

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority



Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Planning Application No.

SD22A/0373 AI

Date Lodged with Planning Authority:

04/05/2023

Development:

Demolition of the existing former two storey steelworks factory (465sq.m) and build on resultant cleared site of circa 0.133 hectares; Construction of 3 flat roof, terraced, three storey, three bedroom houses (160sq.m each, 480sq.m total) with external terraces at first and second floor levels and all associated site development works above and below ground.

Location :

Former steelworks factory, Manor Avenue, Terenure, Dublin 6W

IW Recommendation: **No Objection**

IW Observations:

Uisce Éireann requests that any grant of permission will be conditioned as follows:

1. The applicant shall sign a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
2. All development shall be carried out in compliance with Uisce Éireann Standards codes and practices.
3. Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Uisce Éireann for written approval prior to works commencing.
4. Separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.

Reason: To ensure adequate provision of water and wastewater facilities.

Signed on Behalf of Irish Water: **Maria O'Dwyer**

Date: **Tuesday 23 May 2023**

