Our Case Number: ACP-324675-26

An Coimisiún Pleanála

Uisce Éireann
c/o Dermot Phelan
Connections and Developer Services
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

Date: 05 November 2026

Re: Proposed development of a residential mixed-use scheme at Cherry Orchard, Dublin 10
Barnville Site, Cherry Orchard, Dublin 10

Dear Sir / Madam,

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 or approved it with conditions.

If you have any queries in relation to the matter, please do not hesitate to 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.

Yours faithfully,

Óran Holland
Executive Officer
Direct Line: 01-8049342

JA03

Teil **Tel** (01) 858 8100
Glao Áitiúil **LoCall** 1800 275 175
Láithreán Gréasáin **Website** www.pleanala.ie
Ríomhphost **Email** communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Outlook

Cherry Orchard Point Phase 3 Planning Application on Site 5: Barnville Site JH29S.324675

From Planning <Planning@water.ie>
Date Wed 04/11/2026 12:23
To LAPS <laps@pleanala.ie>; SIDS <sids@pleanala.ie>
Cc Bord <bord@pleanala.ie>

1 attachment (342 KB)
Cherry Orchard Point Phase 3 Planning Application on Site 5 Barnville Site - ACP JH29S.324675.pdf;

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir/Madam,

In response to An Coimisiún Pleanála - Case reference: JH29S.324675 324675 | 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.

Planning Application Specialist
Planning Department

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
Facebook | Twitter | LinkedIn

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 trách tála 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.

Uisce Éireann's Ref: PN26000048557

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

Planning Ref: JH29S.324675

Planning Authority: An Coimisiún Pleanála

Issue Date: 4 November 2026

Development Location: Development Site 5, Barnville Site, Cherry Orchard, Dublin 10

Development Description:

Dublin City Council (DCC), in partnership with The Land Development Agency (LDA) to An Coimisiún Pleanála under Section 175 of the Planning and Development Act 2000, as amended.

The proposed development will consist of the construction of a residential led mixed-use scheme containing 312no. residential apartments comprising 244no. cost rental and 68no. social units, local retail and commercial units, landscaped public and communal open space, a new principal vehicular access via Barnville Park, Barnville link, new pedestrian and cycle infrastructure, and all associated site and development works.

A Chara,

Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application including the EIAR, Planning Report and Engineering Assessment Report and has the following observations;

The subject site (c. 1.72 ha) is identified as Site 5: Barnville Site as per the Park West Cherry Orchard Local Area Plan 2019 (as amended).

Phase 1 of the overall planned development was approved permission in July 2024 (ACP Case Ref: 318607-23) and Phase 2 was approved in September 2025 (ACP Case Ref: 321931-25).

Service Connections

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry and Uisce Éireann can confirm that a Confirmation of Feasibility CDS26004704 has been issued to the applicant advising that water and wastewater connections are feasible.

In order to accommodate the proposed wastewater connection for the development, upgrade works are required to increase the capacity of the Uisce Éireann network. Uisce Éireann currently has a project which will provide the necessary upgrade and capacity. This upgrade project is

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.

scheduled to be completed early 2027 (this may be subject to change) and the proposed connection could be completed as soon as possibly practicable after this date. The connection point will be confirmed at Connection Application stage.

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

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. 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 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

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 applicant's proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice.

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.