

**Irish Water's Statutory  
Response to**

**South Dublin**

**Planning Authority**



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**Planning Application No.**

SD22A/0355

**Date Lodged with Planning Authority:**

08/09/2022

**Development:**

Works to previously granted planning application Reg Ref: SD17A/0407; In Building C, the works include, the material change of use from previously granted ground floor car park to 2 one bed apartments and one 2 bed apartment, the re-organised bin and bike store arrangement, the removal of previously granted pitched roof to allow for the construction of two additional levels above the previously granted second floor level. On the proposed third floor, there will be 3 two bed apartments and 1 one bed apartment with balconies and the proposed fourth floor will act as a penthouse level, consisting of 3 one bed apartments and 1 two bed apartment with roof terrace balconies, Associated elevational changes throughout to include the provision of 2 windows to the north elevation, next to building B, and 2 windows to the south elevation, and new door to proposed bike storage at ground floor level; Further works include, the relocation of the existing water tank from the roof of building C to the North side of Building A next to the vehicular entrance to the site, and proposed new signage to be erected on the relocated water tank, associated localised additional landscaping work throughout, including the addition of a total of 24 new external surface parking spaces to the 19 external surface parking spaces previously granted, including 4 car charging spaces, 5 visitor bicycle spaces all associated site works at a Protected Structure.

**Location :**

Edmondstown Mill, Edmondstown Road, Rathfarnham, Dublin 16

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

1.1 Submit a confirmation of feasibility letter from Irish Water for proposed development to South Dublin County Council

1.2 Submit a drawing showing the watermain layout for proposed development.

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

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

**2 Foul**

2.1 Submit a confirmation of feasibility letter from Irish Water for proposed development to South Dublin County Council.

2.2 Submit a drawing showing the wastewater layout for proposed development.

- 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:

19/10/2022

