

Your Ref: ABP-313277-22

Our Ref: CDS21004313

An Bord Pleanála,
64 Marlborough Street,
Dublin.

10th May 2022

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

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www.water.ie

Dear Sir/ Madam,

Re: Strategic Housing Development – Demolition of existing structures, construction of 823 no. apartments, creche and associated site works. Former Tedcastles Yard, Centre Park Road and the Marina, Cork

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:

In order to accommodate the proposed connection at the Premises, delivery of a strategic project for the South Docks area is required. Irish Water is progressing a project which will involve upgrading the water infrastructure to supply the wider South Docks area. The project is currently in design and engineering stage and has an estimated completion time of Q2 2023 (subject to change).

In respect of Wastewater:

A wastewater connection feasible without an infrastructure upgrade by Irish Water.

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

PP. Ali Robinson

Yvonne Harris

Connections and Developer Services