Outlook

**VA29S.324596**

**From** Planning <Planning@water.ie>
**Date** Mon 10/19/2026 1:47 PM
**To** SIDS <sids@pleanala.ie>; Bord <bord@pleanala.ie>

1 attachment (344 KB)
UE Response SID VA29S.324596.pdf;

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Dear Sir/Madam,

In response to An Coimisiún Pleanála - Case reference: VA29S.324596 [324596 | 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.

Kind Regards,

*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 neamhúdaraithe 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 neamhúdaraithe. 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 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.

**Uisce Éireann's Ref:** PN26000047110

**Planning Ref:** VA29S.324596

**Planning Authority:** An Coimisiún Pleanála

**Issue Date:** 19 October 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:** Steevens Lane, Dublin 8

**Development Description:**

Strategic Infrastructure Development - Proposed 110kV substation and associated underground grid connection works located in lands within the Diageo site complex and within the public road network along Bow Lane West, James's Street and Echlin Street, Dublin 8.

A Chara,

Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the SID application and has the following observations;

*Service Connections*

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry and Uisce Éireann can confirm that a Confirmation of Feasibility CDS26002769 has been issued to the applicant on 27 April 2026 advising that water and wastewater connections are feasible without infrastructure upgrade by Uisce Éireann.

The development must incorporate Sustainable Drainage Systems/ Attenuation in the management of storm water and to reduce surface water inflow into the receiving combined sewer. Full details of these have to be agreed with the Local Authority Drainage Division.

*Proximity to Uisce Éireann Assets*

The applicant has engaged with Uisce Éireann via a Diversion Enquiry for the proposed works in close proximity to Uisce Éireann insitu assets on James Street. Uisce Éireann can confirm that a Confirmation of Feasibility DIV26136 has been issued to the applicant on 26 Ap 2026 advising that the proposed build near is feasible subject to conditions.

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

**Stiúrthóirí / Directors:** Jerry Grant (Cathaoirleach / Chairperson), Niall Gleeson (POF / CEO), Douglas Millican, Michael Nolan,Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh, Rena O'Sullivan and Orlagh Nevin.
**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.

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.

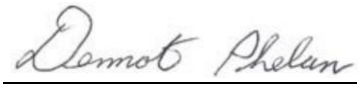
2. There shall be no build over of public infrastructure from these proposals. A complete site investigation of Uisce Éireann assets within James Street must completed prior to any construction activities commence.

3. If any Uisce Éireann asset is required to be diverted, a complete detailed design package will be required, and a diversion agreement will need to be executed prior to works commencing.

4. The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.

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):**

Any person discharging trade effluent** to a sewer, must have a Trade Effluent License 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).

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