

Your Ref: ABP-314686-22
Our Ref: CDS22005393

An Bord Pleanála,
64 Marlborough Street,
Dublin.

11th November 2022

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

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Dear Sir/ Madam,

Re: Strategic Housing Development – For the change of use from former golf course, construction of 586 no. residential units (76 no. houses, 348 no. apartments, 162 no. Build to Rent apartments), creche and associated site works at the Former Bray Golf Club Lands, Off Ravenswell Road and Dublin Road, Bray, Co. Dublin and Co. Wicklow.

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 water connection is feasible subject to upgrades.

This connection is feasible subject to confirmation that the proposed water main connection point is as constructed and live. If the proposed connection point is not viable, then a new connection point will need to be agreed at the Connection Application stage.

In respect of Wastewater:

A wastewater connection is feasible subject to upgrades.

The connection is feasible subject to the completion of the Old Connaught Local Network Reinforcement Project (LNRP) which is on Irish Waters current Capital Investment Plan. The estimated time of completion for this project is Q2 2023 (subject to change). The connection is also contingent on completion of the required diversion works within the development (DIV21013).

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 31st August 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