

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority



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Planning Application No.

SD22B/0169

Date Lodged with Planning Authority:

21/04/2022

Development:

Construction of 2 storey kitchen/dining/living/bedroom extension to side; Porch extension to front; Detached garage to side and all associated site works.

Location :

37, Pairc Mhuire, Saggart, Dublin

IW Recommendation:

Further Information Required

IW Observations:

1 Water

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

2 Foul

2.1 The proposed development is located directly beside and potentially directly over a 150mm public wastewater sewer which traverses the site according to Irish Water record maps. Irish Water Standard Details for Wastewater 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 not submitted foul water drainage plans for the proposed development. The applicant is required to submit a 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. 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 All development shall be carried out in compliance with Irish Water Standards codes and practices

Signed on Behalf of Irish Water:

Yvonne Harris

Date:

26/05/2022

