

Your Ref: ABP-313361-22

Our Ref: CDS19000369

An Bord Pleanála,
64 Marlborough Street,
Dublin.

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

16th May 2022

Dear Sir/ Madam,

Re: Strategic Housing Development – Regarding the construction of 415 no. residential units (252 no houses, 163 no. apartments) creche and associated site works at lands at Back Road and Kinsealy Lane, Kinsaley, Broomfield, Malahide, Co. Dublin.

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 subject to infrastructure upgrade by Irish Water, namely;

- Approximately 395 m of 6" CI to 200 mm MDPE in Back Road
- Approximately 270 m of 4" AC to 200 mm MDPE in Back Road
- Approximately 170 m of 100 mm uPVC to 160 mm MDPE in Ashwood Hall Lane

In respect of Wastewater:

Feasible subject to the delivery of a new Kinsealy Lane Pumping Station.

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 3rd February 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