

**PLANNING APPLICATION CHECKLIST**  
**PLEASE READ PRIOR TO SUBMITTING AN APPLICATION**  
**AND *DETACH* FROM APPLICATION FORM**

1. Have you answered ***all*** questions on the application form/have you used the correct application form - check that all relevant pages of the application form are included.
2. Is the newspaper notice within the statutory 2 week time limit and worded correctly (see sample attached)  
N.B. **full page** of newspaper or **copy of full page** must be submitted.
3. Is the Site Notice dated within the statutory 2 week time limit and worded correctly (see sample attached).  
**N.B.** Where it appears to the Planning Authority that the site notice will not be visible or easily legible by members of the public by reason of it being positioned on an open gate, the Planning Authority will consider that this does not satisfy the requirements of Article 19 of the Planning and Development Regulations, 2001 as amended and accordingly any such application will be deemed invalid.
4. Have you included the correct fee (schedule of fees attached).
5. Have you completed the Additional Contact Information section (N.B. ensure that this page is submitted with the application form).
6. Have you included **6 sets** of maps/plans/documents which should be submitted as follows: ***maps/drawings should be pre-sorted into 6 sets and each set should contain:*** (i) site location map with the site outlined in red, total land ownership in blue, wayleaves marked in yellow and indicating the location of the site notice; (ii) site layout/block plan; (iii) any other plans/drawings necessary to adequately describe the proposed works.  
Note: Ordnance Survey has advised, as per Circular Letter PD 8/2002 from the D.O.E., that compliance with the relevant copyright laws requires that Planning Authorities do **not** accept into public records Ordnance Survey Ireland copyright material that is not either an original or a copy clearly marked showing a copyright licence number.

**NOTE 1:** The notes/directions which accompany the application form should be read prior to completing the application form for instructions on completing the application form and on the documentation requirements and should **not** be submitted with the application.

**NOTE 2:** **All** documentation submitted with a planning application forms part of the application and will be included in both the hard copy of the file and the copy which is available on the Council's website – [www.sdcc.ie](http://www.sdcc.ie). Caution should therefore be exercised in submitting documentation with your planning application which you do not wish to have publicly available. In this regard and in the interests in Data Protection the following documents should not be submitted: Certificates (Birth, Marriage, Death etc.); Medical Records specifically detailing medical conditions/complaints; financial details of any type which include account details (bank/building society/credit union/other statements or account nos.); other personal documents e.g. Drivers Licences, phone statements, gas/electricity/other utility bills which may contain personal information.

**NOTE 3:** With certain exceptions it is an offence, under the Forestry Act 1946, to fell trees without a felling licence having been granted by the Forestry Service. Failure to obtain a felling licence when necessary may result in criminal prosecution. Developers are advised to contact the felling Section, Forest Service, Dept. of Agriculture & Food, Johnstown Castle Estate, Co. Wexford (Tel. 053 9163400) before undertaking any tree felling as part of any proposed development.

**NOTE 4:** Development contributions are a payment in respect of public infrastructure and facilities benefitting development in the area of the planning authority, that is provided, or that it is intended will be provided, by or on behalf of a local authority.

Applicants should note that conditions requiring contributions to be paid at commencement of development are applicable to many developments and in this regard should consult the [Councils Development Contribution Scheme 2010-2017](#) available on the Homepage of the Planning Department website under the link to Planning Applications at the left-hand side of the page.

**NOTE 5:** An outline application may not be made in respect of development which requires an NIS (Natura Impact Statement).

**NOTE 6:** An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with Building Regulations which set out basic design and construction requirements. Also any works causing the deterioration or destruction of the breeding and resting places of bats, otters, natterjack toads, Kerry slugs and certain marine animals constitute a criminal offence unless covered by a derogation licence issued by the Minister for Arts, Heritage and the Gaeltacht (pursuant to Article 16 of the Habitats Directive).

**PLANNING APPLICATION FORM**

**SOUTH DUBLIN COUNTY COUNCIL**



**PLANNING APPLICATION FORM**

Form No. 2 of Schedule 3 to the Planning and Development Regulations 2006 and Planning and Development (Amendment) (No. 3) Regulations 2015

Planning Department, County Hall, Town Centre, Tallaght. Dublin 24.  
Tel: (01) 4149000 Fax: (01) 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)

PLEASE NOTE THAT INFORMATION SUBMITTED WITH A PLANNING APPLICATION WILL BE AVAILABLE TO VIEW ON THE PUBLIC FILE AND ON THE COUNCIL'S WEBSITE WITH THE EXCEPTION OF CONTACT DETAILS OF APPLICANTS [www.sdblincoco.ie](http://www.sdblincoco.ie)

**STANDARD PLANNING APPLICATION FORM & ACCOMPANYING DOCUMENTATION:**

Please read directions & documentation requirements at back of form before completion.

All questions relevant to the proposal being applied for must be answered.

Non-relevant questions: Please mark N/A

*Please ensure all necessary documentation is attached to your application form.*

Failure to complete this form or attach necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

**DATA PROTECTION**

All planning applications are made available for public inspection and each week lists of planning applications received and planning decisions are published on [www.sdblincoco.ie](http://www.sdblincoco.ie)

*The publication of planning applications by planning authorities may lead to applicants being targeted by persons engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application.*

If you are satisfied to receive direct marketing please tick this box.

*The use of the personal details of planning applications, including for marketing purposes, may be unlawful under the Data Protection Acts 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.*

**PLANNING APPLICATION FORM**

**1. Name of Relevant Planning Authority:**

**SOUTH DUBLIN COUNTY COUNCIL**

**2. Location of Proposed Development:**

*Postal Address **or** Townland **or** Location (as may best identify the land or structure in question)*

**Site at Taylors Land and Edmondstown Road, Taylors Lane, Ballyboden, Dublin 16 and including the former "Good Counsel" lands and former pitch and putt course.**

*Ordnance Survey Map Ref No (and the Grid Reference where available)<sup>1</sup>*

**Map Sheets: 3391-17, 3391-18**

**Centre Point Coordinates: 713643.0642, 726995.3231**

**3. Type of planning permission (please tick appropriate box):**

Permission

Permission for retention

Outline Permission

Permission consequent on Grant of Outline Permission

**4. Where planning permission is consequent on grant of outline permission\*:**

Outline Permission Register Reference Number: \_\_\_\_\_

Date of Grant of Outline Permission\*: \_\_\_\_/\_\_\_\_/\_\_\_\_

**\*NOTE:** Permission consequent on the grant of Outline Permission should be sought only where Outline Permission was previously granted. Under S.36 3(a) of the Planning and Development Act 2000 (as amended) Outline Permission lasts for 3 years.

**Outline Permission may not be sought for:**

- (a) the retention of structures or continuance of uses, **or**
- (b) developments requiring the submission of an Environmental Impact Statement/I.P.C./Waste Licence **or**
- (c) works to Protected Structures or proposed Protected Structures.

**PLANNING APPLICATION FORM**

**5. Applicant<sup>2</sup>** (person/entity seeking planning permission not an agent acting on his/her behalf)

Name(s) **Shannon Homes Dublin Unlimited Company**

Address(es) *Must be supplied at end of this application form - **Question 26***

**6. Where Applicant is a Company** (registered under the Companies Acts 1963 to 1999)

Name(s) of company director(s) **Frank Fahy & Patricia Fahy**

Registered Address (of company) **Block 1, Millbank, Laraghcon, Lucan, co. Dublin, K78PA44**

Company Registration No. **136580**

Telephone No. **01 6282238**

Email Address (if any) **pcurran@shannonhomes.ie**

Fax No. (if any) **N/A**

**7. Person/Agent acting on behalf of the Applicant (if any):**

Name  
**Brenda Butterly (Agent)**

Address *To be supplied at end of this application form - **Question 27***

**Should all correspondence be sent to the address provided in Question 27? (please tick appropriate box and note that *if the answer is 'No', all correspondence will be sent to the Applicant's address provided in Question 26*)**

Yes [ **X** ]      No [   ]

**8. Person responsible for preparation of Drawings and Plans<sup>3</sup> :**

Name **David Ledwith**

Address *Must be supplied at end of this application form - **Question 28***

**PLANNING APPLICATION FORM**

**9. Description of Proposed Development:**

*Brief description of nature and extent of development<sup>4</sup> (This should correspond with the wording of the newspaper advert and site notice.)*

The development will consist of the demolition of the existing former Institutional buildings and associated outbuildings (c.5,231 sq.m) and construction of a new residential development comprising 402 no. apartments (39 no. 1 beds, 302 no. 2 beds and 61 no. 3 beds) within 3 no. blocks ranging in height from 2 to 5 storeys over basement/ lower ground floor. All residential units will be provided with associated private balconies/ terraces to the north/ south/ east/ west elevations. The development will include the following:

Block A up to 5 storeys over basement/ lower ground floor providing 118 no. units.

Block B up to 5 storeys over basement providing 123 no. units.

Block C up to 5 storeys over basement/ lower ground floor providing 161 no. units.

The development will also include a creche (c.656 sq.m) and 2 no. retail units (c.262 sq.m and c.97 sq.m) all located within Block A, along with c.322 sq.m of internal residential communal space located in Block C. The development will include the provision of a new public park in the north of the site along Taylor’s Lane.

The development will include 290 no. car parking spaces and 1,054 no. cycle parking spaces provided at basement/surface level. The development will include for a revised vehicular access from Edmondstown Road and an emergency vehicular access from Taylor’s Lane along with pedestrian/cyclist accesses to/from the site. The development will include for road improvement works along Edmondstown Road including the existing junction of Scholarstown Road/ Edmondstown Road.

The development will include for all associated site development works, open spaces, landscaping, SuDs features, boundary treatments, plant areas, waste management areas/bin stores, car/cycle parking areas (including EV parking), and services provision (including ESB substation/ kiosks).

**10. Legal Interest of Applicant in the Land or Structure:**

*Please tick appropriate box to show applicant’s legal interest in the land or structure*

<b>A.</b> Owner <b>X</b>	<b>B.</b> Occupier
<b>C.</b> Other <b>X</b>	

*Where legal interest is 'Other', please expand further on your interest in the land or structure*

**A portion of the land within the red line is under the ownership of South Dublin County Council. A Letter of Consent from SDCC is included with in Appendix A of this form.**

**If you are not the legal owner, please state the name and address of owner on the last page of this application form - Question 29.** You must also supply a letter from the owner of consent to make the application as listed in the accompanying documentation

**11. Site Area:**

Area of site to which the application relates in hectares	<b>3.8 ha (gross), net area is 3.5ha</b>
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**12. Where the application relates to a building or buildings:**

Gross floor space <sup>5</sup> of any <b>existing</b> building(s) in sq. m	<b>c. 5,231 sqm</b>
Gross floor space of <b>proposed</b> works in sq. m	<b>c. 42,743</b>
Gross floor space of work to be <b>retained</b> in sq. m (if appropriate)	<b>0 sqm</b>
Gross floor space of any <b>demolition</b> in sq. m (if appropriate)	<b>c. 5,231 sqm</b>
<b>Note:</b> Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building i.e. floor areas must be measured from <b>inside</b> the external wall.	

**13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:**

Class of Development	Gross floor area in sq.m
<b>Creche</b>	<b>656 sqm</b>
<b>Retail no. 1</b>	<b>262 sqm</b>
<b>Retail no. 2</b>	<b>97 sqm</b>
<b>Residential</b>	<b>41,393 sqm</b>
<b>Communal Facility</b>	<b>322 sqm</b>
<b>Bike stores</b>	<b>13 sqm</b>

**14. In the case of residential development provide breakdown of residential mix.**

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses							
Apartments		<b>39</b>	<b>302</b>	<b>61</b>			<b>402</b>

Number of car-parking spaces to be provided	Existing: <b>0</b>	Proposed: <b>290</b>	Total: <b>0</b>
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**15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:**

<i>Existing use<sup>6</sup> (or previous use where retention permission is sought)</i>	<b>Vacant, former institutional lands</b>
<i>Proposed use (or use it is proposed to retain)</i>	<b>Residential and Commercial</b>
<i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>	<b>Residential and Commercial</b>

**16. Social and Affordable Housing**

<b>Please tick appropriate box</b>	<b>YES</b>	<b>NO</b>
<p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 as amended by the Urban Regeneration and Housing Act 2015 applies?<sup>7</sup></i></p> <p>If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details of how you propose to comply with Section 96 of Part V of the Act including, for example: (i) details of such part or parts of the land which is subject to the application of permission or is or are specified by the Part V Agreement, or houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be transferred to the Planning Authority or details of houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be leased to the Planning Authority or details of any combination of the foregoing and (ii) details of the calculations and methodology for calculating the values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions of Part V of the Act.</p> <p>If the answer to the above question is "yes" but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended)<sup>8</sup>, a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p>	<p><b>X</b></p> <p><b>Please see the Part V proposal submitted with this planning application</b></p>	
<p>If the answer to the above question is "no" by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended)<sup>9</sup>, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.</p>		

## 17. Development Details

<b>Please tick appropriate box</b>	<b>YES</b>	<b>NO</b>
<p><i>Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?</i></p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p>		<b>X</b>
<p><i>Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</i></p>		<b>X</b>
<p><i>Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994<sup>10</sup></i></p>		<b>X</b>
<p><i>Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?</i></p>		<b>X</b>
<p><i>Does the proposed development require the preparation of an Environmental Impact Assessment Report<sup>11</sup> ?</i></p> <p><b>Please refer to the EIA Screening Report prepared by MCG Planning</b></p>		<b>X</b>
<p><i>Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?</i></p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p>		<b>X</b>
<p><i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?</i></p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p>		<b>X</b>
<p><i>Do the Major Accident Regulations apply to the proposed development?</i></p>		<b>X</b>
<p><i>Does the application relate to a development in a Strategic Development Zone?</i></p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p>		<b>X</b>
<p><i>Does the proposed development involve the demolition of any structure<sup>12</sup> ?</i></p>	<b>X</b>	

**Note: Demolition of a habitable house requires planning permission. Please refer to demolition drawings prepared by MCORM Architects**

## 18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [ ] No [ **X** ]

If yes, please give details e.g. year, extent

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [ ] No [ **X** ]

If yes, please give details.

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [ **X** ] No [ ]

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

**Reference No.:** ABP 307222-20 **Date:** 14/09/20

**Reference No.:** SD16A/0121 **Date:** 11/11/2016

**Please see the 'Planning History' section of the Planning report prepared by MCG Planning for further details.**

*If a **valid** planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001-2006 as amended.*

**Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development<sup>13</sup> ?**

Yes [ ] No [ **X** ]

An Bord Pleanála Reference No.:

(Note: the Appeal must be **determined or withdrawn before** another similar application can be made).

## 19. Pre-application Consultation

***Has a pre-application consultation taken place in relation to the proposed development<sup>14</sup> ?***

Yes [ **X** ] No [ ]

If yes, please give details:

Reference No. (if any): **LRDOP003/22**

Date(s) of consultation: **11/11/22**

Persons involved:

**SDCC Attendees:** Eoin Burke, Senior Planner; Colm Maguire, Executive Planner; Stephen Willoughby, Senior Executive Planner – Forward Planning; John Hegarty, Senior Engineer – Roads; Oisín Egan, Executive Parks Superintendent; Ronan Toft, Assistant Engineer – Water Services.

**Applicant Attendees:** Trevor Sadler – MCG Planning Director (Agent); Frank Fahy – Shannon Homes (Applicant); Stephen Manning – MCROM Architects Managing Director; Shane Walsh – MCORM Architects Director; David Ledwith – MCORM Architects Senior Architect; Dan Reilly – DBFL Consulting Engineers Director; Nick Fenner – DBFL Consulting Engineers Senior Engineer

## 20. Services

***Proposed Source of Water Supply***

Existing connection [ ] New connection [ **X** ]

Public Mains [ **X** ] Group Water Scheme [ ] Private Well [ ]

Other (please specify):

\_\_\_\_\_  
*Name of Group Water Scheme (where applicable)*

***Proposed Wastewater Management/Treatment***

Existing [ ] New [ **X** ]

Public Sewer [ **X** ] Conventional septic tank system [ ]

Other on-site treatment system [ ] Please specify

***Proposed Surface Water Disposal***

Public Sewer/Drain [ **x** ] Soakpit [ ]

Watercourse [ **x** ] Other [ ] Please specify

## 21. Details of Public Notice

Approved newspaper <sup>15</sup> in which notice was published	<b>Irish Daily Star</b>
Date of publication	<b>31<sup>st</sup> March 2023</b>
Date on which site notice was erected	<b>31<sup>st</sup> March 2023</b>

## 22. Application Fee

Fee Payable	<b>€69,569</b>
Basis of Calculation  Please see fee notes available on Council website <a href="http://www.sdcc.ie">www.sdcc.ie</a>	<b>Class 14 (b)</b> €130 x 402 units = €52,260  <b>Class 14 (c)</b> €7.20 x 656 sqm (creche) = €4,724 €7.20 x 359 sqm (2 retail units) = €2,585  <b>NIS</b> €10,000

## SUPPLEMENTARY INFORMATION

(Sections 23 - 25)

**23. Is it proposed that the Development will: (please tick appropriate box) <sup>19</sup>: (see note 19)**

- A Be **Taken in Charge** by the County Council ( )
- B Be maintained by **an Estate Management Company** ( )
- C In **part be Taken in Charge and part maintained** by an Estate Management Company ( **X** )

*In the case of B or C please submit a Site Layout drawing that clearly indicates the services within the estate/development (Roads, Footpaths, Car Parking Spaces, Foul/Surface Water Sewers, Watermain and Open Spaces) that will be maintained by the Estate Management Company.*

**24. Do any Statutory Notices apply to the site/building at present?  
(e.g. Enforcement, Dangerous Buildings, Derelict Sites)**

Yes

No

Place an X in the appropriate box.

If yes, please give details \_\_\_\_\_

**25. Please describe where the site notice(s) is/are erected at site of proposed development**

**6 no. Site notices have been erected. Please see the 'Site Location Map' prepared by MCORM Architect's for exact locations. (Drawing no. PL01)**

*I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder:*

Signed  
(Applicant or Agent as appropriate)

*Brenda Butterly*

**Brenda Butterly (Agent)**

Date:

**31<sup>st</sup> March 2023**

*An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.*

## **NOTES TO APPLICANT**

Sections 1 to 22 of this form MUST be completed *insofar as they relate to your particular proposal*. Failure to do so will render your application invalid.

Sections 23-25 seek supplementary information which may be needed by this Planning Authority to assess the application, depending on your proposal.

You must provide contact details as requested - **Questions 26-29 as appropriate** in order to be notified of the decision of the planning authority.

Please read the further notes attached to this document and extensive guide documents in the Forms area of the Council website [www.sdublincoco.ie](http://www.sdublincoco.ie) for further assistance in making your application.

**FOR OFFICE USE ONLY**

Application Type .....	Date received	Document lodged	Newspaper Notice
Register Reference .....			
Fee Received € .....			
Receipt No..... Date: .....			
O.S.I. Map Reference .....			
L.A.P. Area Reference .....			



# APPENDIX A: Q10 – SDCC LETTER OF CONSENT



7<sup>th</sup> March, 2023

Brenda Butterly  
Planner  
McGill Planning Ltd.  
22 Wicklow Street,  
Dublin 2,  
D02 VK22

Email: [brenda@mcgplanning.ie](mailto:brenda@mcgplanning.ie)

Re : Letter of Consent for Planning Application by Shannon Homes for Taylors Lane Apartments LRD  
- Stage 3

Dear Brenda,

I confirm that the consent of this Department only, to the inclusion of the land(s) as outlined on Drawings PL01 and PL02 as supplied by you for the purpose of the application for planning permission and for no other purpose is granted.

It is the responsibility of the applicant for Planning Permission to ensure that the drawing supplied correctly reflects the boundaries of the land stated to be in the ownership, charge or held under wayleave in favour of the Council.

If the Planning Permission is granted, a Road Opening Licence must be supplied for and granted before any works can commence.

Yours sincerely

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Sheila Kelly  
Administrative Officer  
Traffic, Maintenance, Parking and  
Road Safety Section  
Land Use, Planning and Transportation Department

# Appendix B: Irish Water Confirmation of Feasibility & Statement of Design Acceptance



## CONFIRMATION OF FEASIBILITY

Melissa Crouch  
DBFL Construction Engineering  
14 South Mall  
Cork  
T12CT91  
Ireland

28 July 2022

Uisce Éireann  
Bosca OP 448  
Oifig Sheachadta na  
Cathrach Theas  
Cathair Chorcaí

Irish Water  
PO Box 448,  
South City  
Delivery Office,  
Cork City.

[www.water.ie](http://www.water.ie)

**Our Ref: CDS22004797 Pre-Connection Enquiry  
Taylors's Lane, Ballyboden, Dublin 16**

Dear Applicant/Agent,

**We have completed the review of the Pre-Connection Enquiry.**

Irish Water has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Housing Development of 400 unit(s) at Taylors's Lane, Ballyboden, Dublin 16, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible without infrastructure upgrade by Irish Water
- Connection should be at Ballyboden Road with a new 200mm ID connection main. PRV setting in the area may need to be adjusted for the connection and it is subject to a pressure test report at a connection application stage.
- The proposed Development indicates that Irish Water assets are present on the site. The Developer has to demonstrate that proposed structures and works will not inhibit access for maintenance or endanger structural or functional integrity of the assets during and after the works. Drawings (showing clearance distances, changing to ground levels) and Method Statements should be included in the Detailed Design of the Development. A wayleave in favour of Irish Water will be required over the assets that are not located within the Public Space. For design submissions and queries related to diversion/build near or over, please contact IW Diversion Team via email address [diversions@water.ie](mailto:diversions@water.ie)

Stiúrthóirí / Directors: Cathal Marley (Chairman), Niall Gleeson, Eamon Gallen, Yvonne Harris, Brendan Murphy, Dawn O'Driscoll, Maria O'Dwyer  
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbuid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1 D01 NP86  
Is cúldeachta ghriomhalachta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.  
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530963

10/001

The easement/wayleave strip should be in accordance with the minimum separation distances which can be found in the tables here:

<https://www.water.ie/connections/developer-services/diversion-and-build-over/>

- **Wastewater Connection** - Feasible without infrastructure upgrade by Irish Water
- The connection should be made into the existing 300mm sewer in Ballyboden Road.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Irish Water.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at [www.water.ie/connections/get-connected/](http://www.water.ie/connections/get-connected/)

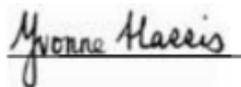
#### Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Irish Water's Network(s)

**This letter is issued to provide information about the current feasibility of the proposed connection(s) to Irish Water's network(s). This is not a connection offer and capacity in Irish Water's network(s) may only be secured by entering into a connection agreement with Irish Water.**

For any further information, visit [www.water.ie/connections](http://www.water.ie/connections), email [newconnections@water.ie](mailto:newconnections@water.ie) or contact 1800 278 278.

Yours sincerely,



**Yvonne Harris**  
Head of Customer Operations



Melissa Crouch  
DBFL Construction Engineering  
14 South Mall  
Cork  
T12CT91  
Ireland

Uisce Éireann  
Bosca OP 448  
Oifig Sheachadta na  
Cathrach Theas  
Cathair Chorcaí

Irish Water  
PO Box 448,  
South City  
Delivery Office,  
Cork City.

[www.water.ie](http://www.water.ie)

27 March 2023

**Re: Design Submission for Taylors's Lane, Ballyboden, Dublin 16 (the "Development")  
(the "Design Submission") / Connection Reference No: CDS22004797**

Dear Melissa Crouch,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at [www.water.ie/connections](http://www.water.ie/connections). Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) ([https://www.cru.ie/document\\_group/irish-waters-water-charges-plan-2018/](https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/)).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water's network(s) (the "**Self-Lay Works**"), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Antonio Garzón

Email: [Antonio.garzon@water.ie](mailto:Antonio.garzon@water.ie)

Yours sincerely,

**Yvonne Harris**  
Head of Customer Operations

Stiúrthóirí / Directors: Tony Keohane (Chairman), Niall Gleeson (CEO), Christopher Banks, Fred Barry, Gerard Britchfield, Liz Joyce, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalhbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1 D01 NP86

Is cuideachta ghníomhaíochta airmnithe atá faoi theoráinn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.

Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

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## Appendix A

### Document Title & Revision

- 190068-X-05-Z00-XXX-DR-DBFL-CE-1301-P1-0-Site Services Layout
- 190068-X-92-Z00-XXX-DR-DBFL-CE-3501-P1-0-Foul Drainage Longitudinal Sections
- 190068-X-93-Z00-XXX-DR-DBFL-CE-1601-P1-0-Watermain Layout

### Standard Details/Code of Practice Exemption:

1. *Proprietary wastewater slung foul and rising main pumping arrangement from basements*
2. *Proprietary watermain connections to Ø225mm slung watermain connecting to water tank in basement*

### Additional Comments

The design submission will be subject to further technical review at connection application stage.

Irish Water cannot guarantee that its Network in any location will have the capacity to deliver a particular flow rate and associated residual pressure to meet the requirements of the relevant Fire Authority, see Section 1.17 of Water Code of Practice.

While Irish Water notes that the water and wastewater services infrastructure will remain private and not be vested, we have the following comments:

- It is recommended that the foul sewer shall have 3 m clearance from proposed or existing structures.
- It is recommended that the pumped wastewater discharge initially to a standoff (rising main discharge) manhole before discharging by gravity to the sewer network.

For further information, visit [www.water.ie/connections](http://www.water.ie/connections)

*Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.*