



South Dublin County Council
County Hall
Tallaght,
Dublin 24,
D24 A3XC

30/03/2021

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Irish Water
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RE: Irish Water's observations regarding planning ref. SD21B/0064

Alterations to existing dwelling to include demolition of existing single storey garage; single storey rear extension and garden shed; removal of first floor dormer and chimney; new external insulation ; new windows and roof windows; new dormer to the west; construction of new two storey extension to the east and a single storey extension to the rear of the site; overall increase of the floor area will be 86.55sq.m; all associated site works.

Dear Sir, Madam,

Please accept this submission in respect of the above-referenced planning application for development at 9, Ardeevin Drive, Lucan, Dublin.

Irish Water has reviewed the proposed development and would like to make the following observations:

In order to assess feasibility of connection to the public water/waste water infrastructure the applicant is required to engage with Irish Water through the Pre-Connection Enquiry (PCE) process.

Irish Water records show that there is an existing 225mm public waste water sewer traversing the site to the east. The proposed development is too close to the public wastewater sewer at approximately 1.4m. The nearest point of the building must not fall within 3 metres of the existing wastewater sewer as per Irish Water Standard Details and Code of Practice for Wastewater Infrastructure. This is required to allow adequate access for maintenance works and to avoid loading from structures being imposed onto the sewer.

Stiúrthóirí / Directors: Cathal Marley (Chairman), Niall Gleeson, Eamon Gallen, Brendan Murphy, Michael G. O'Sullivan

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.

Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

Irish Water does not permit build over of its assets and has standard separation distance requirements. Any proposals by the applicant to build over or divert existing water or wastewater services shall be submitted to Irish Water for assessment.

The applicant has shown the surface water run off from the proposed development to be connected into the foul water drainage network. This is not acceptable as foul and surface water drainage systems must be designed to discharge to separate pipe networks as per Irish Water Standard Details and Code of Practice for Wastewater Infrastructure.

Therefore, Irish Water respectfully requests that the applicant be requested to submit **Further Information** as follows;

- The applicant shall engage with Irish Water by submitting a pre Connection Enquiry (PCE) to assess feasibility of connection to the public water/waste water infrastructure. The outcome of the PCE is to be submitted as a response to RFI.
- The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates IWS minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted as a response to RFI.
- The applicant is required to submit a revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks.

Queries relating to the terms and observations above should be directed to planning@water.ie

Signed on behalf of Irish Water: Yvonne Harris