



LRD OPINION RESPONSE

WHITESTOWN WAY LRD

Whitestown Way

Tallaght, Dublin 24

**LRD Opinion Response
Statement of Response
(pp. 18 – 23 Summary List)**

Prepared for: Ardstone



PROJECT DETAILS

Project Number	Project Name
2480	Whitestown Way LRD, Tallaght, Dublin 24.

DOCUMENT DETAILS

Version No.	Description	Prepared By	Issued By	Checked By	Date
P1-P01	Information	FD	FD	MF	24.04.2026
P1-P02	Information remove Draft	FD	FD	MF	20.05.2026

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1 INTRODUCTION

This Statement of Response addresses the requirement set out in the LRD Opinion Report to demonstrate how the proposed development satisfies the criteria of Section 12.10.2 of the South Dublin County Development Plan 2022–2028 and Section 7.4.5 of the Tallaght Local Area Plan (LAP) in respect of the Tallaght District Heating Network (TDHN).

The subject site is located within an identified Area of Potential for Low Carbon District Heating, and the proposed development has been designed to fully support the delivery of district heating infrastructure, in accordance with national, regional and local climate policy objectives.

2 POLICY CONTEXT AND APPROACH

Section 12.10.2 of the County Development Plan and Section 7.4.5 of the LAP require that major developments:

- Support the delivery of district heating networks
- Safeguard space for associated infrastructure
- Demonstrate, via an Energy Statement, how connection can be achieved
- Assess the technical feasibility and financial viability of connection

In response, the proposed development adopts a “district heating ready” strategy, ensuring that the scheme can connect to the TDHN when available, without the need for significant retrofitting or structural alteration.

3 COMPLIANCE WITH KEY CRITERIA

3.1 Support for District Heating Infrastructure

The proposed scheme has been designed to actively facilitate district heating infrastructure through:

- The provision of dedicated plant space at podium/undercroft level suitable for heat exchange equipment
- The integration of service risers and distribution routes within both Block A and Block B
- The safeguarding of accessible pipe routes from the site boundary to building cores

These measures ensure that the development does not impose any physical constraints on the future delivery of district heating infrastructure and fully accords with LAP requirements to safeguard pipe runs and associated services.

3.2 Design for Future Connection

The building services strategy has been developed to ensure full compatibility with district heating systems, including:

- A low temperature hot water system with radiators in each apartment.
- Allowance within plant areas for the installation of heat exchangers
- Internal distribution system space designed to facilitate integration with an external heat network in the future.

Accordingly, the development is fully “connection-ready” and satisfies the requirement that buildings be designed to enable future linkage to a decentralised energy network.

3.3 Distribution Vertically

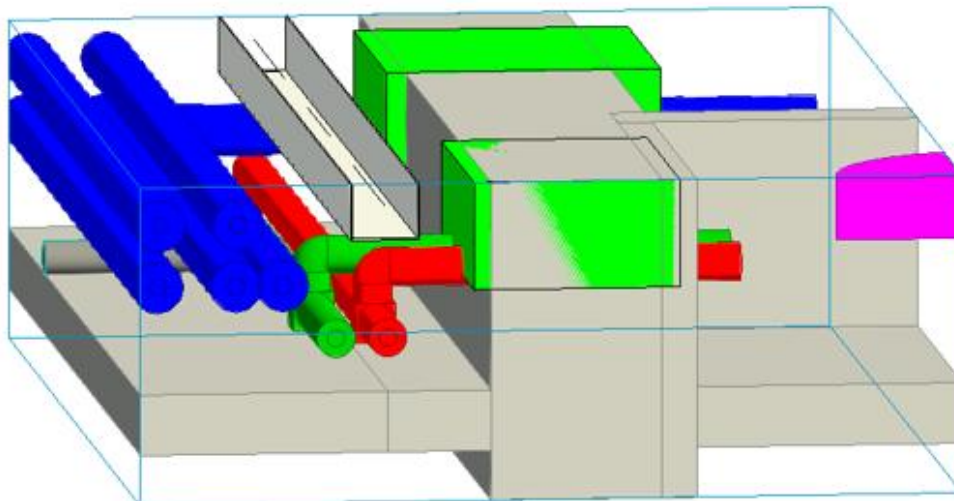
The district heating system shall be distributed throughout each building with dedicated LPHW heating risers, that will be insulated, fireproofed and vented at roof level. This is to minimize the contribution to local over heating shall allow the reticulation of LPHW district heating without affecting other services and spaces in each building.

This approach is fully consistent with scheme to facilitate connection to the TDHN when available.

3.4 Distribution Horizontally

The district heating system shall be distributed to each apartment down the corridor ceiling void at each level, fully coordinated with all other services. This is coordinated in a 3D model with placeholders as per the images below. Each apartment shall have a dedicated future F&R (Flow & Return) letter box for the F&R pipework to be installed, fire proofed until the system comes online.

Future TDHN are in 'Green & Red' below with empty letter box, fire proofed for future.



This approach is fully consistent with scheme to facilitate connection to the TDHN when available.

3.5 Interim Heating System

The proposed interim heating system for the Whitestown development is an individual EAHP (Exhaust Air Heat Pump) within each apartment, connected to steel LPHW radiators. Each EAHP shall be installed and commissioned with a view to being replaced when the district heating system HIU's when the TDHN scheme comes online.

The EAHP will be replaced with the HIU for the district scheme and all the network of pipework and steel radiators used in each apartment with minimal disruption. The selection of the radiators in each apartment shall be the same operating temperatures for both central district and local EAHP heating centre.

4 CONCLUSION

The proposed development has been carefully designed to:

- Support and facilitate the future Tallaght District Heating Network
- Safeguard all necessary infrastructure and connection routes
- Ensure full compliance with Section 12.10.2 of the County Development Plan and Section 7.4.5 of the Tallaght LAP

The scheme therefore fully satisfies the requirements of the LRD Opinion in respect of district heating and adopts a proactive, future-proofed approach to energy infrastructure provision.