



## Planning Observation Report

### Section 1 General Information

1.1 Planning Application No:	SDZ21A/0014 Clarification of AI
1.2 Description of the development: (Copy description provided in notification letter/planning list)	<p>Development of 227 dwellings (24,513.8sq.m gross floor area); 95 3-bed, 2 storey terraced houses and associated gardens; 28 4-bed, 3 storey terraced houses and associated gardens; 48 3-bed, 2 storey duplex apartments over 48 2-bed apartments (3 storey buildings with 2 storey duplex over single level ground floor unit) and associated communal and private open space; 4 3-bed, 2 storey duplex apartments over 4 3- bed, 2 storey duplex apartments (4 storey buildings with 2 storey duplex over 2 storey duplex) and associated communal and private open space; all associated site and development works including roads, central public open space (0.12ha), car parking (361 spaces), bicycle parking (168 spaces), bin storage areas, 2 ESB substations (22sq.m), associated pedestrian footpaths and cycle paths, hard and soft landscaping and boundary treatment. A section of the East - West Avenue Road (referred to as Airlie Park Road) along the northern boundary of the site is included in the current application and 2 access points are proposed to this road; development is accessed from roads already approved or under construction. The road to the south (referred to as Adamstown Way) was permitted under SDZ06A/0005 and bounds the site to the south and 1 access point is proposed to this road. 4 access points are proposed to the east and west (2 each). The Celbridge Link Road permitted under SDZ17A/0009 bounds the site to the west and the north-south road to the eastern boundary (referred to as Linear Park Road) was permitted under SDZ20A/0017. 17 spaces were permitted under SDZ17A/0009 providing a total of 378 spaces for this development.</p>
1.3 Location: (Copy/Paste from description provided in notification letter/planning list. Include coordinates where available)	Development Area 8, Adderig, Adamstown, Lucan, Co. Dublin
1.4 Planning Authority	South Dublin
1.5 Type of Planning Permission	Response to FI Received
1.6 Date Application Lodged with Planning Authority	25/01/2021

### 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?		Yes
2.2 Please provide PCE number for this development if PCE has been submitted.	<a href="#">IW New Connections Viewer</a>	
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?		Yes
3.2 Please provide PCE number for this development if PCE has been submitted.	<a href="#">IW New Connections Viewer</a>	
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 receiveing 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 constru	<a href="#">Link to IW Source Protection Viewer</a>	

[Link to Standard Planning Responses](#)

### Section 5 Please provide observations here

<p><b>1 Water</b></p> <p>- Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.</p> <p>Reason: In the interest of public health and to ensure adequate water facilities.</p>		
<p><b>2 Foul</b></p> <p>- Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.</p> <p>Reason: In the interest of public health and to ensure adequate waste water facilities.</p>		
<b>Water Services Recommendation</b>		No Objection
<b>Completed by</b>	<b>Name</b>	<b>Organisation</b>
Water Section	Brian Harkin	Local Authority
Waste Water Section	Brian Harkin	Local Authority
Approved by	Yvonne Harris	Irish Water