

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

Date : 30-Nov-2023

Reg. Ref. : SD21B/0544/C4
Proposal : 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

Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 27-Oct-2023 to comply with Condition No 4 of Grant of Permission No. SD21B/0544, in connection with the above.

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

Comments:

“Documents provided by Applicant:

The Applicant has provided the following information to demonstrate compliance with Condition No.4:

- Cover Letter, prepared by Ronan Beirne,
- Cover Letter (including calculations), prepared by Whyte Planning Consultants Ltd.

Assessment:

The applicant has made a submission which states that, on the day of assessment, the site was completely waterlogged and a BRE Digest 365 test was not possible. The recommendation of the submission is that there will not be a significant increase in surface water discharge from the site and that a surface water sewer connection be made to the public system. The submission does not indicate the location of any alternative SuDS or water butts.

The Public Realm Section have reviewed the submission and have recommended the submission is not in compliance as the applicant has not provided the information required, specifically a percolation test. Water Services have also reviewed the submission and have stated they are not satisfied with the response on the same basis, also mentioning that water butts have not been shown on plan, as required.

The permitted site layout plan states that all additional surface water runoff will discharge to a soakaway. The condition requires the submission of confirmed details and tests for this soakaway. The response of the applicant as to why the required details have not been submitted is not accepted. Where it is not feasible to provide a soakaway, the applicant is required to provide alternative SuDS, to adequately account for the increased surface water runoff from the development. Further details, either comprising the BRE Digest 365 Test and soakaway details or alternative measures, are therefore required to discharge the requirements of this condition.

Conclusion:

Having regard to the information submitted, the requirements laid out in Condition No. 4 and the responses of Public Realm and Water Services, the Planning Authority consider that Condition No. 4 is **not compliant**, and the Applicant should be informed. “

Yours faithfully,

M.C.

for Senior Planner