



Planning Observation Report

Section 1

General Information

1.1 Planning Application No:	SD21A/0358
1.2 Description of the development: (Copy description provided in notification letter/planning list)	
Change of use to part of the ground floor (98sq.m), from retail to medical use and changes to the ground floor elevation to include new glazed screen and doors and signage to existing facades.	
1.3 Location: (Copy/Paste from description provided in notification letter/planning list. Include coordinates where available)	
Junction House, Airton Road & Greenhills Road, Tallaght, Dublin 24	
1.4 Planning Authority	South Dublin
1.5 Type of Planning Permission	New Application
1.6 Date Application Lodged with Planning Authority	22/12/2021

Section 2

Water Connection Planning Assessment (NOTE Observations should be aligned with COF where available)

2.1 Does the proposed development require a WATER service connection from Irish Water?		No
2.2 Please provide PCE number for this development if PCE has been submitted.	IW New Connections Viewer	
2.3 Please provide COF number for this development if COF has been issued.		
2.4 Water Plant Name		
2.5 Scheme Code		
2.6 Is water connection feasible		
2.7 Is the development in close proximity to, or propose to Build Over an IW Asset		

Section 3

Waste Water Connection Planning Assessment (NOTE Observations should be aligned with COF where available)

3.1 Does the proposed development require a WASTE service connection from Irish Water?		No
3.2 Please provide PCE number for this development if PCE has been submitted.	IW New Connections Viewer	
3.3 Please provide COF number for this development if COF has been issued.		
3.4 Waste Water Scheme Name		
3.5 Agglomeration Code		
3.6 Is waste water connection feasible		
3.7 Is the development in close proximity to, or propose to Build Over an IW Asset		

Section 4

Impact on Wastewater Treatment Plant

4.1 Is the development likely to cause overloading potentially impacting receiving waters	
4.2 Is a Section 16 licence required	
4.3 Is the proposed development within the buffer zone of a waste water treatment plant	

Section 5

Impact to Drinking Water Source

5.1 Is the development located within an Inner or Outer Source Protection Zone		
5.2 Is the development proposal likely to impact an IW drinking water source during construction	Link to IW Source Protection Viewer	

[Link to Standard Planning Responses](#)

Section 5

Please provide observations here

<p>1 Water</p> <ul style="list-style-type: none"> - The applicant must 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. <p>Reason: In the interest of public health and to ensure adequate water facilities.</p> <p>2 Foul</p> <ul style="list-style-type: none"> - The applicant must 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. <p>Reason: In the interest of public health and to ensure adequate water facilities.</p>		
Water Services Recommendation		No Objection
<p>Completed by Water Section Waste Water Section Approved by</p>	<p>Name Brian Harkin Brian Harkin Maria O'Dwyer</p>	<p>Organisation Local Authority Local Authority Irish Water</p>