

Kavanagh Mansfield & Partners
37 Heather Road
Sandyford Industrial Estate
Dublin 18

Date : 03-May-2024

Reg. Ref. : SD21B/0544/C4-1
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 06-Mar-2024 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 satisfactory.

Yours faithfully,

M.C

for Senior Planner