

Your Ref: ABP-313206-22

Our Ref: CDS21001328

An Bord Pleanála,  
64 Marlborough Street,  
Dublin.

5<sup>th</sup> May 2022

**Uisce Éireann**  
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**Irish Water**  
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Ireland

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

Dear Sir/ Madam,

**Re:** Strategic Housing Development – Demolition of existing buildings, construction of 140 no. apartments, creche and associated site works.

Irish Water has reviewed the plans and particulars submitted for this Strategic Housing Development Application and based on the details provided by the applicant to Irish Water as part of their Pre-Connection Enquiry, and on the capacity available in the local networks, Irish Water has the following observations:

**In respect of Water:**

A water connection is feasible without an infrastructure upgrade by Irish Water.

The connection will be made to the existing 150mm DI adjacent to site. No works shall interfere with existing 1200mm trunkmain. No diversions of this main shall be permitted.

**In respect of Wastewater:**

A wastewater connection is feasible subject to infrastructure upgrades.

The Bessborough wastewater pumping station (WWPS) is almost at design loading capacity. Irish Water has a project underway to replace the existing pumps which will increase the pump rate and provide sufficient capacity to accommodate this development. This upgrade project is scheduled to be completed by Q4 2022 (this may be subject to change) and the proposed connection could be completed as soon as possibly practicable after this date. The new development to discharge directly to Bessborough WWPS via a new inlet sewer.

**Design Acceptance:**

The applicant (including any designers/contractors or other related parties appointed by the applicant) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development redline boundary 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 the applicants Design Submission.

**Planning Recommendation:**

Irish Water respectfully requests the board condition(s) any grant as follows:

1. The applicant shall sign a connection agreement with Irish Water prior to any works commencing and connecting to the Irish Water network.
2. Irish Water does not permit any build over of its assets and separation distances as per Irish Waters Standards Codes and Practices shall be achieved.
  - (a) Any proposals by the applicant to build over/near or divert existing water or wastewater services subsequently occurs, the applicant shall submit details to Irish Water for assessment of feasibility and have written confirmation of feasibility of diversion(s) from Irish Water prior to connection agreement.
3. All development shall be carried out in compliance with Irish Water Standards codes and practices.

Queries relating to the observations above should be sent to [planning@water.ie](mailto:planning@water.ie)

PP. Ali Robinson

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**Yvonne Harris**  
Connections and Developer Services