



Your Ref: ABP-313919-22
Our Ref: CDS21005115

An Bord Pleanála,
64 Marlborough Street,
Dublin.

2nd August 2022

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Éire

Irish Water
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Re: Strategic Housing Development – 489 no. apartments, creche and associated site works. Jacob's Island, Ballinure, Mahon, Cork

Dear Sir/ Madam,

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 Wastewater:

Upgrades required at Mahon South Pump Station and to the existing 225mm diameter foul sewer in order to facilitate this connection. Irish Water is currently progressing a design concept solution within Stage 4 of the Cork City Drainage Area Plan (DAP), it is expected that this design solution will have available by Q4 2022 (subject to change). Please note, the solution delivery is not currently on IW Capital Investment Plan and therefore the applicant will be required to fund these works as part of a Connection Agreement. Irish Water does not expect consents to be required for the delivery of this solution.

In respect of Water:

Irish Water confirms that a water connection to the public network is feasible and is not subject to any upgrades.

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 9th June 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