

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority



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Planning Application No.

SD22A/0023

Date Lodged with Planning Authority:

28/01/2022

Development:

(i) Construction of 1 two storey two-bedroom, infill dwelling serviced by private amenity space to rear and 1 on-curtilage vehicular parking space accessible via Barrack Court; (ii) provision of 2 replacement vehicular parking spaces for use by residents of Barrack Court; and (iii) all ancillary works, inclusive of SuDs surface water drainage, site works, boundary treatments and landscaping necessary to facilitate development.

Location :

Lands to rear of The Copper Kettle Coffee Shop, Main Street, Rathcoole, Co. Dublin

IW Recommendation:

Further Information Required

IW Observations:

1 Water

1.1 Obtain a confirmation of feasibility letter from Irish Water and submit same to Water Services, Planning Authority of South Dublin County Council regarding proposed water supply network.

- Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.

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

2 Foul

2.1 Obtain a confirmation of feasibility letter from Irish Water and submit same to Water Services, Planning Authority of South Dublin County Council regarding proposed wastewater network.

2.2 Submit a revised drawing to show that proposed foul drain is a minimum of 3m from proposed soakaway.

- Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.

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

- All development shall be carried out in compliance with Irish Water Standards codes and practices.

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

Signed on Behalf of Irish Water:

Yvonne Harris

Date:

26/02/2022

