

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority

Planning Application No.

SD21B/0228

Date Lodged with Planning Authority:

21/04/2021



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Development:

Alterations to existing dwelling, previously extended, to provide an additional separate dwelling on same site incorporating previous extension with new extension into the new separate four bedroom dwelling; new roof window to existing bathroom; addition of a single storey utility room extension to the rear of existing dwelling; alterations to existing first floor windows to correspond to houses opposite; subdivision of rear garden into separate gardens; new pedestrian gate onto Lamburnam Walk.

Location :

27 Elderwood Road, Palmerstown, Dublin 20.

IW Recommendation:

Further Information Required

IW Observations:

1 Water (Further Information Required)

1.1 The applicant has not submitted water supply drawings for the proposed development. The applicant is required to submit a drawing in plan outlining the existing and proposed water supply layout for the development. The drawing shall show that each dwelling has its own independent connection to the public water infrastructure. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

1.2 In order to assess the feasibility of a connection to public water infrastructure further information is requested as follows;
The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

1.3 The proposed development is approximately 2.5m from a 100mm uPVC public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information

1.4 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul (Further Information Required)

2.1 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. 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.

2.2 The applicant shall submit a drawing showing that each individual dwelling has its own independent connection to the public wastewater network. Maps of the public watermains and

Signed on Behalf of Irish Water: Yvonne Harris

Date: 24/05/2021

