

Ronan & Emma Beirne
43, Fortfield Park
Dublin 6W
D6WXH95

Date: 23-Nov-2023

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

Register Reference: SD21B/0544/C4

Development: Removal of existing chimney to side and single-storey extension to rear; construction of a new part single-storey, part two-storey extension to rear with rooflight; external insulation with render finish to entire dwelling; alterations to fenestration and front entrance porch to front façade; new raised parapet with lean-to roof behind to existing front porch and existing side annex; alterations to fenestration to side and rear at first-floor level and new side access door to front; provision of solar panels to main flat roof; alterations to front boundary wall including raising height of wall to 0.9m and entrance piers to 1.2m with new render finish replacing existing brick; widening of existing vehicular entrance to 3.5m; new 2m high nib wall to western boundary; and all associated site works.

Condition 4:

Sustainable Urban Drainage Systems.

Prior to the commencement of development that applicant shall submit for the agreement of the Planning Authority:

- (a) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- (b) a revised drawing showing plan & 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:
 - (i) At least 5m from any building, public sewer, road boundary or structure.
 - (ii) Generally, not within 3m of the boundary of the adjoining property.
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (v) Soakaways must include an overflow connection to the surface water drainage network.
- (c) The applicant is required to include Water Butts as part of Sustainable Drainage Systems (SuDS) features for the proposed development.

REASON: To ensure the provision of suitable SuDS.

Location: 43, Fortfield Park, Dublin 6W, D6WXH95

Applicant: Ronan & Emma Beirne 43, Fortfield Park, Dublin 6W, D6WXH95

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 27-Oct-2023.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,

CB

for **Senior Planner**