

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority



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Planning Application No.

SD21B/0286 AI

Date Lodged with Planning Authority:

18/05/2021

Development:

Extension to side of existing house.

Location :

194, Arthur Griffith Park, Lucan, Co. Dublin

IW Recommendation:

Further Information Required

IW Observations:

1 Water (Clarification of Further Information Required)

1.1 The proposed development is approximately 2.5m from a 6" uPVC public watermain located under the public footpath to the north east of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant has not provided an letter of feasibility from Irish Water's diversions section to build within the required 3m separation zone. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information.

1.2 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 (Clarification of further information required)

2.1 The proposed development is approximately 1.5m from a 225mm public wastewater sewer located under the public footpath to the north east of the site. Irish Water Standard Details for wastewater Infrastructure require 3m clear distance from a sewer of this size. The applicant has not provided an letter of feasibility from Irish Water's diversions section to build within the required 3m separation zone. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information. Note this letter of agreement required is separate to the submitted confirmation of feasibility letter for the proposed wastewater connection.

2.2 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. There is a storm water network available in the area as shown on the submitted confirmation of feasibility letter from Irish Water. 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. Storm water drainage proposals must be agreed with South Dublin County Council's Water and Drainage section.

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

Signed on Behalf of Irish Water:

Yvonne Harris

Date:

24/01/2022

