

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority



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Planning Application No.

SD22A/0372 AI

Date Lodged with Planning Authority:

17/02/2023

Development:

Demolition of existing two storey detached dwelling house and outbuildings; Construct new purpose built three storey mixed used building with, a new physiotherapy practice, consisting of 5 consultation rooms, office space, staff areas as well as a rehab gym and studio area, all over two floors at ground and first floor levels; One bedroom apartment with own door access and dedicated private balcony area at the second floor level; 5 car parking spaces and secure bicycle parking for 6 bicycles all on site; Back lit signage to the front facade of the building; All associated site development works.

Location :

Saint Claires Villa, Lucan Road, Lucan, Co. Dublin, K78 X0N1

IW Recommendation: **No Objection**

IW Observations:

1 Water

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

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

2 Foul

- Prior to the commencement of development the applicant or developer shall enter into waste water 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: 08/03/2023

