

**Irish Water's Statutory  
Response to**

**South Dublin**

**Planning Authority**



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**Planning Application No.**

SD21A/0101

**Date Lodged with Planning Authority:**

27/04/2021

**Development:**

Residential development comprising a total of 28 apartments, in a building up to 4-storeys in height; the cumulative gross floor area is proposed to be 2,640sq.m on the 0.3157 hectare site including the site of the former filling station (0.2821 ha - under applicant's ownership) and a portion of land (0.0326ha) located to the north of the filling station site, where the existing traffic lights and pedestrian crossing are located along Nutgrove Avenue; to accommodate access to the site, it is proposed to relocate the existing traffic lights and pedestrian crossing which traverses both South Dublin County Council and Dun Laoghaire-Rathdown County Council boundaries; a development with a maximum height of c.11.7m and a total gross floor area of 2,640 sq.m comprising of 28 residential units comprising 8 1-bedroom apartments, 17 2-bedroom apartments and 3 3-bedroom apartments; communal amenity space (433sq.m) and public open space (286sq.m) located to the rear and western side of the site; at grade car parking is proposed to the rear of the site which will provide 16 residents' car parking spaces (including 2 electric vehicles spaces and 1 accessible spaces) and 2 motorcycle parking spaces; 2 resident waste bin storage areas are proposed along the north-western and north-eastern corner of the site, fronting Nutgrove Avenue (total 25sq.m); a new vehicular entrance from Nutgrove Avenue; a total of 62 surface level bicycle parking spaces comprising 48 spaces located at the rear of the site and 14 spaces within the residents' communal area, located along the north-western portion of the site; relocation of the existing traffic lights and pedestrian crossing located on Nutgrove Avenue to the west of its existing position to accommodate access to the site; all ancillary site development works including installation of drainage and water supply infrastructure, lighting and provision of an ESB substation and switch room.

**Location :**

Nutgrove Avenue, Rathfarnham, Dublin 14

**IW Recommendation:** **No Objection**

**IW Observations:**

**1 Water**

1.1 Prior to commencement of development, the applicant shall enter into water connection agreements with Irish Water.

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

**2 Foul**

2.1 Prior to commencement of development, the applicant shall enter into wastewater connection agreements with Irish Water.

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

Signed on Behalf of Irish Water: **Yvonne Harris**

Date: **Tuesday 15 June 2021**

