

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority



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Planning Application No.

SD22B/0058

Date Lodged with Planning Authority:

11/02/2022

Development:

(a) The removal of the existing conservatory and the construction of a new 20.5sq.m single storey kitchen; (b) the removal of existing shed to the side of the house and construction of a new 17sq.m boot/utility room; (c) extend the lounge forward into existing porch area, 5.2sq.m with rooflight over; (d) extension of 7.9sq.m to the existing family room/den to the side elevation, south; (e) detached 25sq.m shed in the rear garden. At first floor level: (f) the construction of a new stairs and stair well to the front elevation to roof level with an apex roof and new windows, 4.5sq.m; (g) extension to bedroom 3 on south elevation of 6.3sq.m along with layout changes to all floor levels along with elevational changes to dwelling; (h) removing existing roof and chimney and replacing it with a new roof to include 2 dormer windows, one to the front elevation and one to the rear elevation, clad seamed aluminium and 2 'Velux' windows to the rear elevation and providing a new stairs to attic area to include open plan area and bedroom 4 with ensuite; (i) the removal of the existing beech hedge onto Knocklyon Avenue and Leylandii trees to the front garden, replace existing vehicular entrance and add new 2m high electric gates and provide a new pedestrian gate and a new boundary wall 2m high to the front of the house and 2.4 at the rear garden of the house onto Knocklyon Avenue; (j) All associated site development and drainage works to facilitate the development, ancillary works for foul and surface water to soakaway, BRE365 and public drainage systems.

Location :

9, Knocklyon Avenue, Templeogue, Dublin 16, D16X4C0

IW Recommendation:

Further Information Required

IW Observations:

1 Water

1.1 The proposed building to the west of the existing dwelling is approximately 1.9m from a 4" uPVC public watermain located under the public footpath to the south of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

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

2 Foul

2.1 The proposed building to the west of the existing dwelling is approximately 1.9m from a 225m public foul sewer located under the public footpath to the south of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

2.2 The applicant has proposed to discharge surface water drainage from the proposed development to the public foul drainage network which is not acceptable. The applicant is required to submit a revised drainage layout drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Ajs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks.

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

Signed on Behalf of Irish Water:

Yvonne Harris

Date:

11/03/2022

