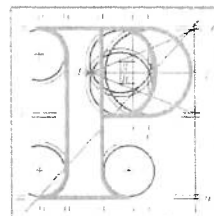


Our Case Number: ABP-321931-25



An
Bord
Pleanála

Uisce Éireann
C/o Aisling McGrath
Smithlands Centre
Waterford Road
Loughboy
Co. Kilkenny
R95 W023

Date: 22 April 2025

Re: The proposed development of a residential scheme consisting of 137no. units (31no. two-bed units and 106no. three-bed units), provision of landscaped public open space, communal open space for the duplex and apartment units with private open space to serve the proposed units to be delivered through a mixture of rear gardens and terraces

on lands at Park West Avenue, Cherry Orchard, Dublin 10

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Board has approved it or approved it with conditions.

If you have any queries in relation to the matter please do not hesitate to contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,


Breda Ingle
Executive Officer
Direct Line: 01-8737291

JA03

Tel	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Attachments:

UÉ_Response_JA29N.321931 .pdf

From: Aisling McGrath(C) <aisling.mcgrath@water.ie>**Sent:** Wednesday, April 9, 2025 11:25 AM**To:** SIDS <sids@pleanala.ie>**Subject:** Uisce Éireann Response JA29N.321931

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Please find attached Uisce Éireann's response to JA29N.321931.

Regards

Aisling McGrath
Development Management Planning

Uisce Éireann
Smithlands Centre, Waterford Road, Loughboy, Co.Kilkenny R95 W023

M +353 85 136 2434
aisling.mcgrath@water.ie
www.water.ie
[Facebook](#) | [Twitter](#) | [LinkedIn](#)

Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdaraith na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scríos an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truailithe, idircheaptha agus i leith leasuithe neamhúdaraith. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtaireachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeán

Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

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Thank you for your attention.

Uisce Éireanns Ref: PN25000019035

Planning Ref: JA29N.321931 – Part 10 Application

Planning Authority: An Bord Pleanála, 64 Marlborough Street, Dublin 1

Issue Date: 9 April 2025

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Development Location:

Cherry Orchard, Dublin 10.

Development Description:

The construction of a residential scheme containing 137no. residential dwellings (comprising 31no. 2-bedroom units, and 106no. 3-bedroom units) through a mixture of houses, duplex units and own-door apartments. The proposed development will include a new access road connecting to the entrance point at Park West Avenue as approved under the Phase 1 scheme, new internal streets, landscaped public and communal open space, a new pedestrian connection to Cloverhill Road and all associated site and development works. The proposed development represents Phase 2 of the overall planned development for Development Sites 4 and 5 of the LAP lands. Phase 1 of the overall planned development was approved permission in July 2024 (Bord. Ref: ABP-318607-23).

A Chara,

Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application including the Planning Report, Engineering Assessment Report and Chapter 12 Water in the Addendum to the EIAR and has no objections in principal subject to the following;

Service Connections

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry and Uisce Éireann can confirm that a Confirmation of Feasibility CDS24001410 has been issued to the applicant advising that water and wastewater connections are feasible for this phase of the development.

Water - Feasible without infrastructure upgrade by Uisce Éireann

As per Cherry Orchard Masterplan, the entire Site 4 (Phase 1 and 2) was proposed to create as a separate DMA, the connection being taken from existing 300mm DI spur from 450mm DI main at junction of Park West Avenue and Cherry Orchard Green. A DMA meter with associate telemetry and a PRV valve are required at the connection point for the Site 4.

A minimum 200mm spine main is required within the site 4 to provide adequate supply and fire flow. The Phase 1 arterial route (spine main) of the development must be completed and connected to Uisce Éireann network, as per the Master Plan, before connection of the Phase 2

Wastewater - Feasible Subject to Uisce Éireann upgrades

Stiúrthóirí / Directors: Jerry Grant (Cathaoirleach / Chairperson), Niall Gleeson (POF / CEO), Gerard Britchfield, Douglas Millican, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.

Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

In order to accommodate the proposed connection, upgrade works are required to increase the capacity of Uisce Éireann network downstream of the development. Uisce Éireann currently has a project underway which will provide the necessary upgrade and capacity. This upgrade project is scheduled to be completed in Q4 2029 (this may be subject to change). The network extension works from the connection point up to the development site will be funded by the developer. The fee will be calculated at a connection application stage.

Recommendations Conditions-

1. The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.
2. All development shall be carried out in compliance with Uisce Éireann's *Standard Details and Codes of Practice*.

Reason: To provide and protect public water and wastewater facilities.

Queries relating to the terms and observations above should be directed to planning@water.ie

Dermot Phelan

Connections Delivery Manager

Advisory Notes:

There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries.

It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to construction, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice.

All development shall be carried out in compliance with Uisce Éireann Standards codes and practices.