

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority



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Planning Application No.

SD21B/0228

Date Lodged with Planning Authority:

21.04.2021

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)

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.

2 Foul (Further Information Required)

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.

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 Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

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 also notes the proposed development is located over existing Irish Water infrastructure. Any proposals by the applicant to build over or divert existing water or wastewater services shall be submitted to Irish Water for assessment.

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 build over and/or diversion. The outcome of the engagement with Irish Water's diversions shall be submitted as a response to RFI.

Signed on Behalf of Irish Water: Maria O'Dwyer

Date: Friday 4 June 2021