

**Irish Water's Statutory  
Response to**

**South Dublin**

**Planning Authority**



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**Planning Application No.**

SD22A/0313

**Date Lodged with Planning Authority:**

26/07/2022

**Development:**

Alterations to an existing planning permission Reg. Ref. SD21A/0162 for a warehouse development of 2 units (Unit 1 & Unit 2) at the 4.04ha site comprising of reduction of 237sq.m of warehouse floor area on the ground floor due to, change of use of 63sq.m of warehouse floor area to office floor area, change of use of 91sq.m of warehouse floor to staff facilities floor area on the ground floor plan, and the remainder due to the addition of a 2.4m high perimeter blockwork wall in the warehouse area; Change of use of 14sq.m of staff facilities floor area to office floor area at the ancillary office ground floor plan; Change of use of 14sq.m of office floor area to staff facilities floor area over 1st & 2nd floor plan; Reduction of 28sq.m of office over 1st and 2nd floor plan to facilitate structural alignment; Minor internal alterations to the ancillary staff facilities/office layouts with no area alterations; Elevational changes, omission of 5 dock levellers & associated canopy and addition of 1 fire escape door to the building's southern elevation; Addition of 2 fire escape doors to the building's northern elevation; Alterations to Unit 2 are as follows, omission of warehouse office/staff facilities block at the south-east & north-west corner of the warehouse resulting in, change of use of 40sq.m of office floor area to warehouse floor area and change of use of 76sq.m of staff facilities floor area to warehouse floor area on the ground floor; Addition of a 2.4m high perimeter blockwork wall internally within the warehouse area, resulting in a warehouse floor area reduction of 63sq.m; Alteration to the ancillary office/staff facilities block resulting in, a reduction of 101sq.m of office floor area and addition of 11m<sup>2</sup> of staff Facilities floor area on ground floor plan; Reduction of 104sq.m of office floor area & 52sq.m of staff facilities floor area over 1st & 2nd floor plan; Elevational changes, a reduction of 2 level doors and addition of 6 dock leveller doors & associated canopy to the building's north-eastern elevation; Associated site plan and drainage adjustments.

**Location :**

Brownsbarn, Citywest Campus, Dublin 24.

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

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

1.2 Obtain a letter of confirmation of feasibility for proposed development.

1.3 Submit a Pre connection enquiry with Irish Water for proposed development.

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

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

**2 Foul**

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

2.2 Obtain a letter of confirmation of feasibility for proposed development.

2.3 Submit a Pre connection enquiry with Irish Water for proposed development.

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

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

Signed on Behalf of Irish Water:

Yvonne Harris

Date:

08/09/2022

