

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority



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Planning Application No.

SD21A/0022 AI

Date Lodged with Planning Authority:

20.09.2021

Development:

Partial change of use from warehouse/storage to office use on ground and first floor level consisting of offices, canteen and toilet facilities, internal staircases, and associated facilities; 1 dock leveller located on the south west elevation to existing loading bay; new external windows & doors for office spaces to the existing south east south west and north west elevations with formation of entrance to office space to existing south east elevation; new carparking/hardstanding to provide 27 car parking spaces inclusive of 2 disabled spaces; external ramped/stepped to approach to office entrance to south west elevation; alterations to existing perimeters gabion walls to the south west of existing site and realignment of kerbing and shrub line to south west elevation; car parking external LED lighting provided by way of lamp standards to car park; alterations to existing surface water drainage and associated site works.

Location :

Unit 2024, Bianconi Avenue, Citywest, Dublin 24

IW Recommendation: **No Objection**

IW Observations:

Irish Water requests that any grant of permission will be conditioned as follows:

1. The applicant shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
2. All development shall be carried out in compliance with Irish Water Standards codes and practices.
3. Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.
4. Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.

Reason: To ensure adequate provision of water and wastewater facilities.

Signed on Behalf of Irish Water: **Maria O'Dwyer**

Date: **15/10/2021**

