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Your Ref: ABP-313338-22
Our Ref: CDS21008079

An Bord Pleanála,
64 Marlborough Street,
Dublin.

18th May 2022

Dear Sir/ Madam,

Re: Strategic Housing Development – Demolition of structures on site, construction of 207 no. Build to Rent apartments, creche and associated site works at the junction of Ravens Rock Road and Carmanhall Road, Sandyford, Dublin 18.

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:

The applicant has been advised that there is sufficient capacity in the Irish Water assets to facilitate the proposed development.

A connection can be made to the 14" Asbestos main the North of the site. A bulk meter is to be installed on this connection.

Irish Water notes that the Confirmation of Feasibility to connect to the Irish Water infrastructure does not extend to the applicant's fire flow requirements. Irish Water cannot guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, the applicant should provide adequate fire storage capacity within the proposed development.

In respect of Wastewater:

The applicant has been advised that there is sufficient capacity in the Irish Water assets to facilitate the proposed development. The connection will be made to the Arkle Road (MH: SO19264601) Network. A second connection option was

proposed by the applicant to connect with other sewers adjacent to the site. This proposal is not feasible based on current constraints in the downstream network.

Separate storm and foul water connection services have to be provided for the Development. The surface and storm water from the site must be only into an existing storm water network that does not discharge to an IW combined/foul sewer. The connection arrangement should be agreed with the Local Authority Drainage Division.

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 28th 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