
Uisce eireann observations

From Planning <Planning@water.ie>

Date Tue 6/30/2026 10:56 AM

To SIDS <sids@pleanala.ie>; Bord <bord@pleanala.ie>

 1 attachment (351 KB)

UE Response SID VA29N.324276.pdf;

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Dear Sir/Madam,

In response to An Coimisiún Pleanála - Case reference: VA29N.324276 - [324276](#) | [An Coimisiún Pleanála](#) -

Please find attached Uisce Éireann's observations.

I hope you find this information helpful. If you have any queries, please do not hesitate to contact me.

Aine Rowan

Planning Application Specialist

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

www.water.ie

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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 scrios 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 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.

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Thank you for your attention.

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 scrios an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdaraíthe. 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.

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Thank you for your attention.

Uisce Éireann's Ref: PN26000041519

Planning Ref: VA29N.324276

Planning Authority: An Coimisiún Pleanála

Issue Date: 30 June 2026

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: c. 2.27 ha site on the R139, Belmayne, Clonsaugh, Dublin 17

Development Description:

Strategic Infrastructure Development - The construction of a 110 kV / 38 MV electrical substation and associated works including provision of new site entrance and internal access.

A Chara,

Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application including the Planning and Environmental Report, Engineering Services Report, the Outline Construction Environmental Management Plan and has the following observations;

The indicative underground cable grid connection for the proposed substation does not form part of the planning application and has not been assessed.

Service Connections

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry and Uisce Éireann can confirm that a Confirmation of Feasibility CDS25007090 has been issued to the applicant in January 2026 advising that water and wastewater connections are feasible without infrastructure upgrade by Uisce Éireann.

Approximately 15m of new 100mm ID pipe is required to connect the site development to the existing 300mm DI water main.

Uisce Éireann Assets

There is a significant 1050mm sewer running within the northern portion of the site The proposed stonewall is setback 10m from this asset.

There is an existing 600mm water main within the southern boundary of the site and another 300mm within the road reserve of the R139. The proposed stonewall is setback 5m from this asset. The upgrade works including the replace the asphalt on the existing access road and widening of the existing entrance have the potential to impact these assets.

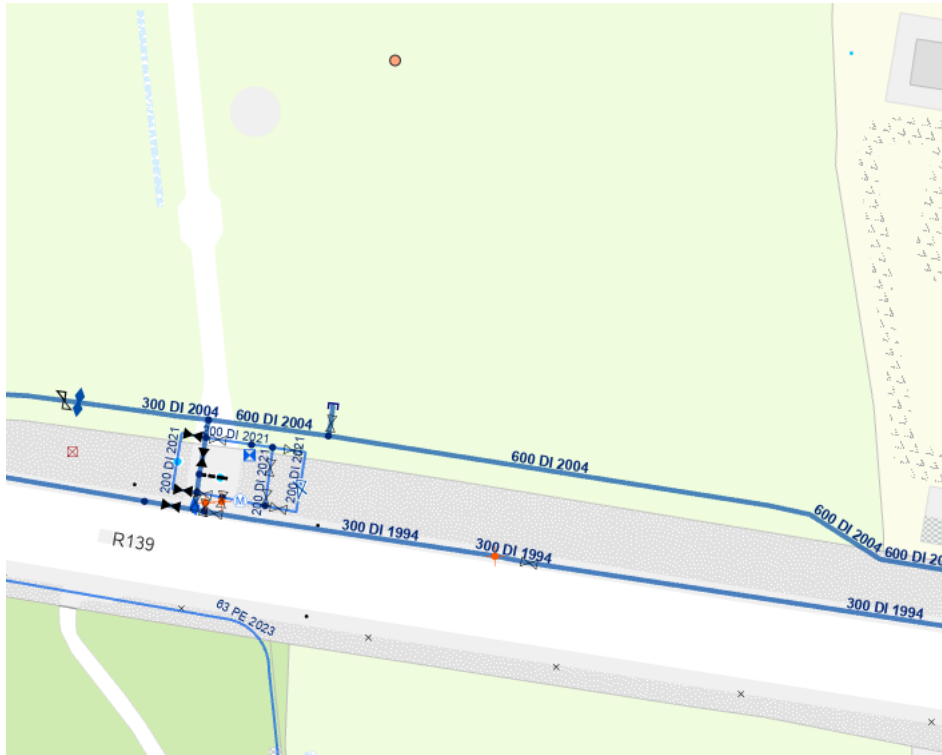


Figure 1 – Existing Uisce Éireann water mains at the site entrance

Uisce Éireann does not permit build over of its assets and the separation distances as per Uisce Éireann's Standards Codes and Practices must be achieved. Uisce Éireann requires that the applicant engages with Uisce Éireann's Diversions team to assess feasibility of the build over and to ensure adequate protection of Uisce Éireann Assets during construction.

To ensure adequate provision and protection of water and wastewater facilities, Uisce Éireann recommends the following conditions;

1. 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. The applicant must lodge a build over enquiry and obtain a Confirmation to Build Over from Uisce Éireann's Diversion team prior to the commencement of the development.

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

Yours sincerely,

Dermot Phelan
Connections and Developer Services

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) 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.

Uisce Éireann does not permit surface waters into the public sewer network.