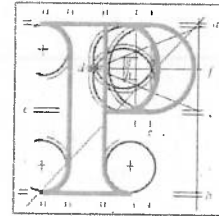


**Our Case Number: ABP-322638-25**



**An  
Bord  
Pleanála**

Uisce Éireann  
Smithlands Centre  
Waterford Road  
Loughboy  
Kilkenny

R95 W023

**Date:** 15 July 2025

**Re:** Proposed residential development at the Kishoge Development area of Clonburris SDZ  
In the townlands of Kishoge, Esker South, Grange and Balgaddy, Clonburris, County Dublin

Dear Sir / Madam,

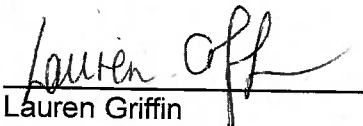
An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission 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 Commission at [laps@pleanala.ie](mailto:laps@pleanala.ie)

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

Yours faithfully,

  
Lauren Griffin  
Executive Officer  
Direct Line: 01-8737244

JA03

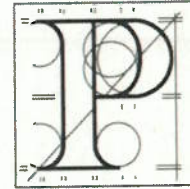
**Teil  
Glaó Áitiúil  
Facs  
Láithreán Gréasáin  
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1890 275 175  
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[www.pleanala.ie](http://www.pleanala.ie)  
[communications@pleanala.ie](mailto:communications@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

# Bulk Lodgement Validation Coversheet



An  
Coimisiún  
Pleanála

<b>ACP Case Number</b>	ABP-322638-25	<b>Case Type Code</b>	JA
<b>Summary Description</b>	Proposed residential development at the Kishoge Development area of Clonburris SDZ		
<b>Site Address</b>	In the townlands of Kishoge, Esker South, Grange and Balgaddy, Clonburris, County Dublin		
<b>Lodgement Type</b>	Observation / Submission		
<b>Bulk Lodgement ID</b>	BL-002659-25		
<b>Lodgement Date</b>	14/07/2025		
<b>Validation EO</b>	Lauren Griffin		
<b>Validated On</b>	15/07/2025		

Seq ID	Lodgement ID	Customer Name	Agent Name	Valid Lodgement	Exclude from BV
	LDG-081434-25	Uisce Éireann		Yes	
	LDG-081435-25	Development Applications Unit		Yes	

## Lauren Griffin

---

**From:** Lauren Griffin  
**Sent:** Tuesday, 15 July 2025 12:45  
**To:** [aisling.mcgrath@water.ie](mailto:aisling.mcgrath@water.ie)  
**Subject:** RE: Uisce Éireann Response JA06S.322638

A Chara,

The Commission acknowledges receipt of your email, official correspondence will issue in due course.

Kind regards,

Lauren

---

**From:** Aisling McGrath(C) <[aisling.mcgrath@water.ie](mailto:aisling.mcgrath@water.ie)>  
**Sent:** Monday 14 July 2025 13:36  
**To:** SIDS <[sids@pleanala.ie](mailto:sids@pleanala.ie)>  
**Subject:** Uisce Éireann Response JA06S.322638

**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.

See attached Uisce Éireann's response.

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](mailto:aisling.mcgrath@water.ie)  
[www.water.ie](http://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 neamhúdaraíthe 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 truaillithe, idircheaptha agus i leith leasuithe neamhúdraithe. 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 theachtairreachtaí 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 caighdeáin 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.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, commercially sensitive and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. Uisce Éireann accepts no liability for actions or effects based on the prohibited usage of this information. Uisce Éireann is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt. If you received this in error, please contact the sender and delete the material from any computer. E-Mail may be susceptible to data corruption, interception and unauthorised amendment. Uisce Éireann accepts no responsibility for changes to or interception of this e-mail after it was sent or for any damage to the recipients systems or data caused by this message or its attachments. Please also note that messages to or from Uisce Éireann may be monitored to ensure compliance with Uisce Éireann's policies and standards and to protect our business. Uisce Éireann is a designated activity company limited by shares, established pursuant to the Water Services Acts 2007-2022, having its principal place of business at Colvill House, 24-26 Talbot Street, Dublin 1.

Thank you for your attention.

**Uisce Éireann Ref:** PN25000025709  
**Planning Ref:** JA06S.322638  
**Planning Authority:** An Coimisiún Pleanála  
**Issue Date:** 14 July 2025

**Uisce Éireann**  
Bosca OP 6000  
Baile Átha Cliath 1  
D01 WA07  
Éire

**Uisce Éireann**  
PO Box 6000  
Dublin 1  
D01 WA07  
Ireland

**T:** +353 1 89 25000  
**F:** +353 1 89 25001  
[www.water.ie](http://www.water.ie)

**Development Location:**

In the townlands of Kishoge, Esker South, Grange and Balgaddy, Clonburris, County Dublin

**Development Description:**

Proposed residential development at the Kishoge Development area of Clonburris SDZ

A Chara,

Please accept this submission in respect to the above-referenced Strategic Infrastructure Development application. Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application including the Planning Report and Chapter 8 of the EIAR and have the following observation(s).

**Service Connections**

The applicant has engaged with Uisce Éireann via a number of Pre-Connection Enquiries for Sites 3, 4 and 5.

**Site 3**

Uisce Éireann can confirm that a Confirmation of Feasibility CDS24003031 has been issued to the applicant advising that water wastewater connections are feasible.

*Water - Feasible without infrastructure upgrade by Uisce Éireann*

The connection is feasible off the existing 400mm ID main and it should be a primary connection for the development with a bulk meter and associated telemetry system installed on the line. The DMA mains must be looped to avoid dead ends and have a secondary connection via a closed valve. The development must be in line with Clonburris Water Supply Master Plan approved by Uisce Éireann.

*Wastewater – Feasible Subject To Upgrades*

120 units may connect to the 525mm sewer. The Clonburris Wastewater Master Plan has to be updated to reflect the above. The Developer may need to make a contribution to Esker wastewater pumping station (WWPS) upgrade. The WWPS is downstream of the 525mm sewer.

**Stiúrthóirí / Directors:** Tony Keohane (Cathaoirleach / Chairman), Niall Gleeson (POF / CEO), Christopher Banks, Fred Barry, Gerard Britchfield, Liz Joyce, Patricia King, Eileen Maher, Cathy Mannion, 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 design activity company, limited by shares.  
Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

At a connection application stage, the potential upgrade requirements will be reviewed, and upgrade contribution fee will be calculated. The proposed connections of the remaining units are to the proposed Northern Link Street (NLS) infrastructure as part of Clonburris SDZ. All relevant Clonburris SDZ infrastructure (including PS and RM #3, NLS infrastructure), has to be in line with the approved Clonburris Master Plan, completed and connected to Uisce Éireann infrastructure prior the connection. The infrastructure will be delivered by Clonburris Infrastructure Ltd.

#### Site 4

Uisce Éireann can confirm that a Confirmation of Feasibility CDS24003346 has been issued to the applicant advising that both water and wastewater connections are feasible without infrastructure upgrade by Uisce Éireann

The development is a part of Clonburris Strategic Development Zone. All relevant core water infrastructure within the zone must be constructed as per the Clonburris SDZ Infrastructure Master Plan and connected to Uisce Éireann network prior the connection. At a connection application stage, the applicant should provide confirmation from Clonburris Infrastructure Ltd. that connection application is in line with the Master Plan.

A Statement of Design Acceptance has been issued for the connections within the development site boundary.

#### Site 5

Uisce Éireann can confirm that a Confirmation of Feasibility CDS24005339 has been issued to the applicant advising that water wastewater connections are feasible.

#### *Water – Feasible Subject To Upgrades*

The development is a part of Clonburris SDZ and the supply should be from the existing 400DI south-west from the site. However, this is now planned to connect through existing network from the north of the site. In order to accommodate the proposed connection, following are required:

- Supply main & meter – Approx. 7m of new 200mm ID pipe to be laid to replace existing 100mm DI main. The existing meter on this main may need upsize.
- Cross connection mains - Approx. 7m of new 150mm ID pipe and 10m of new 150mm ID pipe to be laid to cross connection between two existing estates. Note: There are existing spurs.
- Connection main – Connection main to this site is preferred to be from between of two 110mm PE mains. This developer mains shall have a secondary connection to 100mm uPVC from the adjacent DMA with a closed valve.
- Existing valve closure & abandon existing main – Close existing valve and abandon existing mains as shown.
- Cross connection/Loop – Approx. 15m of new 100mm main. The remaining 4" uPVC is planned to be retained to provide fire capacity. However, this investment is in discussion with Uisce Éireann Operations team for the condition of 4" uPVC main and would be finalised during the Connection Application stage.
- There is capacity to provide fire flow to the proposed developments through the existing network. Bulk meter to be installed on the site development side of this connection main and linked up with telemetry online.
- On site storage if provided, must have a re-fill time of minimum 12 hours.
- The developer will be required to fund the upgrade works. The fee will be calculated at a connection application stage

Uisce Éireann is a statutory consultee under the Planning and Development Act 2000 (as amended). Uisce Éireann's job is to deliver the highest quality drinking water to taps every day and ensure that wastewater is properly treated and safely returned to the environment. To ensure the satisfactory completion of a development, any permission, approval, or consent granted pursuant to the Planning and Development Act 2000 (as amended) that requires a new connection(s) to water services should include a condition that requires the applicant or developer to enter into a connection agreement(s) with Uisce Éireann prior to the commencement of development. Any person discharging trade effluent to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).

*Wastewater - Feasible without infrastructure upgrade by Uisce Éireann*

The proposal to connect the development of 62 domestic units to the 300dia foul gravity sewer spur of Foxborough Court is acceptable..

A Statement of Design Acceptance has been issued for the connections within the development site boundary.

To ensure adequate provision and protection of water and wastewater facilities, Uisce Éireann recommends that,

1. Where the applicant seeks a connection to the public network, the applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
2. 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\*.
3. The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure\*\*.
4. All development shall be carried out in compliance with Uisce Éireann Standards codes and practices.

Queries relating to the terms and observations above should be directed to [planning@water.ie](mailto:planning@water.ie)

Dermot Phelan,

Connections Delivery Manager

**Advisory Note(s):**

\*Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section ([diversions@water.ie](mailto: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.

\*\* Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is also a requirement of the Water Framework Directive that waters used for the abstraction of drinking

water are protected to avoid deterioration in quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s).



Uisce Éireann is a statutory consultee under the Planning and Development Act 2000 (as amended). Uisce Éireann's job is to deliver the highest quality drinking water to taps every day and ensure that wastewater is properly treated and safely returned to the environment. To ensure the satisfactory completion of a development, any permission, approval, or consent granted pursuant to the Planning and Development Act 2000 (as amended) that requires a new connection(s) to water services should include a condition that requires the applicant or developer to enter into a connection agreement(s) with Uisce Éireann prior to the commencement of development. Any person discharging trade effluent to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).