

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority



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Planning Application No.

SD22A/0406

Date Lodged with Planning Authority:

26/10/2022

Development:

Demolition of an existing commercial two storey building and the construction of 2 commercial units with Plantroom on Ground floor level with 8 residential apartments comprising 2 one Bed apartments 3 two bed apartments and 3 three bed apartments all with private balconies over 4 floors; A communal roof garden is located on the fourth floor; Enclosed bin stores for the commercial and residential units is located at the rear of the building; 5 total car parking spaces including 1 disabled car space is provided; 8 bicycle spaces are provided at the front for commercial units and 10 no. bicycle spaces at the rear for residential units; Sustainable drainage (SuDs) roof and roof garden are provided for the development and all associated engineering and site works necessary to facilitate the development.

Location :

Paintworld, 1-2 Ballymount Road Lower, Dublin 12

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

1.1 The applicant is required to submit a drawing and report showing the proposed watermain layout for the development.

1.2 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.

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2.1 The applicant is required to submit a drawing and report showing the proposed wastewater layout for the development.

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

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

Signed on Behalf of Irish Water:

Yvonne Harris

Date:

12/12/2022

