

**Irish Water's Statutory  
Response to**

**South Dublin**

**Planning Authority**



**Uisce Éireann**  
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Éire

**Irish Water**  
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**[www.water.ie](http://www.water.ie)**

**Planning Application No.**

SD21A/0184

**Date Lodged with Planning Authority:**

05/07/2021

**Development:**

Extension to the existing motor sales outlet with servicing area and associated development consisting of the construction of a single storey (double height) extension (c.568sq.m) to the existing motor sales outlet with servicing area which will comprise of a car body shop and valet area; single storey remote sales office (c.20sq.m); a covered bike shelter; ancillary petrol fill area; alterations to vehicle storage area; alterations and relocation of the exiting vehicle display provision (resulting in total of 79 defined display spaces (59 additional) together with indicative display areas with capacity for c.72 vehicles); a reduction in service spaces (resulting in total of 23 service spaces (3 less)) and relocation and additions to the existing staff car parking provision (resulting in total of 25 staff spaces (5 additional)); provision of a new pedestrian site entrance; signage (3 signs (4.45sq.m; 2.71sq.m; 0.58sq.m); alterations and additions to the soft and hard landscaping, including the removal of existing fence; new boundary treatment and internal vehicle access gate; pedestrian paths and access; paving; tarmac and planting; relocation of vehicle sliding gate; an additional vehicle display podium; additional electric charging bays; new lighting; elevational changes to the existing building to facilitate the extension; an additional attenuation tank; all piped infrastructure and ducting; plant; all associated site development and excavation works above and below ground.

**Location :**

Toyota Liffey Valley, Liffey Valley Motor Mall, Dublin 22

**IW Recommendation:****Further Information Required****IW Observations:****1 Water**

1.1 In order to assess whether or not the existing public water infrastructure has sufficient capacity to cater for the proposed development 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/>.

2.1 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**

2.1 In order to assess whether or not the existing public wastewater infrastructure has sufficient capacity to cater for the proposed development 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 wastewater 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/>.

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

Signed on Behalf of Irish Water:

Yvonne Harris

Date:

Friday 6 August 2021

