

**Murphy Design & Build Solutions Ltd**  
**The Square**  
**Kilcullen**  
**Co. Kildare**

**Date : 22-Jun-2023**

**Reg. Ref. :** SD22A/0413/C5  
**Proposal :** Installation of new railing to front of building including pedestrian gate; installation of new access control system to car park; 2 new standalone illuminated identity signs; revisions to landscaping and associated site development and facilitating works.

**Condition 5:**

**Water**

Prior to development, the applicant shall provide drawings showing the setback distance from the foundation of proposed railing to adjacent watermain, surface water sewer and foul sewers. Alternatively submit a confirmation of feasibility letter from Irish Water for the proposed development to the planning authority.

**REASON:** In the interest of public health and to ensure adequate water and wastewater facilities.

**Location :** Airton Road, Tallaght, Dublin 24  
**Applicant :** Trulife Limited  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 05-May-2023 to comply with Condition No 5 of Grant of Permission No. SD22A/0413, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

**“Documents provided by Applicant:**

The Applicant has provided the following information to demonstrate compliance with Condition No. 5:

- Cover Letter, prepared by Murphy Design & Build Solutions
- *Site Layout Plan*, drawing, prepared by Murphy Design & Build Solutions

### **Assessment:**

The Drainage Section have reviewed the submission and have made the following assessment:

*Condition 5 has not been addressed in this submission. The required setback distance from a 150mm water main is 3m from the side of the pipe. The applicant proposed 2.05m setback distance. The required setback distance from a 450mm foul sewer is 3.5m from the side of the sewer. The foul sewer was not included in the submitted drawing. The submitted compliance drawing is unclear and not acceptable in scale.*

Their report recommends the following:

*The Applicant shall submit a revised drawing in plan and cross-sectional view clearly showing the foul sewer and water main pipe and their setback distances from proposed building foundation. The drawings shall also show the invert levels of the existing water main, foul sewer and proposed foundations. The drawing (preferable in size A2 at least) shall be of appropriate scale, is clearly dimensioned, is easily understood (including legends) and that is accompanied by a cover letter that explains in detail how the compliance being addressed.*

To ensure the integrity of Irish Water infrastructure is maintained during the construction and operation of the development, the Drainage assessment is accepted, and further detail should be given to the applicant on how to comply with the requirements of Condition 5. The applicant should note that a confirmation of feasibility letter from Irish Water for the proposed development is also acceptable to discharge this condition.

### **Conclusion:**

Having regard to the information submitted, the Water Services response and the requirements laid out in Condition No. 5, the Planning Authority consider that Condition No. 5 is **not compliant**, and the Applicant should be informed. “

Yours faithfully,

M.C.

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**for Senior Planner**