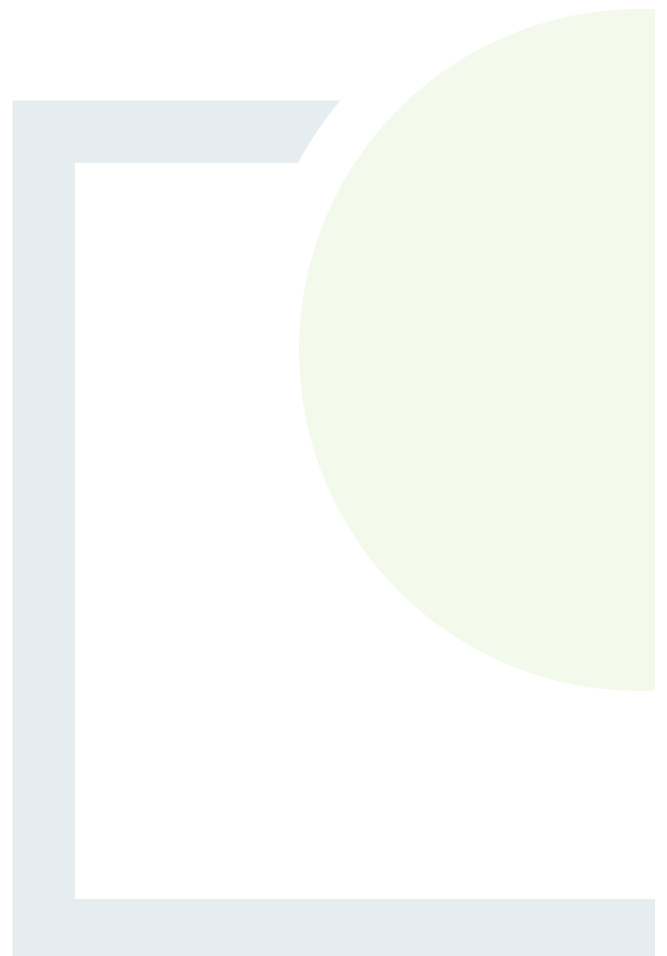




DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

APPENDIX 12.1

Uisce Éireann Letter of
Feasibility



Darragh Buckley
TLI Group
Unit 1,
Borg Commercial Park,
Monavally,
Tralee,
Co. Kerry
V92 RC3R

14 August 2025

Uisce Éireann
Teach Colvill
24-26 Sráid Thalbóid
Baile Átha Cliath 1
D01 NP86
Éire

Uisce Éireann
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Dear Darragh,

Re: Diversion Reference DIV25165 Barrymore & Kill St. Anne Diversion enquiry. Subject to contract | Contract denied

Uisce Éireann has reviewed your enquiry in relation to a build-over of Uisce Éireann's water main as part of the proposed Development at Barrymore & Kill St. Anne North as indicated on the drawings appended to this letter and in specific at the locations indicated on drawing no.'s 300100920-DR-251 & 252.

Based upon the details you have provided with your enquiry and as assessed by Uisce Éireann, we wish to advise you that, subject to valid agreement/s being put in place, the proposed build over can be facilitated.

You are advised that this correspondence does not constitute an agreement in whole or in part to provide a diversion or to build near any Uisce Éireann infrastructure and is provided subject to a build over agreement being executed at a later date. You are advised to make contact with the diversions team at diversions@water.ie once planning permission has been granted and prior to any works commencing on site in order to enter into a build over agreement with Uisce Éireann.

If you have any further questions, please contact Rob Walpole from the diversions team at robert.walpole@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,



Dermot Phelan
Connections Delivery Manager



Note: All infrastructure will be installed inline with Irish Water document IW-CDS 5020-03 (Revision 2 – 2020) and as per Health and Safety Authority Code of Practice

Friday 02 May 2025

Project: Coom Green Energy Park

Code: 300-100920

Asset Description	Crossing Method	Road Segment	ITM Coordinates	Irish Grid Coordinates	Facility Identifier	TLI Drawing Ref	Water Pipe Function	Comment/Current Status	Assigned to
75mm uPVC	Undercrossing- Flat	L-1517	X = 582600.222 Y = 593861.945	X = 182646.0673 Y = 93804.5864	WM0229034	300100920-DR-235	Distribution	Final Crossing to be determined when invert level of Uisce Eireann service determined	Planning
75mm uPVC	Parallel	L-1517	X = 582599.785 Y = 593861.067	X = 182645.6302 Y = 93803.7082	WM0229034	300100920-DR-235	Distribution		Planning
75mm uPVC	Undercrossing- Flat	L-1517	X = 582475.892 Y = 593956.497	X = 182521.7106 Y = 93899.1586		300100920-DR-235	Distribution	Final Crossing to be determined when invert level of Uisce Eireann service determined	Planning
75mm uPVC	Undercrossing- Flat	L-1517	X = 582124.3486 Y = 594235.5229	X = 182170.0918 Y = 94178.2443		300100920-DR-235	Distribution	Final Crossing to be determined when invert level of Uisce Eireann service determined	Planning
75mm uPVC	Parallel	L-1517	X = 582091.22015 Y = 594259.57518	X = 182136.9562 Y = 94202.3016	WM0081699	300100920-DR-235	Distribution		Planning
50mm uPVC	Parallel	L-1517	X = 581486.425 Y = 594837.077	X = 181532.0312 Y = 94779.9276	WM0015787	300100920-DR-235	Distribution		Planning
50mm uPVC	Undercrossing- Flat	R-639	X = 581376.382 Y = 595008.727	X = 181421.9644 Y = 94951.6147	WM0325359	300100920-DR-235	Distribution	Final Crossing to be determined when invert level of Uisce Eireann service determined	Planning
50mm uPVC	Parallel	R-639	X = 581376.382 Y = 595008.727	X = 181421.9644 Y = 94951.6147	WM0325359	300100920-DR-235	Distribution		Planning

ISO A1 594mm x 841mm

Project Management Initials: Designer: POS Checked: DB Approved: RG



NOTES:

- This drawing is to be read in conjunction with relevant drawings, specifications and reports.
- Dimensions are in meters, unless noted otherwise.
- Drawings are not to be scaled. Use figured dimensions only.
- Contractor is to complete a full cable scan of the area to identify the location of any underground services prior to the commencement of works on-site.
- Co-Ordinates to ITM Grid.

Map Series:
Prime 2

OSI Sheet Reference Number:
6060-B, 6014-D, 6014-B, 6015-C,
6056, 6057, 6101, 6102, 6014, 6012,
6013, 6055, 6100, 6058, 6015-D

ITM Center Point Co-Ordinates:
X,Y = 568402.0, 590506.963277

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Head Office
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Tel: 00353 66 7135710

Regional Office
Basepoint Business Centre
Stroudley Road, Basingstoke,
Hampshire,
RG24 8UP, UK
Tel: 00 44 1256406664

PROJECT

**Coom Green Energy Park
110kV Grid Connection**

CLIENT

**Coom Green Energy
Park Limited**

CONSULTANTS

FEHILY
TIMONEY
30 YEARS

NOTES:-

- All proposed routes shown are indicative only at this stage and are subject to further assessment.
- Additional watercourses and services may be encountered.

LEGEND:-

- Barrymore Substation Location
- Proposed 110kV Underground Cable Route - Approx. 13.86km
- Red Line Planning Boundary

PROGRESS PRINT
ISSUED FOR INFORMATION
NOT FOR PLANNING
13.05.2025

ISSUE/REVISION

NO	DATE	DESCRIPTION

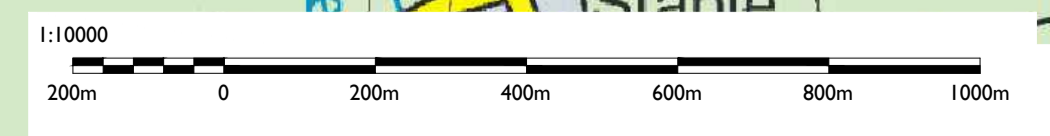
N1 13.05.25 Issued for Uisce Éireann Approval

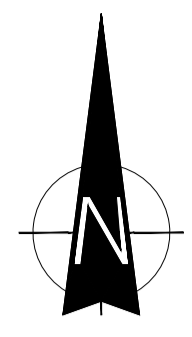
PROJECT NUMBER
300-100920

SHEET TITLE
Overall Site Location Map

SHEET NUMBER
300100920-DR-250

Overall Site Location Map
Scale 1:10000





MATCHLINE REF TO 300100920-DR-252

NOTES:

- This drawing is to be read in conjunction with relevant drawings, specifications and reports.
- Dimensions are in meters, unless noted otherwise.
- Drawings are not to be scaled. Use figured dimensions only.
- Contractor is to complete a full cable scan of the area to identify the location of the any underground services prior to the commencement of works on-site.
- Co-Ordinates to ITM Grid.

Map Series:
Prime 2

OSI Sheet Reference Number:
6060-B, 6014-D, 6014-B, 6015-C,
6056, 6057, 6101, 6102, 6014, 6012,
6013, 6055, 6100, 6058, 6015-D

ITM Center Point Co-Ordinates:
X,Y = 568402.0, 590506.963277

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Regional Office
Basepoint Business Centre
Stroudley Road, Basingstoke,
Hampshire,
RG24 8UP, UK
Tel: 00 44 1256406664

PROJECT

Coom Green Energy Park 110kV Grid Connection

CLIENT

Coom Green Energy Park Limited

CONSULTANTS



NOTES: -

- All proposed routes shown are indicative only at this stage and are subject to further assessment.
- Additional watercourses and services may be encountered.

LEGEND: -

- Existing Barrymore 110kV Substation Location
- Proposed 110kV Underground Cable Route - Approx. 13.86km
- Red Line Planning Boundary
- Existing Uisce Éireann Underground Infrastructure

**PROGRESS PRINT
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13.05.2025**

ISSUE/REVISION

I/R	DATE	DESCRIPTION

N1 13.05.25 Issued for Information

PROJECT NUMBER

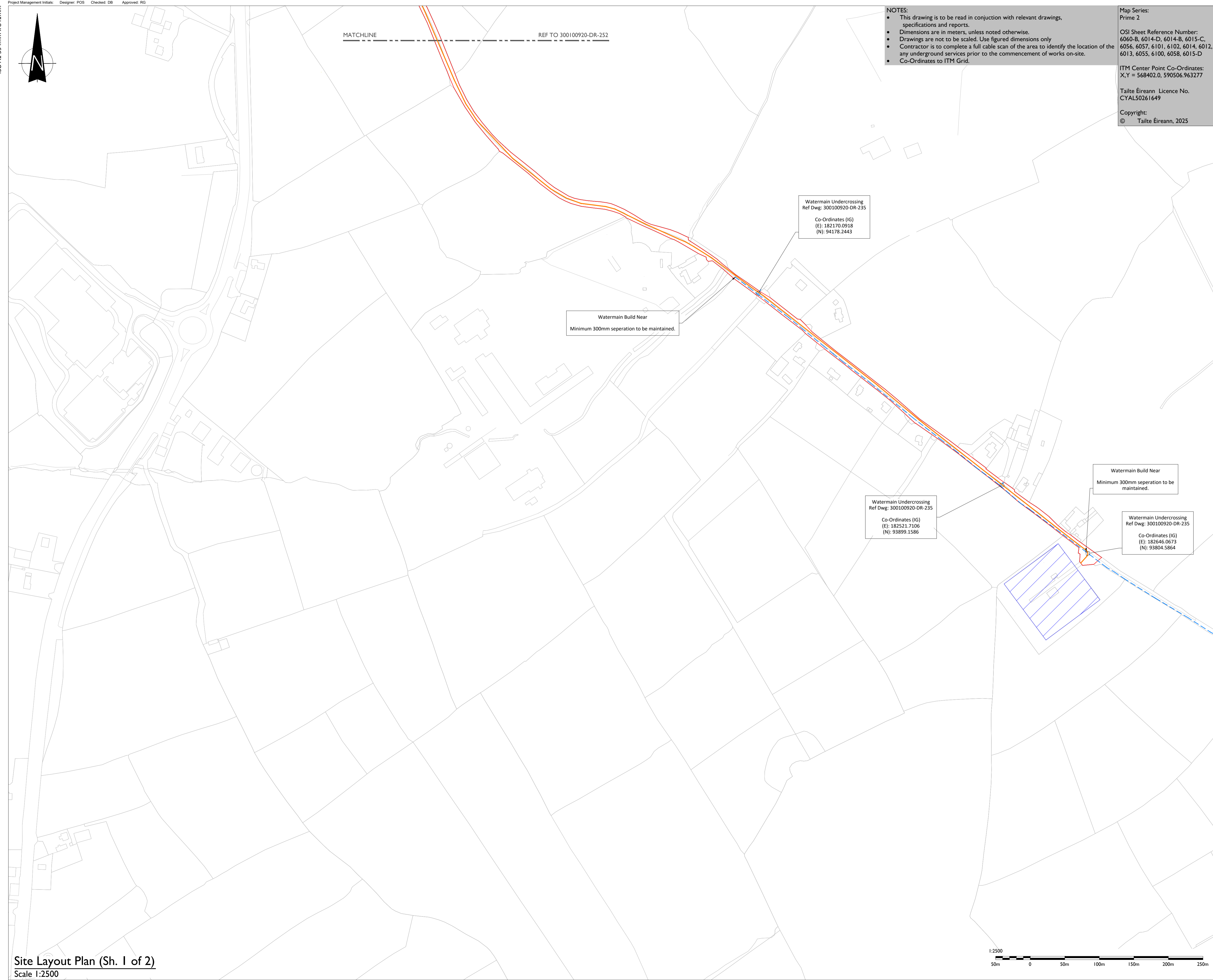
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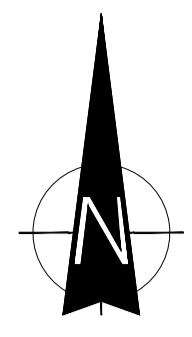
SHEET TITLE

Site Layout Plan
Sheet 1 of 2

SHEET NUMBER

300100920-DR-251





NOTES:

- This drawing is to be read in conjunction with relevant drawings, specifications and reports.
- Dimensions are in meters, unless noted otherwise.
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- Contractor is to complete a full cable scan of the area to identify the location of the any underground services prior to the commencement of works on-site.
- Co-Ordinates to ITM Grid.

Map Series:
Prime 2

OSI Sheet Reference Number:
6060-B, 6014-D, 6014-B, 6015-C,
6056, 6057, 6101, 6102, 6014, 6012,
6013, 6055, 6100, 6058, 6015-D

ITM Center Point Co-Ordinates:
X,Y = 568402.0, 590506.963277

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RG24 8UP, UK
Tel: 00 44 1256406664

PROJECT

Coom Green Energy Park 110kV Grid Connection

CLIENT

Coom Green Energy Park Limited

CONSULTANTS



NOTES: -

- All proposed routes shown are indicative only at this stage and are subject to further assessment.
- Additional watercourses and services may be encountered.

LEGEND: -

Proposed 110kV Underground Cable Route - Approx. 13.86km —

Red Line Planning Boundary —

Existing Uisce Éireann Underground Infrastructure - - -

**PROGRESS PRINT
ISSUED FOR INFORMATION
NOT FOR PLANNING
13.05.2025**

ISSUE/REVISION

I/R	DATE	DESCRIPTION

N1	13.05.25	Issued for Uisce Éireann Approval
I/R	DATE	DESCRIPTION

PROJECT NUMBER

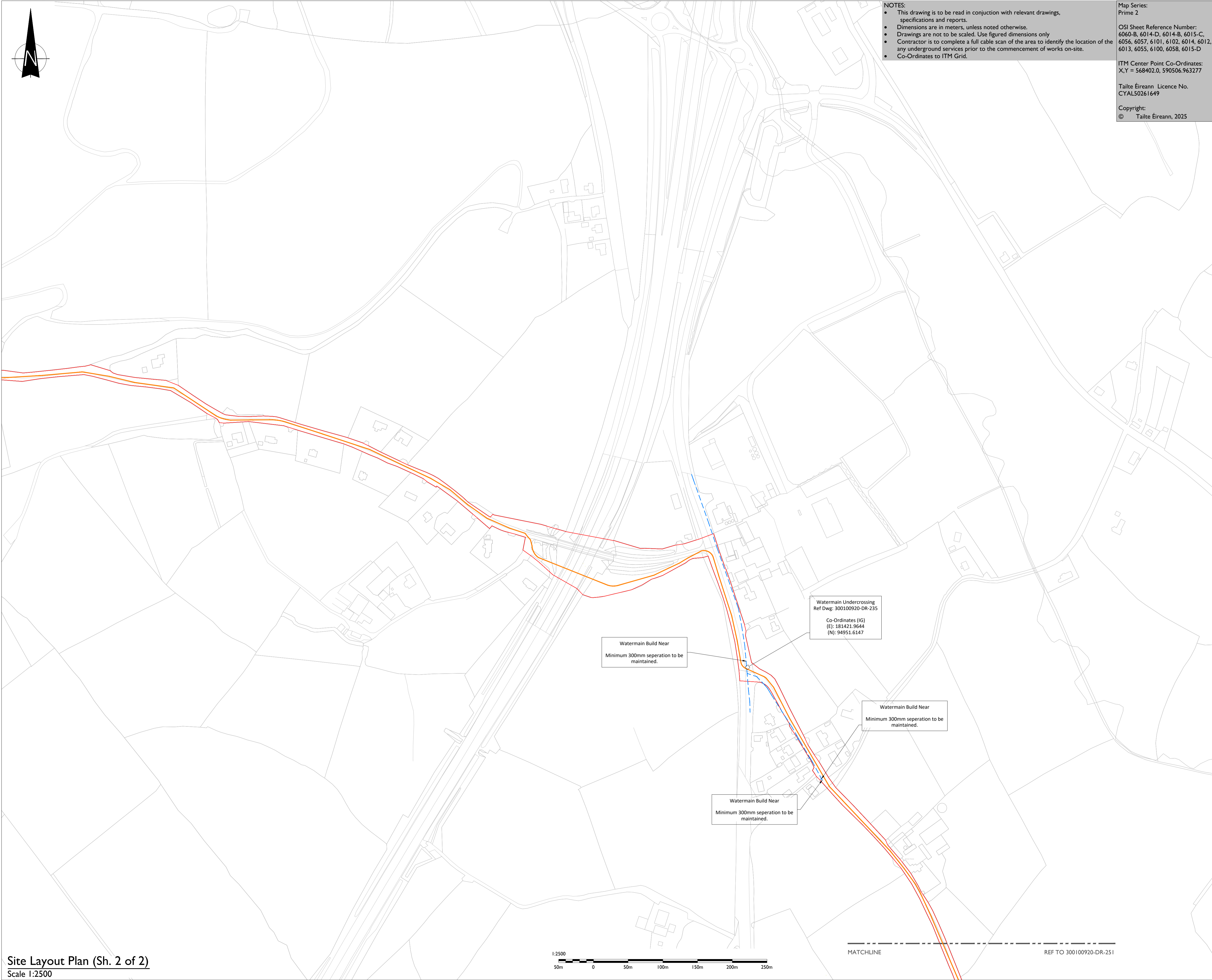
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SHEET TITLE

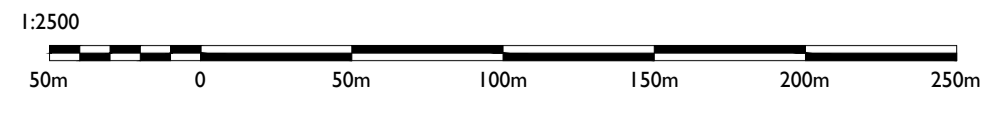
Site Layout Plan
Sheet 2 of 2

SHEET NUMBER

300100920-DR-252



Site Layout Plan (Sh. 2 of 2)
Scale 1:2500

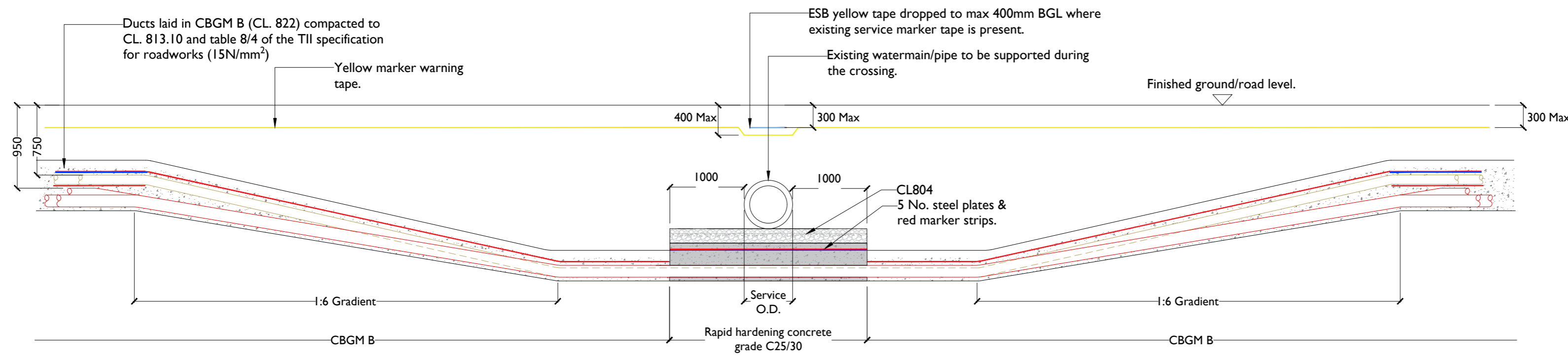


MATCHLINE REF TO 300100920-DR-251

- 160mm Ø HDPE Power Duct with 12mm diameter pull rope
- 125mm Ø HDPE Communication Duct with 12mm diameter pull rope
- Red marker strip
- Yellow marker warning tape
- 6mm Galvanised steel plate
- Existing service tape

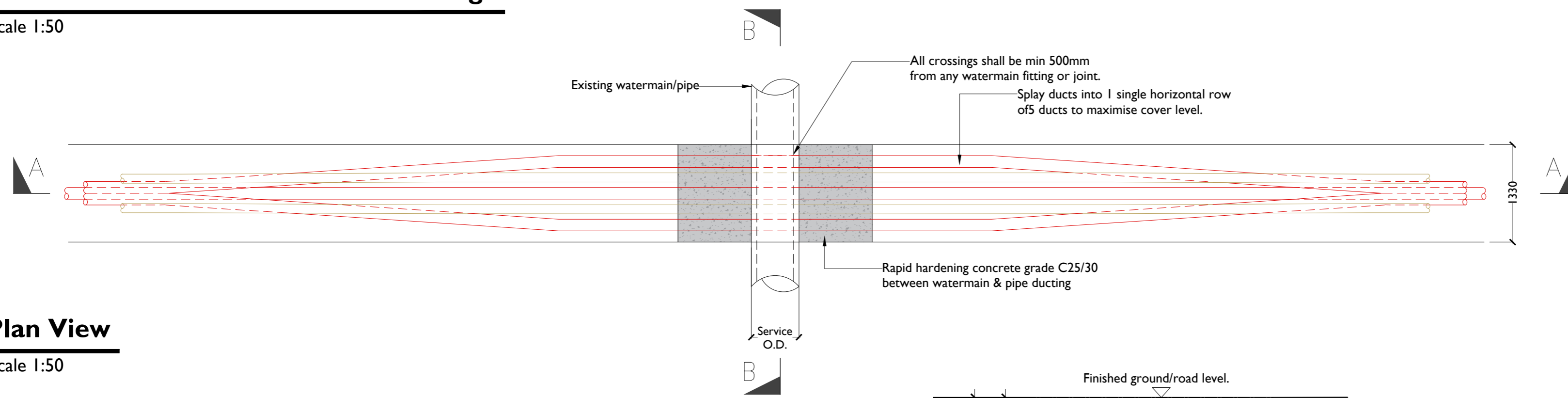
ISSUE/REVISION

N	DATE	DESCRIPTION
N3	20.06.25	Revised as per Uisce Éireann cmt
N2	13.05.25	Issued for Uisce Éireann Approval
N1	02.04.25	Issued for Information



Section A-A Watermain Undercrossing

Scale 1:50

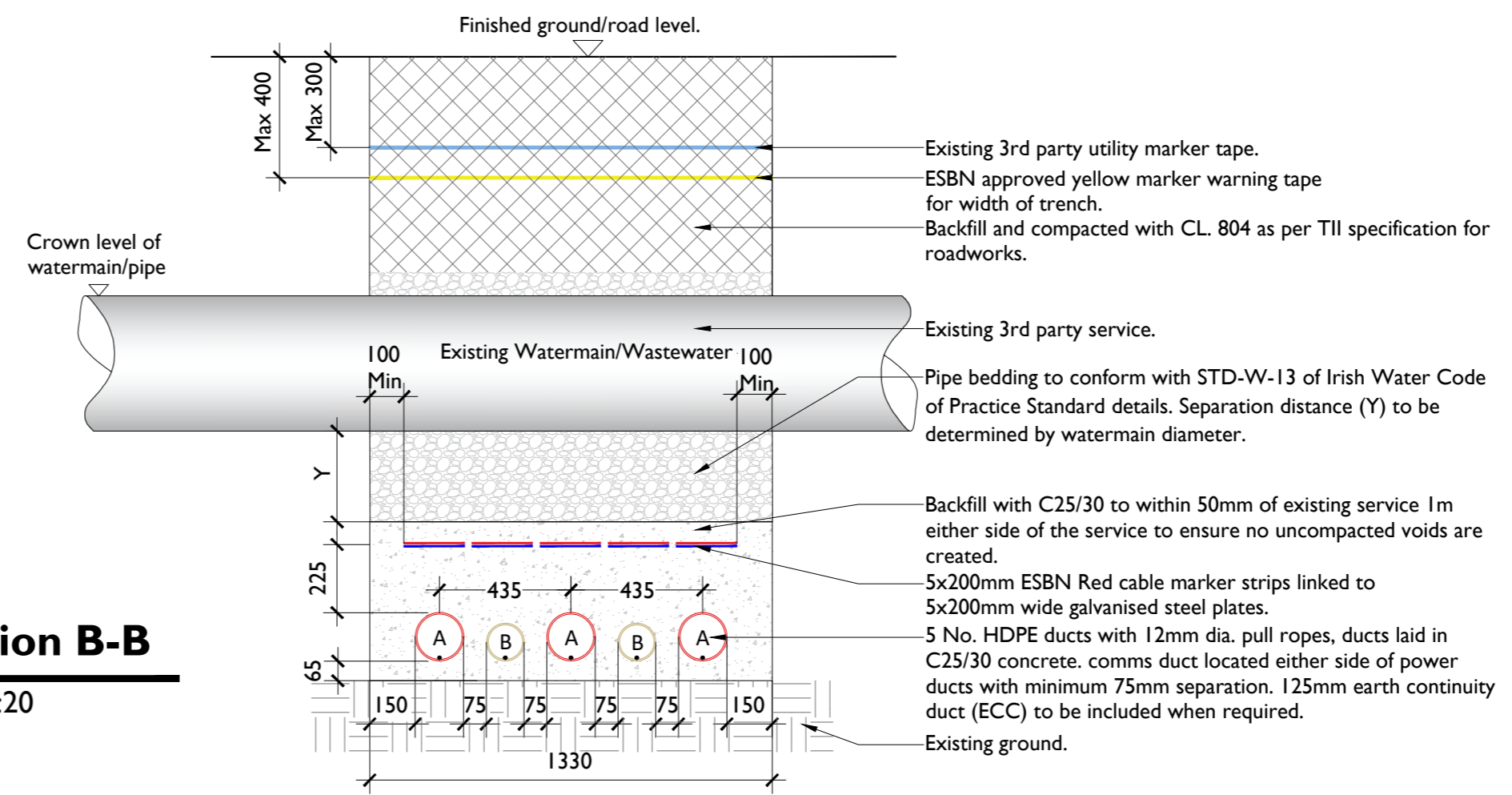


Plan View

Scale 1:50

General Notes

1. This drawing is subject to EirGrid design approval and is not to be used for construction.
2. This drawing is to be read in conjunction with all other relevant documentation.
3. Do not scale from this drawing use only printed dimensions
4. All dimensions are in millimetres, all chainages, levels and co-ordinates are in metres unless defined otherwise.
5. No excavation shall commence until the Contractor has consulted up to date services drawings and carried out an Electromagnetic Locator (EML) Scan.
6. Hand dig only within 500mm of existing services.
7. If compacting CBGM B could cause damage to the watermain below, use rapid hardening cement grade C25/30 following engineers prior approval.
8. For standard trench cross section drawings see 300100920-DR-230 (TREFOIL).
9. Where depths exceed 2500mm to the top of duct the Contractor shall consult the cable system design engineer for phase spacing requirements.
10. **ESB's preference is to cross under existing services where possible. This design may only be applied with confirmation in writing from the Engineer on a case by case basis**
11. Backfill as per guidelines for the opening, backfilling and reinstatement of openings in public roads (2017)
12. As per WIS 4-08-02 & IGN 4-08-01 granular material shall be 14mm to 5mm graded aggregate or 10mm single sized aggregate
13. If any Watermains are damaged during construction they will be replaced in full. camera scoping will be completed before and after the works.
14. The Contractor is responsible for the design and construction of all temporary works. The Contractor shall appoint a temporary works designer, and submit temporary works design to PSDP for review.
15. 225mm minimum concrete over ducts where they transition from standard cross section and where they are at less than standard cover to ground level.
16. Replace existing service marker tape over ESB yellow marker tape.
17. The owner of the existing utility being crossed must be consulted in advance of works commencing as per their guidelines.
18. The Contractor shall record detailed as-built information as per the specification. At all crossing locations these records shall include photographic evidence clearly demonstrating that minimum service clearances and duct separations have been achieved.



Section B-B

Scale 1:20

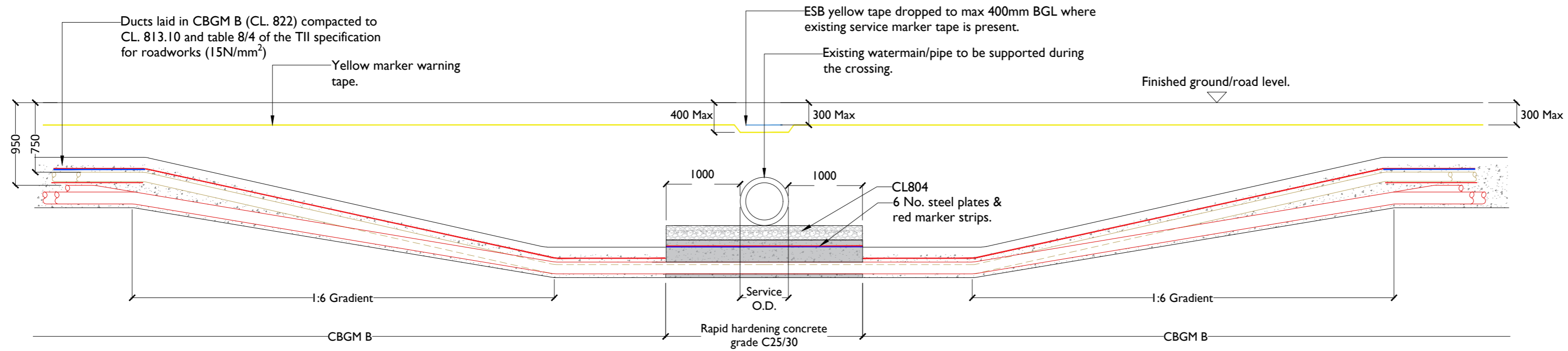
- A = 160mm Outer diameter HDPE ESB approved duct, SDR = 21
- B = 125mm Outer diameter HDPE ESB approved duct, SDR = 17.6
- C = 125mm Outer diameter HDPE ESB approved duct, SDR = 17.6

Existing Watermain Ø (mm)	Y (mm)
≤300	300
>300	500

Distances to be in accordance with Section 3.6.1 of the Code of Practice.

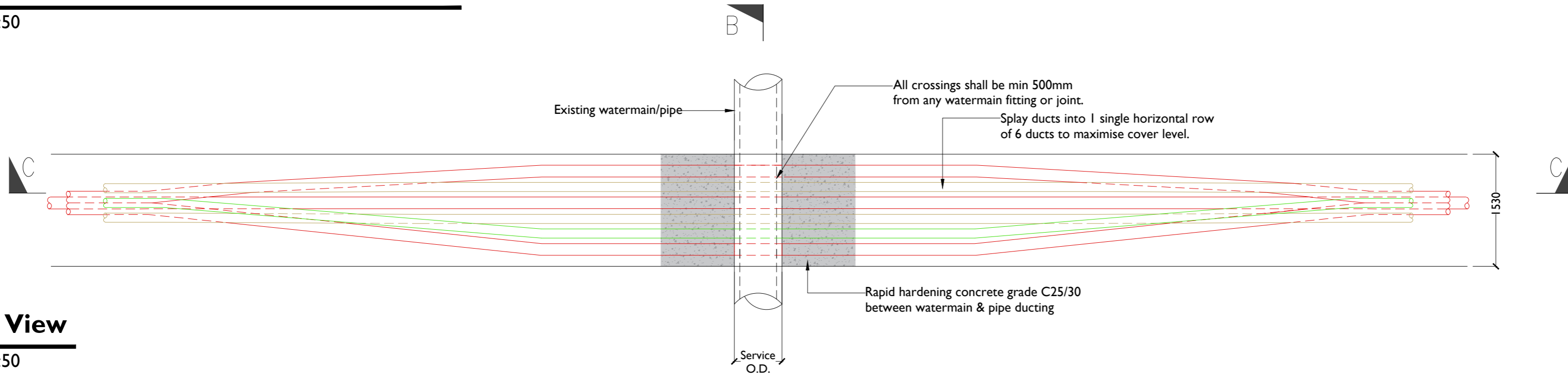
- 160mm Ø HDPE Power Duct with 12mm diameter pull rope
- 125mm Ø HDPE Communication Duct with 12mm diameter pull rope
- 125mm Ø HDPE Earth Continuity Conductor with 12mm diameter pull rope
- Red marker strip
- Yellow marker warning tape
- 6mm Galvanised steel plate

NO	DATE	DESCRIPTION
N3	20.06.25	Revised as per Uisce Éireann cmt
N2	13.05.25	Issued for Uisce Éireann Approval
N1	02.04.25	Issued for Information
I/R	DATE	DESCRIPTION



Section A-A Watermain Undercrossing

Scale 1:50

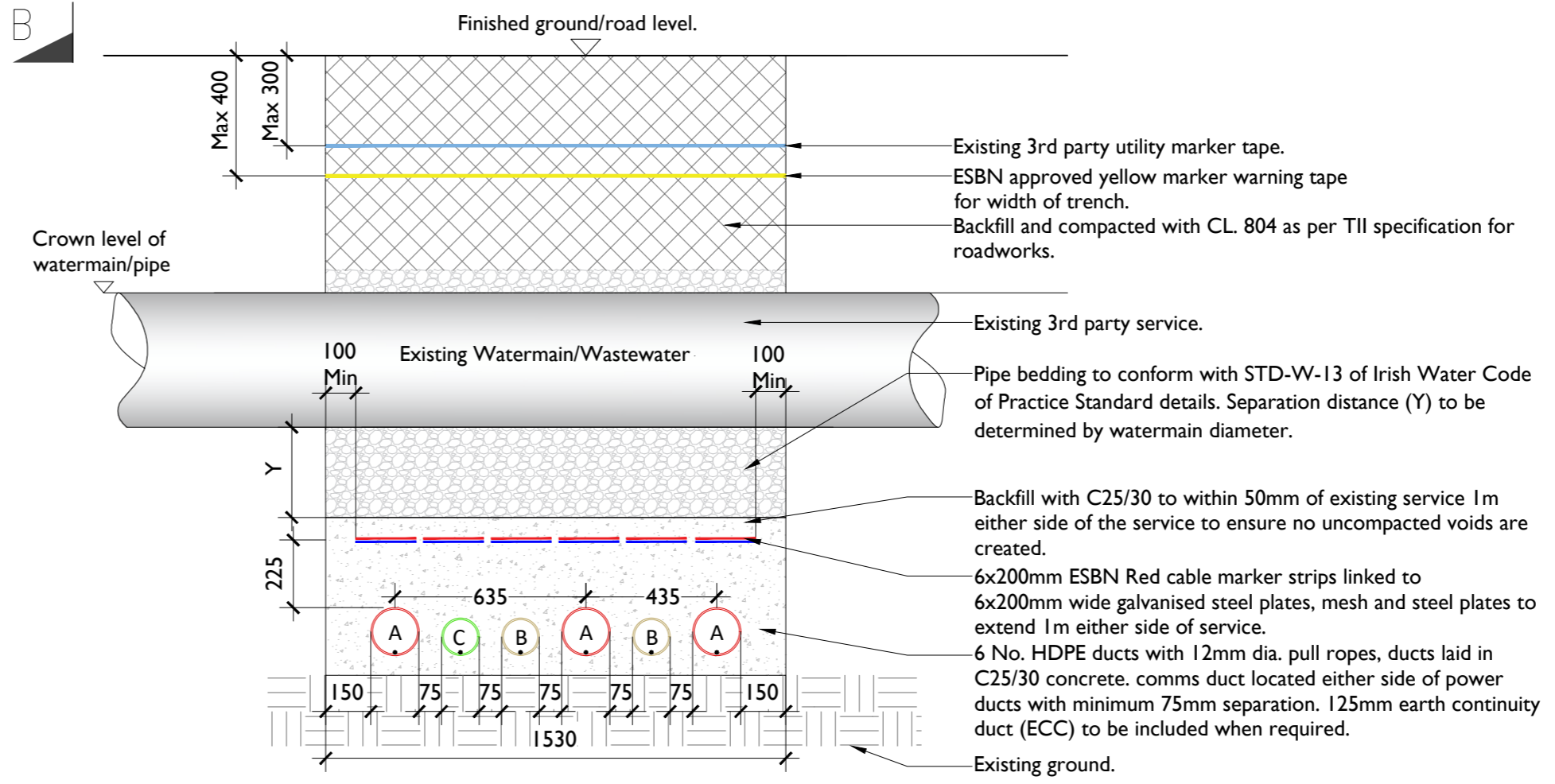


Plan View

Scale 1:50

General Notes

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Section B-B

Scale 1:20

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- B = 125mm Outer diameter HDPE ESB approved duct, SDR = 17.6
- C = 125mm Outer diameter HDPE ESB approved duct, SDR = 17.6

Existing Watermain Ø (mm)	Y (mm)
≤300	300
>300	500

Distances to be in accordance with Section 3.6.1 of the Code of Practice.