

**Irish Water's Statutory  
Response to**

**South Dublin**

**Planning Authority**



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**Irish Water**  
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**Planning Application No.**

SD22A/0031

**Date Lodged with Planning Authority:**

02/03/2022

**Development:**

(1) Demolition of existing single storey garage and rear single storey extension; (2) construction of a new two storey, semi-detached dwelling house with an attic conversion and widening existing vehicular access to serve existing dwelling house at 29 Ballyboden Road, Rathfarnham, Dublin 14.

**Location :**

29, Ballyboden Road, Rathfarnham, Dublin 14

**IW Recommendation:****Further Information Required****IW Observations:****1 Water**

1.1 Proposed development is shown as being 1.75m to the centre line of existing 300mm watermain south of site. There should be

a setback distance of 5m to the outside diameter of existing 300mm watermain south of site to proposed boundary wall.

Submit a drawing showing a setback distance to existing 300mm watermain to boundary wall as required by Irish Water.

Alternatively 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 Proposed development is approximately 2.5m from boundary wall to existing 225mm foul sewer and Irish Water require a

setback distance of 3m between boundary wall and existing 225mm foul sewer west of site.

Obtain a confirmation of feasibility letter from Irish Water and submit same to Water Services, Planning Authority of South

Dublin County Council. This relates the setback distance between proposed development and existing 225mm foul sewer west of same.

2.2 Submit a drawing showing proposed foul drain network system up to the point of the public foul sewer.

- 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.

Signed on Behalf of Irish Water:

Yvonne Harris

Date:

Thursday 3 March 2022

