



Your Ref: ABP-313306-22
Our Ref: CDS20007443

An Bord Pleanála,
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28th June 2022

Dear Sir/ Madam,

Re: Strategic Housing Development – Regarding the construction of 569 no. residential units (325 no. houses, 244 no. apartments), creche and associated site works at lands surrounding and including the dwellings of ‘Greatconnell’ and ‘Valencia Lodge’, Great Connell, Newbridge, Co. Kildare.

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:

Feasible without substantial infrastructure upgrades by Irish Water.

Please note, a connection is feasible to the existing 300 mm DI main. New connection main has to be a 200mm ID pipe. Bulk meter to be installed on the connection main, meter to be connected to telemetry online.

On site storage for the average day peak week demand rate of the commercial section for 24-hour period is also required to supply this demand and will have a re-fill time of 12 hours.

In respect of Wastewater:

Feasible without 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. A Statement of Design Acceptance was issued by Irish Water on 4th April 2022.

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