

**Irish Water's Statutory  
Response to**

**South Dublin**

**Planning Authority**



**Uisce Éireann**  
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Baile Átha Cliath 1  
Éire

**Irish Water**  
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**[www.water.ie](http://www.water.ie)**

**Planning Application No.**

SD22A/0322

**Date Lodged with Planning Authority:**

08/08/2022

**Development:**

Demolition of all existing derelict structures on the site and the construction of 18 residential units provided in 2 separate blocks; Block 1 will be 3 storeys high and will contain 12 units; Block 2 will be two storeys high and will contain 6 units; The 18 units consist of 6 one bed apartments, 6 two bed apartments, 3 three bed duplexes and 3 three bed apartments; Ancillary development including reusing existing vehicular access/egress off Hazelhatch Road, providing a new vehicular egress (only) onto Main Street, car and cycle parking, open space, landscaping, boundary treatment (including existing stone wall at east side of the site to be partially removed, along with gates, with main portion of wall repaired and lowered), footpaths, circulation areas and all associated site works.

**Location :**

Lands at former McEvoy's Pub, Main Street, Newcastle, Co. Dublin

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

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 foul connection agreement(s) with Irish Water.

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

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

**2 Foul**

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Signed on Behalf of Irish Water:

Yvonne Harris

Date:

16/09/2022

