



APPENDIX 4

CONFIRMATION OF FEASIBILITY LETTER

CONFIRMATION OF FEASIBILITY

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www.water.ie

16 October 2025

Our Ref: CDS25006216 Pre-Connection Enquiry
Miller's lane, Ragoon, Galway

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Business Connection of 1 unit(s) at Miller's lane, Ragoon, Galway, Galway, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible without infrastructure upgrade by Uisce Éireann
- **Wastewater Connection** - Feasible without infrastructure upgrade by Uisce Éireann

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

Stiúthóirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, 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.

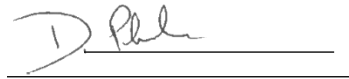
Where can you find more information?

- **Section A** - What is important to know?

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'D. Phelan', is written over a horizontal line.

Dermot Phelan
Connections Delivery Manager

Section A - What is important to know?

What is important to know?	Why is this important?
Do you need a contract to connect?	• Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Uisce Éireann.
When should I submit a Connection Application?	• A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	• Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	• All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. *Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works
Fire flow Requirements	• The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
Plan for disposal of storm water	• The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Uisce Éireann's network(s)?	• Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

What are the design requirements for the connection(s)?	The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
Trade Effluent Licensing	- 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). - More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ **trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)



APPENDIX 5

LANDSCAPING PLAN

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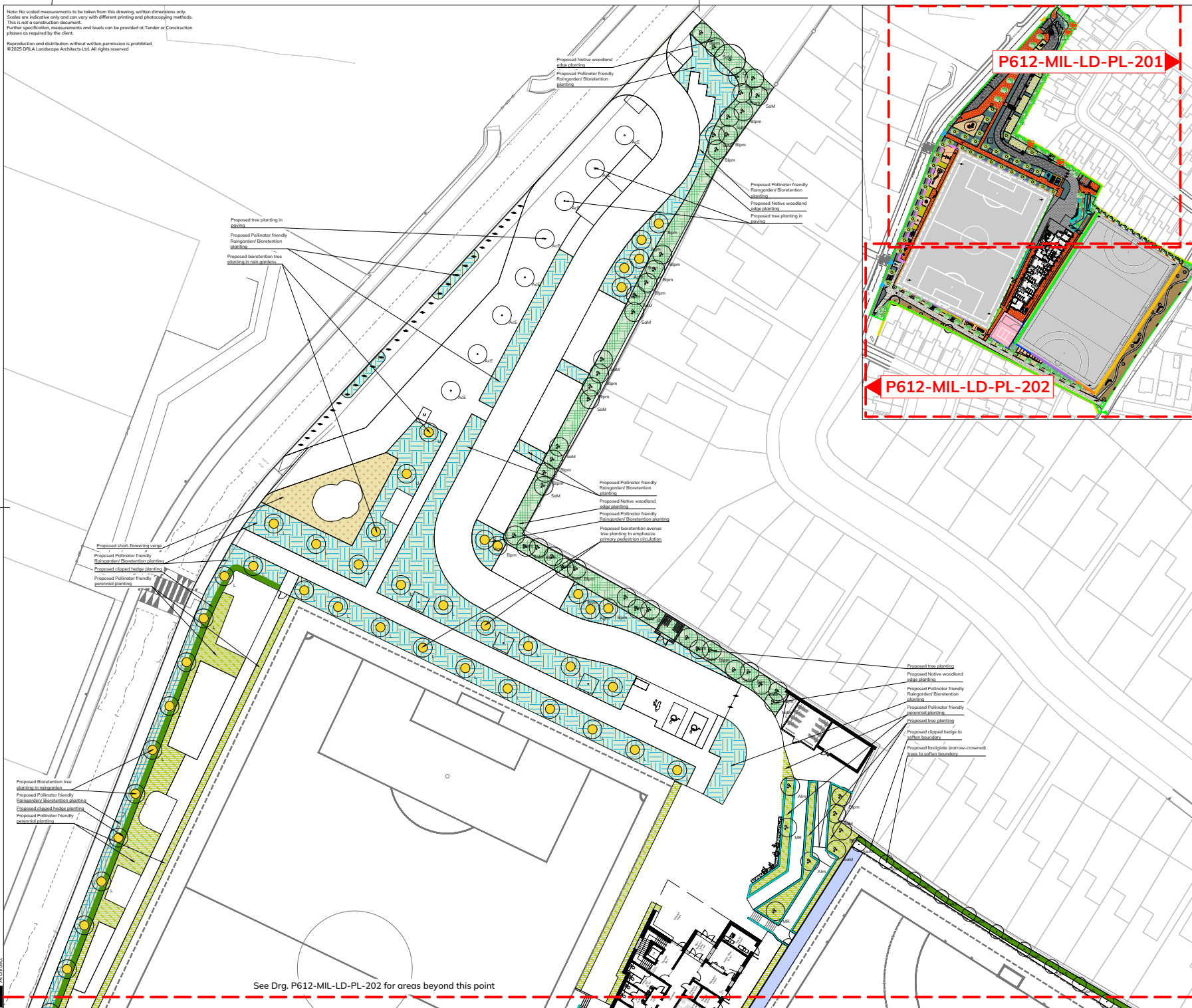
Checked by: DH District: V34 XA4W www.

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Registered
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Tree Planting - as per locations shown

Code Name	Quality	Quantity
Semi-Mature, clearstem to 2m, rootballed, 3-4 times transplanted:		
ACE Acer campestre 'Eclair'	18-20cm girth	8
PaP Prunus avium 'Plena'	18-20cm girth	18
QR Quercus robur	20-25cm girth	1
SAAS Sorbus aucuparia		
'Autumn Spire'	18-20cm girth	13

Multistem, 3-4 stems, 3.5-4.5 m height, container/rootballed		
Alm	<i>Amelanchier lamorackii</i>	3.5m height
Bipm	<i>Betula pendula</i>	4.5m height
Bjpm	<i>Betula jacquemontii</i>	3.5m height
MR	<i>Malus 'Rudolph'</i>	2.5m height
SoM	<i>Sorbus aucuparia</i>	2.5m height

Proposed Bioretention tree planting. Tree species chosen for their water tolerance planted within Bioretention Rainingardens. Root zone and tree protection to construction stage detail. LA to be consulted in positioning at construction stage. Total 109no. trees from the following

Name	Quality	Quantity
Multistem, 3-4 stems, 3.5-4.5 m height, container/rootballed		
Agrm <i>Alnus glutinosa</i>	3.5m height	4
Bpm <i>Betula pubescens</i>	4.5m height	6
Semi-Matures, clearstem to 2m, rootballed, 3-4 times transplanted:		
L Liquidambar		
W 'Worpleston'	20-25cm girth	33
U <i>Ulmus</i> 'Colonnello'	18-20cm girth	3



Proposed Woodland Edge Mix planting planted in a random mix at average density of 1 per m², 614 no. plants (614m²)

Name	Quantity	%
Bare-root Transplants		
<i>Acer campestre</i>	60-90 cm, 1-1	5
<i>Betula pubescens</i>	60-90 cm, 1-1	6
<i>Corylus avellana</i>	60-90 cm, 1-1	8
<i>Crataegus monogyna</i>	40-60 cm, 1-1	6
<i>Eurostymus europaeus</i>	40-60 cm, 1-1	4
<i>Fraxinus alnus</i>	40-60 cm, 1-1	4
<i>Malus sylvestris</i>	60-90 cm, 1-1	5
<i>Prunus padus</i>	60-90 cm, 1-1	5
<i>Rosa canina</i>	40-60 cm, 1-1	4
<i>Salix purba</i>	40-60 cm, 1-1	6
<i>Sambucus nigra</i>	60-90 cm, 1-1	1
<i>Sorbus aucuparia</i>	60-90 cm, 1-1	6
<i>Viburnum opulus</i>	40-60 cm, 1-1	6

Container-grown		%
<i>Dryopteris filix-mas</i>	Cell-grown plug, p9	3
<i>Ilex aquifolium</i>	20–40 cm C2/C3	5
<i>Eleocharis palustris</i>	20–40 cm C2	3

Pollinator friendly shrub and Perennial planting - 545 m² to be planted at average density of 30m, total 1635 no. plants, plants, to be 2 or 3 litre container grown plants, to be exposed to reach maximum 800mm in height, average height 600mm. All plants to be sourced from the All Ireland Pollinator Plan (AIPP) Plants to be selected from the following list (refer to AIPP for replacements if required):

Anemone, Echinos, Echinops, Echinacea, Eryngium europaeum, Garden rose, cove roses, Helianthus, Lamium maculatum, Lonicera, Mahonia, Nepeta, Perovskia, Persicaria, Rosmarinus officinalis, Viburnum tinus, Nigella, Sarcocolla hookeriana, Salvia, Salvia officinalis, Salvia byzantina, Salvia apus, 'Nanon'. Decorative bark mulch on geotextile layer to be applied on completion of planting scheme.

Rainforest planting - Public areas:
 400m² to be planted at 3m², total 4200 no. plants, to be 2-5 Litre container grown. Container grown shrubs to be grouped in naturalistic swathes of odd numbered groups of no less than 3 and no greater than 12. Scheme to include plants tolerant to drought and occasional flooding such as: *Alchemilla mollis*, *Aster frikartii* 'Mönch', *Bergenia cordifolia*, *Geranium Rozanne*, *Hemerocallis* 'Burning Daylight', *Helleborus Marieschkei* 'beauté', *Rudbeckia* 'Hulkemij Yellow Goldstars', *Monarda didyma*, *Stachys byzantina*, *Yucca siberica*, *Calamagrostis brachytricha*, *Carex pendula*, *Viburnum opulus nanum*, *Comus 'Kousa'*

Short-flowering Meadow
Seeded Short-flowering Meadow Mix to All-Ireland Pollinator Plan for cutting every 6 weeks from mid-April. Sowing mix 50% wildflower minimum. Supplier to be registered as Native Sourced Irish Wildflower Seed Grower, Harvester, Supplier, Processor, Mixer and Packer with Department of Agriculture, Food and the Marine, (DAFM)

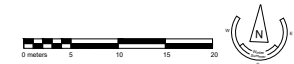
This plant list was created in accordance with All Ireland Pollinator Plan no changes to be made without LA approval. High percentage (75%) of plants to be attractive to pollinators. This number includes a minimum of 35% herbaceous perennials in the mix, a generous portion of which should be sowed to spring and late autumn flowering.

 Existing Planting to be Retained
Areas of existing planting to be retained and protected or reinstated.

Planting Programme

Notes: Trees and hedges to be planted during the first dormant season (September through to March or when roofed stock becomes available for sale) after practical completion issued for each phase of work. Shrubs to be planted during the nearest spring or Autumn planting season after practical completion. Any scrub or hedge removal to take place outside bird nesting season (1 March to 31 August). Further amendments may be made to the plant list at construction stage depending on specific soil condition, availability and other factors.

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LICENCE NUMBER 2024/0400618/1WAY CITY COUNCIL



Issue/Rev. no.	Description	Date	Signature
Client:	Gulway City Council Kington Park and Millers Lane Public Park and Urban Realm Project	 DRLA LANDSCAPE ARCHITECTS	Tel: 061 59 00 00 Email: info@dra.ie www.dra.ie
Dr Title:	Planting Plan 1 of 2 Planning		
Scale:	A6:12 ML-LD-PL-201 1:2000 @ A0		
Date:	24th October 2025		
Drawn By: JC	Checked by: DR		
		3rd Floor 12 Barrington Street Limerick, V94 X4WV	

