



Your Ref: ABP-313994-22
Our Ref: CDS19003564

An Bord Pleanála,
64 Marlborough Street,
Dublin.

8th August 2022

Uisce Éireann
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Éire

Irish Water
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Re: Strategic Housing Development – Demolition of disused Hurley manufacturing factory and associated outbuildings, construction of 319 no. residential units (203 no. houses and 116 no. apartments), creche and associated site works. Cork GAA Lands, Old Whitechurch Road, Kilbarry, Cork City.

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:

In order to facilitate the wastewater connection, it will be required to upgrade approximately 150m of foul sewer on the Whitechurch road from 225mm to 300mm at a minimum. It is likely that further upgrades will be required downstream. Irish Water currently have an ongoing project (Cork City DAP Stage 3) to survey and model the sewer networks in the Cork City area to confirm the available capacity and to determine the full extent of any upgrades. Full details of upgrades necessary will be available at end of 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 the interim, a first phase of 100 housing units could be facilitated without any sewer upgrade requirements.

In respect of Water:

In order to facilitate a water connection for this development proposal a local upgrading approx 750m of watermain on the Whitechurch road to 250mm is

required. The applicant will be required to fund this extension as part of a connection agreement which is expected to be within the public domain.

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 27th 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