

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority



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Planning Application No.

SD21A/0175

Date Lodged with Planning Authority:

29/06/2021

Development:

Revisions to development previously permitted under Reg. Ref. SD17A/0064 and ABP Ref. PL06S.249209 (referred to as Watson's Place) and shall consist of the replacement of 3 previously permitted house units (House Types A, A1 and A2) comprising 1 one bed house, 1 three bed house and 1 four bed house with a new proposal for 8 apartments comprising 2 one bed units and 6 two bed units, all located within 2-3 storey Ballyroan House (A Protected Structure); the replacement of 2 one previously permitted semi-detached house units (House Types D) comprising 2 four bed house units (2 storeys) with a new proposal for 3 two bed terraced house units (2 storeys); the new works to Ballyroan House (A Protected Structure) shall comprise of the refurbishment and subdivision of the existing building (approx. 761sq.m); demolition of extensions to the building including a two storey block work extension and a single storey extension to the rear (total demolition approx. 53sq.m); (c) the removal of an old ruin to the gable; extension to the rear of the building at ground and first floor level (approx. 36sq.m); removal of internal walls and partitions; modifications to elevations including the removal of windows and the provision of new window and door openings; and provision of new private open space terraces/balconies to the rear/side of the building; the revised proposal shall also provide for a total of 43 car parking spaces; public and communal open space areas; 18 secure bicycle parking spaces; new bin storage area (approx. 23sq.m); all other development within the site remains as previously permitted under Reg. Ref. SD17A/0064 and ABP Ref. PL06S.249209.

Location :

Ballyroan House, Ballyroan Heights, Dublin 16

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.

1.2 All development shall be carried out in compliance with Irish Water Standards codes and practices.

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

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

2.2 All development shall be carried out in compliance with Irish Water Standards codes and practices.

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

Signed on Behalf of Irish Water: Yvonne Harris

Date: Friday 30 July 2021

