



Michael Finnan

Michael Finnan (MSCSI)
Lower Friarstown , Bohernabreena , Dublin 24
087 2825326

3-2-2022

Planning Department,
South Dublin County Council
Town Centre
Tallaght
Dublin 24

Ref: ENCLOSED PLANNING APPLICATION @ 29 BALLYBODEN ROAD

To whom it may concern

Prior to submission of this planning application, we entered extensive discussions with Irish water in relation to our proposal.

Please see attached letter of agreement from Irish water in relation to the proposed works

Sincerely



Michael Finnan
BDCS Limited
Milestone
Laragh East
Glendalough
Co. Wicklow
A98VK85

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

30 January 2022

Dear Michael,

Re: Diversion Reference DIV21311 Diversion Enquiry. Subject to Contract | Contract Denied

Irish Water has reviewed your enquiry in relation to building near Irish Water's existing 225mm foul sewer and 300mm water main as part of the proposed development at 29 Ballyboden Road, Dublin 16.

Based upon the details you have provided with your enquiry and as assessed by Irish Water, we wish to advise you that, subject to valid agreement/s being put in place including a Deed of Easement, Irish Water have no objection to the proposed works.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a diversion, to build near, or a connection to any Irish Water infrastructure and is provided subject to agreement/s being executed at a later date.

Please note this enquiry and assessment relates to the feasibility of the proposed build near only and if a Pre-Connection Enquiry or a Connection Agreement is required, this can be applied for separately by completing the forms available at www.water.ie/connections.

If you have any further questions, please contact Kieran O'Neill from the diversions team on 0877093850 / 018925611 or email kioneill@water.ie.

Yours sincerely,

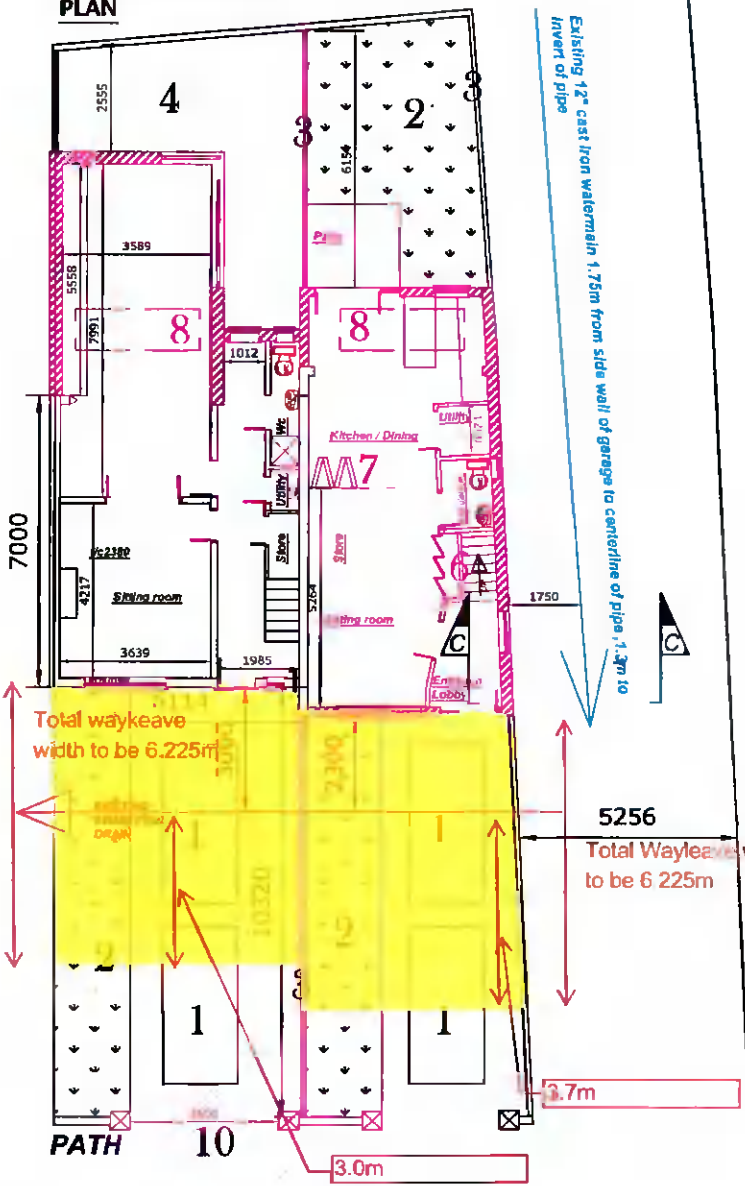
Yvonne Harris

Head of Customer Operations

EXISTING WORK

NEW WORK

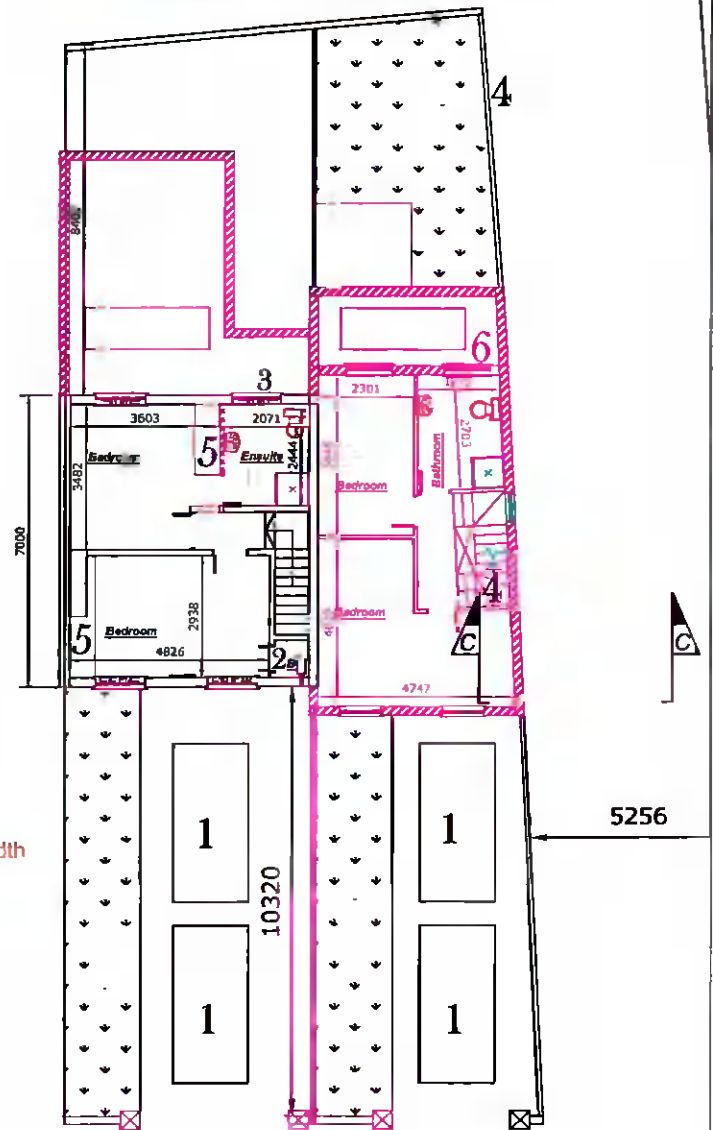
DWG : PROPOSED GROUND FLOOR PLAN



EXISTING WORK

NEW WORK

DWG : PROPOSED FIRST FLOOR PLAN



GRASS VERGE

CYCLE LANE

- 1: CAR SPACES AT THE FRONT
- 2: LAWN SPACE AT THE FRONT & REAR
- 3: NEW DIVIDING BLOCK WALL @ FRONT + REAR
- 4: BALLYLUSK GRAVELLED WATER PERMEABLE AREA
- 5: HARD PATIO SPACE AT REAR
- 6: 2M² OF SUB-STAIR STORAGE
- 7: SLIDING DIVIDING PARTITION BETWEEN SITTING AND DINING ROOM
- 8: 3.0*1.0M TRIPLE GLAZED FLAT ROOF WINDOW
- 9: UTILITY
- 10: NEW VEHICULAR ACCESS

ROADWAY --BALLYBODEN ROAD

CYCLE LANE

Drawing	Proposed Ground & first floor plans
Project	I Stella Browne intend to apply for full planning permission, for demolition of existing side shed and building a new two storey semi-detached dwelling house with converted attic space with a single above element to use. Widening existing vehicular access to serve new dwelling house, and forming new vehicular access to serve existing dwelling house, on site at 28 Ballyboden Road, Dublin 16
Prepared by:	Michael Finnán C/O Bids Ltd, Bsc, MCOB, MSCSI Lower Friarstown, Bohernabreena, Dublin 24 Ph: 087-2825326 Email: Michael.finnan043@gmail.com
Date	7-12-2021
Scale	1:125
Drawn by	1
Please Note: These drawings are for planning & discussion purposes only and no works to commence until author is notified. Any site dimension discrepancy with drawings to be notified to author immediately. Any budgeting for works must visit site and establish exact nature of works prior to preparing works quote.	