

Lauren Griffin

From: Lauren Griffin
Sent: Tuesday 29 September 2026 12:29
To: Planning
Subject: RE: An Coimisiún Pleanála - Case reference: JP07.324624

A Chara,

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 with or without modifications.

If you have any queries in relation to the matter, please contact the undersigned officer of the Commission at laps@pleanala.ie

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

Kind regards,
Lauren

From: Planning <Planning@water.ie>
Sent: Monday 28 September 2026 14:52
To: SIDS <sids@pleanala.ie>; Bord <bord@pleanala.ie>
Subject: An Coimisiún Pleanála - Case reference: JP07.324624

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Dear Sir/Madam,

In response to An Coimisiún Pleanála - Case reference: JP07.324624.

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,

Martha Gilligan
Regional Planning Analyst

Uisce Éireann
Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86, Éire
Irish Water
Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86, Ireland

marthagilligan@water.ie

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 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.

Go raibh maith agat as d'aird a thabhairt.

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Thank you for your attention.

Lauren Griffin

From: Lauren Griffin
Sent: Tuesday 29 September 2026 10:42
To: Planning
Subject: RE: An Coimisiún Pleanála - Case reference: JP07.324624

A Chara,

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

Kind regards,
Lauren

From: Planning <Planning@water.ie>
Sent: Monday 28 September 2026 14:52
To: SIDS <sids@pleanala.ie>; Bord <bord@pleanala.ie>
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Martha Gilligan
Regional Planning Analyst

Uisce Éireann

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

Irish Water

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

marthagilligan@water.ie

www.water.ie

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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 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.

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Thank you for your attention.

Uisce Éireann's Ref: PN26000047635

Planning Ref: Part 10 Application, Pairc na hAbhainn, Athenry

Planning Authority: Galway County Council

Issue Date: 28 September 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: Páirc na hAbhainn, Athenry, Co. Galway

Development Description: The proposed development consists of the construction of 16 no. houses located on a greenfield site accessed from the existing Páirc na hAbhainn housing estate. The proposed dwellings are two-storey in height, comprising of 8 no. 3-bedroom houses and 8 no. 2-bedroom houses. The proposed development also includes the construction of hard and soft landscape works including new roadways and paths, car parking spaces, cycle parking, public open space, public lighting, signage, boundary treatments and all associated infrastructure and site developments work necessary to facilitate the proposed development

A Chara,

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

The applicant has engaged with UÉ via a Pre-Connection Enquiry and UÉ can confirm that a Confirmation of Feasibility (COF) has been issued to the applicant. The COF notes the following;

In relation to Water, UÉ can confirm a connection is feasible without infrastructure upgrade by UÉ.

In relation to Wastewater, UÉ can confirm a connection is feasible subject to upgrades. According to UÉ records, the nearest UÉ owned foul sewer appears to be located approximately 30 metres from the property boundary. To facilitate a connection to the premises, a network extension of approximately 30 metres would be required. The cost for the provision of this network extension will give rise to a quotable charge based on the Commission for Regulation of Utilities (CRU) approved Connection Charging Policy. Any such network extension will be funded by the customer.

The COF further notes that the proposed development wishes to connect to existing water and wastewater infrastructure that is in private ownership. Connections via third party owned assets can be permitted subject to the following conditions:

- Written agreement should be obtained by the Customer from the 3rd party giving permission to the Customer to connect via 3rd party infrastructure.

- Confirmation shall be provided by the new customer, supported by design calculations (if required), that the 3rd party infrastructure has capacity and is structurally adequate. If UÉ deems a high level of risk involved, further information should be sought such as condition survey/CCTV survey, etc.
- It should be made clear to all parties that the 3rd party infrastructure remains classified as a service connection and is not assumed by any party to be adopted/taken in charge by UÉ following the new connection being made, unless it is expressly stated otherwise.
- The Customer shall obtain a Wayleave (in favour of themselves) over the 3rd party infrastructure where possible. However, this is not a requirement that should prevent the connection being made if a wayleave is not forthcoming.

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

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. 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):

*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.

** 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).

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.