

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority



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Planning Application No.

SD22A/0299 AI

Date Lodged with Planning Authority:

11/10/2022

Development:

The development will consist of amendments to the Strategic Housing Development permitted under An Bord Pleanála Reference TA065.305556. The proposed amendments comprise the provision of photovoltaic panels on the roofs of all 6 no. blocks, the provision of roof plant at Blocks A, B, C and D, the provision of an ESB substation at Block O that requires the relocation of no. 1 carparking space, and the reconfiguration of the ground floor of Block E to provide an enlarged plant room. These amendments are necessary to service the permitted blocks, improve the energy efficiency of the development, and to meet the requirements of ESB to serve the site. At Block A it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows; and a screen plant area accommodating an internal plant room of 13.24 sqm and an external plant area of 34.72 sqm surrounded. The proposed screened plant rises approx. 1 metre above the permitted lift overruns. At Block B it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows on the 5-storey section of the permitted building; a red brick internal plant room of 10.3 sqm on the 4-storey section of the building; and a screened external plant area of 29.2 sqm on the 4-storey section of the building. The proposed roof plant rises approx. 1 metre above the permitted lift over run. At Block C it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows on the 6-storey section of the permitted building; a red brick internal plant room of 10.3 sqm on the 5-storey section of the building; and a screened plant area of 32 sqm on the 5-storey section of the building. The proposed roof plant rises approx. 1 metre above the permitted lift over run. At Block D it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows; a screened with an internal plant room of 13.5 sqm and an external plant area of 24.33 sqm; a c. 3-metre-high red brick ESB substation with LV switch room to the southwest of the Block D, and the ancillary relocation of 1 no. car parking space. The proposed screened plant rises approx. 2 metre above the permitted parapet level. At Block E it is proposed to provide the following; 18 no. photovoltaic panels arranged in 3 no. rows; and the reconfiguration of the ground floor to replace 1 no permitted retail unit with an enlarged Plant Room (117.15 sqm), ESB substation

Location :

Citywest Shopping Centre, Fortunestown, Dublin 24

IW Recommendation: **No Objection**

IW Observations:

1 Water

1.1 Prior to commencement of development submit a drawing to clarify where proposed sub station is relative to existing watermain network. The setback distance from any public water main shall be as per the requirements of Irish Water.

1.2 Where relevant obtain a confirmation of feasibility letter from Irish Water for proposed development.

- All development shall comply with Irish Water Standards.

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

2 Foul

2.1 prior to commencement of development submit a drawing to clarify where proposed sub station is relative to existing foul water network. The setback distance from any public wastewater main shall be as per the requirements of Irish Water.

2.2 Where relevant obtain a confirmation of feasibility letter from Irish Water for proposed development.

- All development shall comply with Irish Water Standards.

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

Signed on Behalf of Irish Water: Yvonne Harris

Date: 03/11/2022

