



Your Ref: ABP-314019-22
Our Ref: CDS20003546

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

8th August 2022

Dear Sir/ Madam,

Re: Strategic Housing Development – Regarding the construction of 350 no. apartments and associated site works at the junction of Santry Avenue & Swords Road, Santry, Dublin 9

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:

A connection is feasible subject to infrastructure upgrade by Irish Water.

In order to accommodate the proposed connection to Irish Water water's network at the Premises the following works are required:

- Connection main – Approx. 20m of new 200mm ID pipe main has to be laid to connect to the stie development to the existing 12" CI Main.
- On site storage for the average day peak week demand rate of the commercial section for 24 hour period. This separate storage is required to supply this demand and will have a re-fill time of 12 hours.
- Irish Water currently does not have any plans to extend its network in this area. Should you wish to progress with the connection you will be required to fund this upgrades.

In respect of Wastewater:

A connection is feasible subject to infrastructure upgrade by Irish Water.

There are capacity constraints in the downstream network. In order to provide capacity for the development the Santry Pumping Station will need to be redirected to the North Fringe Sewer catchment via an already laid rising main on Northwood Ave.

This works are not on the Capital Investment Program and would need to be funded by the developer. If you wish to proceed please contact Irish Water to provide you a scope of the required works.

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 26th May 2021.

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. The applicant must identify and procure transfer to Irish Water of the arterial water and wastewater Infrastructure within the Third-Party Infrastructure.
4. The applicant must demonstrate that the arterial infrastructure is in compliance with requirements of Irish Water Code of Practice and Standard Details and in adequate condition and capacity to cater for additional load from the Development
5. 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