

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority



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Planning Application No.

SD21A/0312 AI

Date Lodged with Planning Authority:

18/11/2021

Development:

Subdivision of existing Block B, College Lane, Greenogue, Rathcoole, Co. Dublin (existing areas: 23,421 sq.m single warehouse and 2,963 sq.m ancillary office/staff facilities as granted under application ref SD19A/0265 into 2 no. warehousing units as follows; 1) Unit B1 to contain 13,719 sq.m existing warehouse area, 2,905 sq.m existing ancillary office/staff facilities area; 2) Unit B2 to contain 9,665 sq.m existing warehouse area, 58 sq.m existing ancillary staff facilities area, 37 sq.m change of use of existing warehouse to ancillary office/staff facilities area at ground floor and 636 sq.m additional 2-storey ancillary office/staff facilities on 1st & 2nd floor; the above proposal includes minor elevation adjustments to South & West elevation of Unit B2 to facilitate the additional ancillary office/staff facilities, subdivision of the rear HGV yard by internal fencing, provision of new HGV & car access gate to Unit B2 from the existing estate access road, provision of 36 carpark spaces including 2 disabled spaces and 24 bicycle spaces, pedestrian access & footpath from the new gate to the new ancillary office and associated drainage adjustments; note this planning submission is one of two independent applications for subdivision options to Block B.

Location :

College Lane, Greenogue, Rathcoole, Co. Dublin

IW Recommendation: **No Objection**

IW Observations:

1 Water

- 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

- 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 28 April 2022**

