



Your Ref: ABP-313281-22

Our Ref: CDS22000317

An Bord Pleanála,
64 Marlborough Street,
Dublin.

2nd December 2022

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Dear Sir/ Madam,

Re: Strategic Housing Development – Demolition of 'Winterbrook', and the former dwelling attached to Barrington Tower (a protected structure), construction of 534 no. Build to Rent 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 infrastructure upgrade by Irish Water.

A bulk meter is required on both connections to the 6" uPVC main to the North of the site and linked up with telemetry online.

In respect of Wastewater:

A wastewater connection is feasible subject to upgrades.

An upgrade of the existing 225mm/300mm gravity sewer line (from the connection point up to the 900mm trunk sewer) will be required.

The sewer has to be surveyed to confirm the capacity and integrity. The applicant will be required to fund the works and the fee will be calculated in the connection offer or in a separate survey / upgrade project agreement.

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.

Irish Water can confirm that the applicant has received a Statement of Design Acceptance dated 23rd March 2022 for the proposed water and / or wastewater infrastructure within the Development's redline boundary.

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