Planning Authority.

The Planning Authority is not satisfied that the submission is compliant.”

Yours faithfully,

M.C.

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**for Senior Planner**