

**Irish Water's Statutory  
Response to**

**South Dublin**

**Planning Authority**



**Uisce Éireann**  
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Éire

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

**Planning Application No.**

SD22A/0406 AI

**Date Lodged with Planning Authority:**

13/04/2023

**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.

**2. Foul**

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:

Monday 1 May 2023

