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Technical Note 170232-TN-05

Project:	Residential Development, Scholarstown Road, Dublin 16	Prepared by:	Brendan Keogh
Title:	Response to ABP Opinion, Item 1, SDCC Water Services & Irish Water	Date:	26/09/2019
Client:	Ardstone	Job No:	170232

1. INTRODUCTION

Regarding Case Reference ABP-304381-19, it was noted in the ABP Opinion that further consideration / amendment of the submitted documents is required in relation to surface water drainage, foul drainage and water supply (see extract below).

The applicant's response to the issue raised in the ABP Opinion is detailed in this technical note (including details of consultations with / issues addressed with SDCC Water Services and Irish Water).

Extract from ABP Opinion, Case Reference ABP-304381-19

1. Further consideration/amendment of the submitted documentation as it relates to the drainage of foul effluent and surface water and the supply of water to the proposed development. The documentation should describe any consultations that the prospective applicant may have had with Irish Water and South Dublin County Council on these matters and any issues or details where disagreements are outstanding and how they would be addressed by the proposed development.

2. SOUTH DUBLIN COUNTY COUNCIL WATER SERVICES SECTION

In their planning report and at the tripartite meeting, SDCC sought clarification regarding provision of a wayleave over the existing 1200mm diameter surface water drain which runs along the site's eastern boundary, provision of SUDS measures, the quantum of surface water attenuation being provided, the proposed greenfield runoff rate and proposed reduction factors.

Consultation between DBFL and SDCC are summarised below. The e-mail correspondence noted below can be found in **Appendix A**.

DBFL e-mail dated 13th June 2019

- Following the tripartite meeting at ABP on 7th June 2019, DBFL forwarded information to SDCC relating to the wayleave over the 1200 diameter surface water drain that runs along the eastern side of the site. Based on the Greater Dublin Regional Code of Practice for Drainage Works, a 7.2m wide wayleave was proposed (3.0m either side of the pipe plus the pipe diameter of 1.2m).
- It was also noted that the centre line of the 1200 diameter drain generally ranges from 5.0m to 6.0m from the adjacent building line (i.e. in exceeding the wayleave requirement noted above).
- SDCC responded by e-mail on 27th June 2019 noting that the proposed layout appears to be acceptable in principle provided that no permanent structures with foundations are constructed within the wayleave and the wayleave is registered in favour of SDCC with the Property Registration Authority.

Meeting 17th June – Brendan Keogh (DBFL) / Ronan Toft & Brian Harkin (SDCC Water Services)

- Items discussed at this meeting included Allowable Greenfield Runoff Rate, Proposed Reduction Factors, Catchment Strategy and Attenuation Volumes.

DBFL e-mail dated 20th June 2019

- This e-mail summarised the meeting of 17th June 2019 (see notes below).
 - DBFL understand that a Qbar of 2.5 l/sec/ha is acceptable to SDCC.
 - DBFL will update attenuation calculations to allow for a runoff factor of 0.15 for soft landscaped areas.
 - DBFL provided clarifications regarding the proposed surface water catchment strategy.
 - DBFL provided an updated attenuation strategy i.e. it is proposed to put the 50 year attenuation volume underground with the 100 year minus 50 year volume being stored above ground in a shallow basin as a SuDS measure.

SDCC e-mail dated 27th June 2019

- This e-mail noted that attenuation volumes for Catchment B and Catchment C are acceptable but also queried the updated attenuation volume for Catchment A (SDCC suggest the required storage volume for Catchment A is 1,200m³).

DBFL e-mail dated 12th July 2019

- This e-mail responded to SDCC's query regarding the attenuation volume for Catchment A. In summary (and with reference to DBFL's Infrastructure Design Report, Table 3.3), 1,107m³ of attenuation storage is provided in Catchment A. Supplementing this storage volume is a further 349 m³ of additional storage in SUDS measures (i.e. voids in aggregates beneath permeable paving). This results in an attenuation provision of 1,456 m³ in Catchment A (exceeding the volume noted in SDCC's e-mail dated 27th June 2019).
- Further information was also provided regarding co-ordination of the attenuation strategy with the proposed landscape scheme.

Meeting 23rd July – Brendan Keogh (DBFL) / Ronan Toft & Brian Harkin (SDCC Water Services)

- Items discussed at this meeting included Allowable Greenfield Runoff Rate, Proposed Reduction Factors, Catchment Strategy and Attenuation Volumes (as summarised in the notes above).

The issues addressed above have been incorporated into DBFL Drawing SCH-DBF-ZZ-XX-DR-C-3102 and DBFL's Infrastructure Design Report (170232-rep-001).

3. IRISH WATER

Foul Drainage

Pre-connection enquiry feedback has been received from Irish Water (included in Appendix B) which notes:

- New connections to the existing network are feasible subject to network upgrade. This upgrade project is scheduled to be completed in 2021.
- Part of this upgrade project includes construction of a 450mm diameter foul sewer through the proposed development (Irish Water's Upgrade Plan is also included in Appendix B).

Subsequent consultation between DBFL and Irish Water is summarised below. The e-mail correspondence noted below can be found in **Appendix B**.

Meeting 20th February 2019 – Brendan Keogh (DBFL) / Dermot Fee (Irish Water)

- Initial meeting to discussing potential alignment of Irish Water's 450mm diameter foul sewer through the proposed development.

DBFL e-mail dated 21st February 2019 / Irish Water e-mail dated 22nd February 2019 / DBFL e-mail dated 5th April 2019

- Exchange of site plans and alignments of the 450mm diameter foul sewer between DBFL and Irish Water.

Irish Water Letter dated 30th May 2019 (in advance of tripartite meeting)

- This letter notes prior issue of a Confirmation of Feasibility for the proposed development.

DBFL e-mail dated 12th July 2019 / Mott McDonald e-mail dated 18th July 2019

- Further co-ordination of site plans and alignments of the 450mm diameter foul sewer between DBFL, Irish Water and Mott McDonald.

Meeting 29th July 2019 – Brendan Keogh (DBFL) / Fred Hartley (Mott McDonald)

- DBFL and Mott McDonald are now generally in agreement regarding the proposed routing of Irish Water's 450mm diameter foul sewer through the proposed development.
- DBFL advised that Ardstone intend to lodge their SHD application for the proposed development to ABP in September 2019 with construction commencing in Q1 2020 and foul connections required in Q3 2020.
- Mott McDonald confirmed that they are currently preparing tender documentation for a Design & Build Contract for delivery of the Ballycullen / Oldcourt Reinforcement Project with the intention of having a contractor on site in January / February 2020. Delivery of this project will alleviate the wastewater network constraint noted in Irish Water's Confirmation of Feasibility.

- Mott McDonald also noted that there are no Compulsory Purchase Order issues in relation to delivery of the Ballycullen / Oldcourt Reinforcement Project.
- Mott McDonald noted that, subject to their respective construction programmes, Irish Water may request Ardstone to construct the 450mm diameter foul sewer through the proposed development (with Irish Water reimbursing Ardstone for the associated construction costs).

Irish Water Letter dated 5th September 2019 (Confirmation of Design Acceptance)

- Letter from Irish Water's Connections & Developer Service team confirming they have no objections to the proposed foul drainage design.

Irish Water Letter dated 26th September 2019 (Confirmation of Acceptability – 450mm Diameter Foul Sewer)

- Letter from Dermot Fee (Irish Water Project Manager Ballycullen / Oldcourt Reinforcement Project) confirming acceptability of the proposed alignment of the 450 diameter foul sewer. This letter also notes co-ordination undertaken by Ardstone, DBFL, Irish Water and Mott McDonald in this regard.

The matters outlined above have been incorporated into DBFL Drawing SCH-DBF-ZZ-XX-DR-C-3102 and DBFL's Infrastructure Design Report (170232-rep-001).

Water Supply

Pre-connection enquiry feedback has been received from Irish Water (included in Appendix B) which noted:

- New connections to the existing network are feasible subject to network upgrade (upsizing of existing 6" cast iron watermain which is located along the site's southern boundary to 200mm diameter).

Irish Water Letter dated 30th May 2019 (in advance of tripartite meeting, refer to Appendix B)

- This letter notes prior issue of a Confirmation of Feasibility for the proposed development and also notes that the applicant must enter into a Project Works Service Agreement with Irish Water for delivery of the watermain upgrade outlined above.
- This letter also notes that no third party consents are required for delivery of this upgrade

Irish Water Letter dated 5th September 2019 (Confirmation of Design Acceptance)

- Letter from Irish Water's Connections & Developer Service team confirming they have no objections to the proposed water supply design.

The matters outlined above have been incorporated into DBFL Drawing SCH-DBF-ZZ-XX-DR-C-3103 and DBFL's Infrastructure Design Report (170232-rep-001).

APPENDIX A

CORRESPONDENCE WITH SOUTH DUBLIN COUNTY COUNCIL WATER SERVICES SECTION

Brendan Keogh - DBFL Consulting Engineers

From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>
Sent: Thursday 13 June 2019 17:38
To: Ronan Toft
Subject: 170232 - Scholarstown Road - Wayleave Information
Attachments: D15866-F2D-SH2 (BK).pdf; 170232-3002 (indicative wayleave).pdf

Ronan,

Just sending on some information relating to the wayleave over the 1200 diameter surface water drain that runs along the eastern side of the site.

Attached is a marked up copy of the site survey identifying the location & depth of the 1200 diameter drain. This drain ranges in depth from 2.8m to 3.7m as it runs through the site.

The Greater Dublin Regional Code of Practice for Drainage Works requires a minimum clear distance of 3.0m between the outside diameter of the pipe and all structures (Section 3.8.2). In this instance I had advised the architect a minimum of 4.0m was required due to the existing drains depth / avoid load transfer to the pipeline.

Also attached is a marked up copy of the site drainage plan. As noted on the drawing, the centre line of the 1200 diameter drain generally ranges from 5.0m to 6.0m from the adjacent building line.

A 7.2m wide wayleave is proposed (3.0m either side of the pipe plus the pipe diameter of 1.2m) – indicated by the yellow hatch on the attached drawing. Although it is noted that all buildings are further set back than this minimum. There's also more space between the wayleave and the eastern site boundary.

I suppose we can discuss this further at Monday's meeting.

Regards

Brendan Keogh
BA BAI PGradDip CEng MIEI
Associate Director
DBFL Consulting Engineers

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Fax: +353 (0) 51 844913



Brendan Keogh - DBFL Consulting Engineers

From: Ronan Toft <rtoft@SDUBLINCOCO.ie>
Sent: Thursday 27 June 2019 16:32
To: Brendan Keogh - DBFL Consulting Engineers
Cc: Brian Harkin
Subject: RE: 170232 - Scholarstown Road - Wayleave Over 1200 diameter surface water drain

Hi Brendan,

Having discussed this internally, in principle the proposed layout appears to be acceptable provided the following is complied with:

1. No permanent structures with foundations may be constructed on the wayleave.
2. The wayleave must be registered in favour of South Dublin County Council with the Property Registration Authority.

Kind regards,

Ronan Toft

Assistant Engineer
Environment, Water and Climate Change
South Dublin County Council
County Hall, Tallaght, Dublin 24 D24 YNN5
| T: +353 1 414 9000 | Ext: 4333
| email rtoft@sdblincoco.ie



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From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>
Sent: 18 June 2019 16:35
To: Brian Harkin <bharkin@SDUBLINCOCO.ie>
Cc: Ronan Toft <rtoft@SDUBLINCOCO.ie>
Subject: 170232 - Scholarstown Road - Wayleave Over 1200 diameter surface water drain

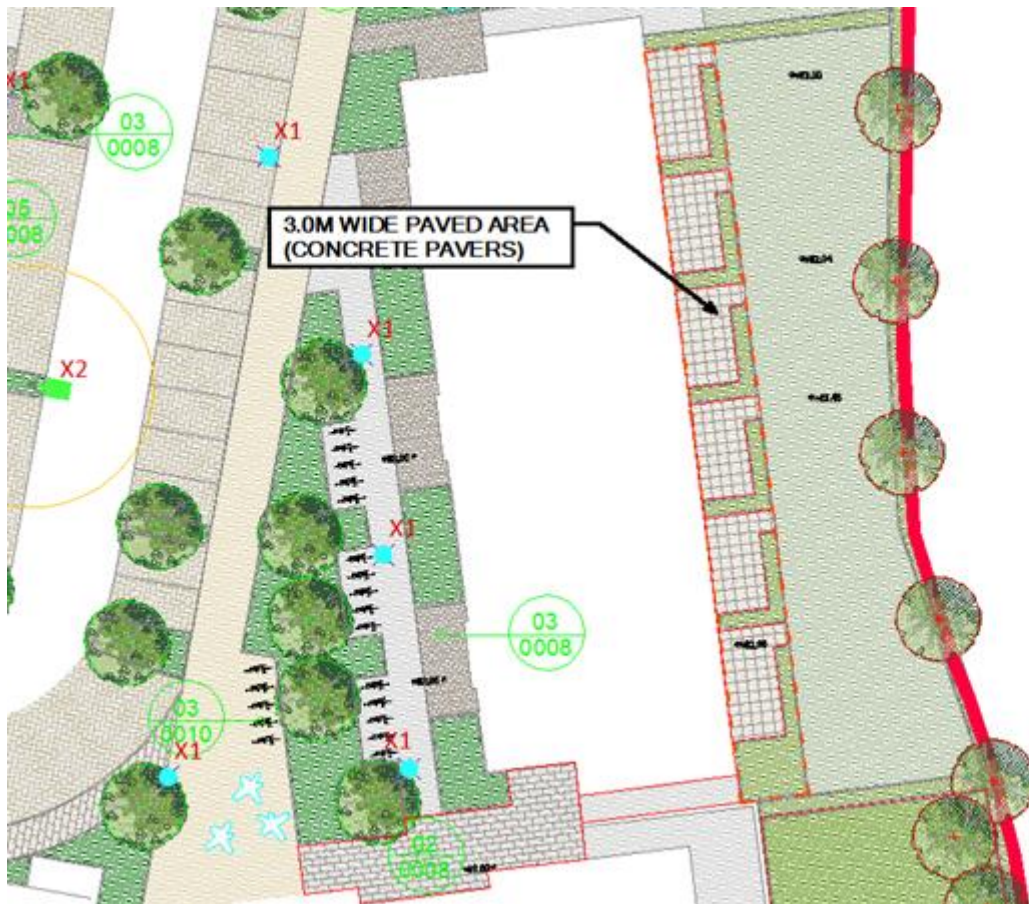
Brian,

Just following up on discussions earlier today regarding the wayleave at Ardstone's lands in Scholarstown.

For reference I've also attached the proposed wayleave plan as tabled at yesterday's meeting.

At the rear of each duplex unit it's proposed to have a 3.0m wide patio area comprising of concrete pavers (see snip below).

Regards



Brendan Keogh
BA BAI PGradDip CEng MIEI
Associate Director
DBFL Consulting Engineers

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Is don té ar seoladh chuige/chuici agus dósan/dise amháin an t-eolas. Ní ceadmhach do dhuine ar bith eile rochtain a bheith aige/aici ar an ríomhphost seo. Murar duit an ríomhphost seo tá nochtadh, cóipeáil, dáileadh ná aon ghníomh eile a dhéanamh nó aon ghníomh eile a fhágáil gan déanamh ar iontaoibh an ríomhphoist seo toirmisce orth agus d'fhéadfadh siad sin a bheith neamhdhleathach. Má fuair tú an teachtaireacht leictreonach seo trí earráid téigh i dteagmháil, le do thoil, leis an té a sheol í nó le postmaster@sdbulincoco.ie. Glanadh an teachtaireacht seo le bogearraí Frithvíreas.

Brendan Keogh - DBFL Consulting Engineers

From: Brendan Keogh - DBFL Consulting Engineers
Sent: Thursday 20 June 2019 13:10
To: Ronan Toft; Brian Harkin
Cc: Dan Reilly-DBFL Consulting Engineers
Subject: 170232 - Two Oaks, Scholarstown Road
Attachments: 170232-CATCHMENT STRATEGY.pdf; 170232-UPDATED ATTENUATION VOLUMES.pdf; IMG_20190513_134434479 (1024x768).jpg

Ronan / Brian,

I'm following up on discussions during our meeting at SDCC on 17th June regarding Ardstone's site on Scholarstown Road.

Outlined below are a some items relating to the proposed surface water drainage strategy. Feel free to give me a call if further discussion is required on any of these items (01 4004000 / 086 4056246).

Allowable Greenfield Runoff Rate

Qbar has been assessed based on GDSDS requirements i.e. $Qbar(m^3/s)=0.00108 \times (Area)^{0.89} (SAAR)^{1.17} (SOIL)^{2.17}$ (refer to GDSDS 6.6.1.2 Flood Estimation for Small Catchments – IH Report No. 124)

Area – Approx. 5.35 Ha

SAAR – 911mm (based on local information from Met Eireann)

SOIL – Soil Type 2 (see marked up extract from the Flood Studies Report, Table 4.5 Classification of Soils)

Qbar = 13.3 l/sec (equivalent to 2.5 l/sec/Ha)

Based on discussion at our meeting we understand that a Qbar of 2.5 l/sec/ha is acceptable.

Proposed Reduction Factors

We have updated our attenuation volumes (see below) to allow for a runoff factor of 0.15 for soft landscaped areas (i.e. grassed areas, planted landscape areas etc.). We understand that this reduction factor is acceptable.

Other reduction factors are detailed in DBFL's Infrastructure Report. As discussed we will provide further justification for the selected reduction factors in the final application to ABP.

Catchment Strategy

See attached catchment strategy sketch.

- Catchment B and Catchment C cascade into Catchment A (at attenuated flow rates of 2.0l/sec).
- Attenuated flows from Catchment B and Catchment C are factored into the network design and attenuation volume calculations for Catchment A.
- Outflow from Catchment A is limited to 13.3 l/sec (Qbar as noted above).

Attenuation Volumes

See attached marked up copy of the site's drainage plan. Following our meeting attenuation volumes have been updated to include a runoff factor of 0.15 for landscaped areas (as noted above). Updated 100 year, 50 year and 100 year minus 50 year attenuation volumes are noted.

As discussed, it is proposed to put the 50 year attenuation volume underground with the 100 year minus 50 year volume being stored above ground in a shallow basin as a SuDS measure. For reference I've attached a photo from another completed development DBFL have worked on which shows such an arrangement.

Providing for the 100 year minus 50 year volume above ground is seen as a reasonable compromise between SuDS and the parks departments requirement for usable open space.

Regards

Brendan Keogh
BA BAI PGradDip CEng MIEI
Associate Director
DBFL Consulting Engineers

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Brendan Keogh - DBFL Consulting Engineers

From: Ronan Toft <rtoft@SDUBLINCOCO.ie>
Sent: Thursday 27 June 2019 16:42
To: Brendan Keogh - DBFL Consulting Engineers
Cc: Brian Harkin
Subject: RE: 170232 - Two Oaks, Scholarstown Road

Brendan,

I have looked at this and have updated the figures following on from our meeting.

Please note the figures appear to more aligned with ours however there is still a discrepancy within catchment A. Our figures show that the required 100 year attenuation storage for Catchment A should be approx. 1200m3.

Catchments B & C appear to be sized ok. Can you give me a call to discuss when suits?

Kind regards,

Ronan Toft

Assistant Engineer
Environment, Water and Climate Change
South Dublin County Council
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| email rtoft@sdublincoco.ie



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To: Ronan Toft <rtoft@SDUBLINCOCO.ie>; Brian Harkin <bharkin@SDUBLINCOCO.ie>
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Proposed Reduction Factors

We have updated our attenuation volumes (see below) to allow for a runoff factor of 0.15 for soft landscaped areas (i.e. grassed areas, planted landscape areas etc.). We understand that this reduction factor is acceptable.

Other reduction factors are detailed in DBFL's Infrastructure Report. As discussed we will provide further justification for the selected reduction factors in the final application to ABP.

Catchment Strategy

See attached catchment strategy sketch.

- Catchment B and Catchment C cascade into Catchment A (at attenuated flow rates of 2.0l/sec).
- Attenuated flows from Catchment B and Catchment C are factored into the network design and attenuation volume calculations for Catchment A.
- Outflow from Catchment A is limited to 13.3 l/sec (Qbar as noted above).

Attenuation Volumes

See attached marked up copy of the site's drainage plan. Following our meeting attenuation volumes have been updated to include a runoff factor of 0.15 for landscaped areas (as noted above). Updated 100 year, 50 year and 100 year minus 50 year attenuation volumes are noted.

As discussed, it is proposed to put the 50 year attenuation volume underground with the 100 year minus 50 year volume being stored above ground in a shallow basin as a SuDS measure. For reference I've attached a photo from another completed development DBFL have worked on which shows such an arrangement.

Providing for the 100 year minus 50 year volume above ground is seen as a reasonable compromise between SuDS and the parks departments requirement for usable open space.

Regards

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Brendan Keogh - DBFL Consulting Engineers

From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>
Sent: Friday 12 July 2019 10:32
To: Ronan Toft
Cc: Brian Harkin
Subject: RE: 170232 - Two Oaks, Scholarstown Road
Attachments: 2019_07_12 STORAGE IN AGGREGATES UNDER PERMEABLE PAVING.pdf; 2018_07_12 100YR - 50 YR STORAGE STRATEGY.pdf; IMG_20190513_134434479 (1024x768).jpg

Ronan,

Just following up on our phone call last week regarding Ardstone's site at Scholarstown Road.

Storage Volume available in other proposed SUDS measures.

SDCC / DBFL were generally in agreement regarding 100 year volumes for Catchment B and Catchment C, however, a difference remained for Catchment A (also noted in the e-mail below). As discussed last week, I've considered what storage volume is available in other proposed SUDS measures.

For Catchment A, storage volume in the aggregates beneath permeable paving of 349 m³ is available (based on permeable aggregate layer depth of 0.375 m and void ratio of 0.3). For Catchment A this would result in a potential storage volume of 1,342 m³ (see attached marked up copy of the site's drainage plan).

For information, additional storage in aggregates under permeable paving are also noted for Catchment B and Catchment C.

Strategy for storage of 100 year minus 50 year volumes above ground.

Attached is a marked up copy of the landscape architects plan showing our strategy for storage of 100 year minus 50 year volumes above ground. We'll continue to co-ordinate this with the landscape architect in advance of lodging the application. For reference I've attached a photo from another completed development DBFL have worked on which shows such an arrangement.

Feel free to give me a call if further discussion is required on any of these items (01 4004000 / 086 4056246).

Regards

From: Ronan Toft <rtoft@SDUBLINCOCO.ie>
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Brendan,

I have looked at this and have updated the figures following on from our meeting.

Please note the figures appear to more aligned with ours however there is still a discrepancy within catchment A. Our figures show that the required 100 year attenuation storage for Catchment A should be approx. 1200m³.

Catchments B & C appear to be sized ok. Can you give me a call to discuss when suits?

Kind regards,

Ronan Toft

Assistant Engineer
Environment, Water and Climate Change
South Dublin County Council
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| email rtoft@sdblincoco.ie



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Sent: 20 June 2019 13:10
To: Ronan Toft <rtoft@SDUBLINCOCO.ie>; Brian Harkin <bharkin@SDUBLINCOCO.ie>
Cc: Dan Reilly-DBFL Consulting Engineers <Dan.Reilly@dbfl.ie>
Subject: 170232 - Two Oaks, Scholarstown Road

Ronan / Brian,

I'm following up on discussions during our meeting at SDCC on 17th June regarding Ardstone's site on Scholarstown Road.

Outlined below are a some items relating to the proposed surface water drainage strategy. Feel free to give me a call if further discussion is required on any of these items (01 4004000 / 086 4056246).

Allowable Greenfield Runoff Rate

Qbar has been assessed based on GDSDS requirements i.e. $Qbar(m^3/s)=0.00108 \times (Area)^{0.89} (SAAR)^{1.17} (SOIL)^{2.17}$
(refer to GDSDS 6.6.1.2 Flood Estimation for Small Catchments – IH Report No. 124)

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SOIL – Soil Type 2 (see marked up extract from the Flood Studies Report, Table 4.5 Classification of Soils)

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Based on discussion at our meeting we understand that a Qbar of 2.5 l/sec/ha is acceptable.

Proposed Reduction Factors

We have updated our attenuation volumes (see below) to allow for a runoff factor of 0.15 for soft landscaped areas (i.e. grassed areas, planted landscape areas etc.). We understand that this reduction factor is acceptable.

Other reduction factors are detailed in DBFL's Infrastructure Report. As discussed we will provide further justification for the selected reduction factors in the final application to ABP.

Catchment Strategy

See attached catchment strategy sketch.

- Catchment B and Catchment C cascade into Catchment A (at attenuated flow rates of 2.0l/sec).
- Attenuated flows from Catchment B and Catchment C are factored into the network design and attenuation volume calculations for Catchment A.
- Outflow from Catchment A is limited to 13.3 l/sec (Qbar as noted above).

Attenuation Volumes

See attached marked up copy of the site's drainage plan. Following our meeting attenuation volumes have been updated to include a runoff factor of 0.15 for landscaped areas (as noted above). Updated 100 year, 50 year and 100 year minus 50 year attenuation volumes are noted.

As discussed, it is proposed to put the 50 year attenuation volume underground with the 100 year minus 50 year volume being stored above ground in a shallow basin as a SuDS measure. For reference I've attached a photo from another completed development DBFL have worked on which shows such an arrangement.

Providing for the 100 year minus 50 year volume above ground is seen as a reasonable compromise between SuDS and the parks departments requirement for usable open space.

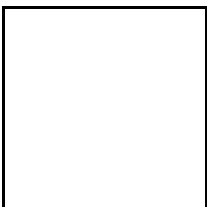
Regards

Brendan Keogh
BA BAI PGradDip CEng MIEI
Associate Director
DBFL Consulting Engineers

DUBLIN OFFICE: Ormond House, Upper Ormond Quay, Dublin 7. Tel: +353 1 400 4000
Email: brendan.keogh@dbfl.ie Web: www.dbfl.ie

CORK OFFICE: Phoenix House, Monahan Road, Cork. Tel: +353 (0) 21 2024538

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Is eolas faoi rún an t-eolas atá sa ríomhphost seo agus d'fhéadfadh go mbeadh sé faoi phribhléid ó thaobh an dlí de. Is don té ar seoladh chuige/chuici agus dósan/dise amháin an t-eolas. Ní ceadmhach do dhuine ar bith eile rochtain a

bheith aige/aici ar an ríomhphost seo. Murar duit an ríomhphost seo tá nochtadh, cóipeáil, dáileadh ná aon ghníomh eile a dhéanamh nó aon ghníomh eile a fhágáil gan déanamh ar iontaoibh an ríomhphoist seo toirmisce orth agus d'fhéadfadh siad sin a bheith neamhdhleathach. Má fuair tú an teachtaireacht leictreonach seo trí earráid téigh i dteagmháil, le do thoil, leis an té a sheol í nó le postmaster@sdublincoco.ie. Glanadh an teachtaireacht seo le bogearraí Frithvíreas.

APPENDIX B

CORRESPONDENCE WITH IRISH WATER

Ardstone Residential Partners c/o Seán Byrne
Ormond House,
Upper Quay,
Dublin 7



Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

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

05 February 2019

Dear Sir/Madam,

Re: Customer Reference No 4995161937 pre-connection enquiry - Subject to contract | Contract denied
[Connection for Strategic Housing Development of 650 no. domestic units]

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections at Beechpark, Scholarstown Road, Rathfarnham, Dublin

. Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

In the case of wastewater connections this assessment does not confirm that a gravity connection is achievable. Therefore a suitably sized pumping station may be required to be installed on your site. All infrastructure should be designed and installed in accordance with the Irish Water Code of Practice.

Water:

New connection to the existing network is feasible subject to network upgrade. Upsizing of existing 150mm ID main in Scholarstown and Oriagh Grove Road to 200mm ID for approximately 395m will be required. Irish Water currently does not have any plans to commence upgrade works to its network in this area.

This Confirmation of Feasibility to connect to the Irish Water infrastructure also does not extend to your fire flow requirements. Please note that Irish Water can not guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you should provide adequate fire storage capacity within your development.

Wastewater:

There are significant wastewater network constraints in the area and downstream of the site. New connection to the existing network is feasible subject to network upgrade. Irish Water currently has a project on current investment plan which will provide the necessary upgrade and capacity. This upgrade project is scheduled to be completed in 2021. There is a section of proposed 450mm ND sewer as a part of the Project running through the site parallel to the East boundary. A wayleave in favour of Irish Water will be required for the infrastructure.

Strategic Housing Development

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

- A. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.
- B. You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed and appropriate connection fee paid at a later date.
- C. In advance of submitting this development to An Bord Pleanála for full assessment, the Developer is required to have entered into a Project Works Services Agreement to deliver infrastructure upgrades to facilitate the connection of the development to Irish Water infrastructure.

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details.

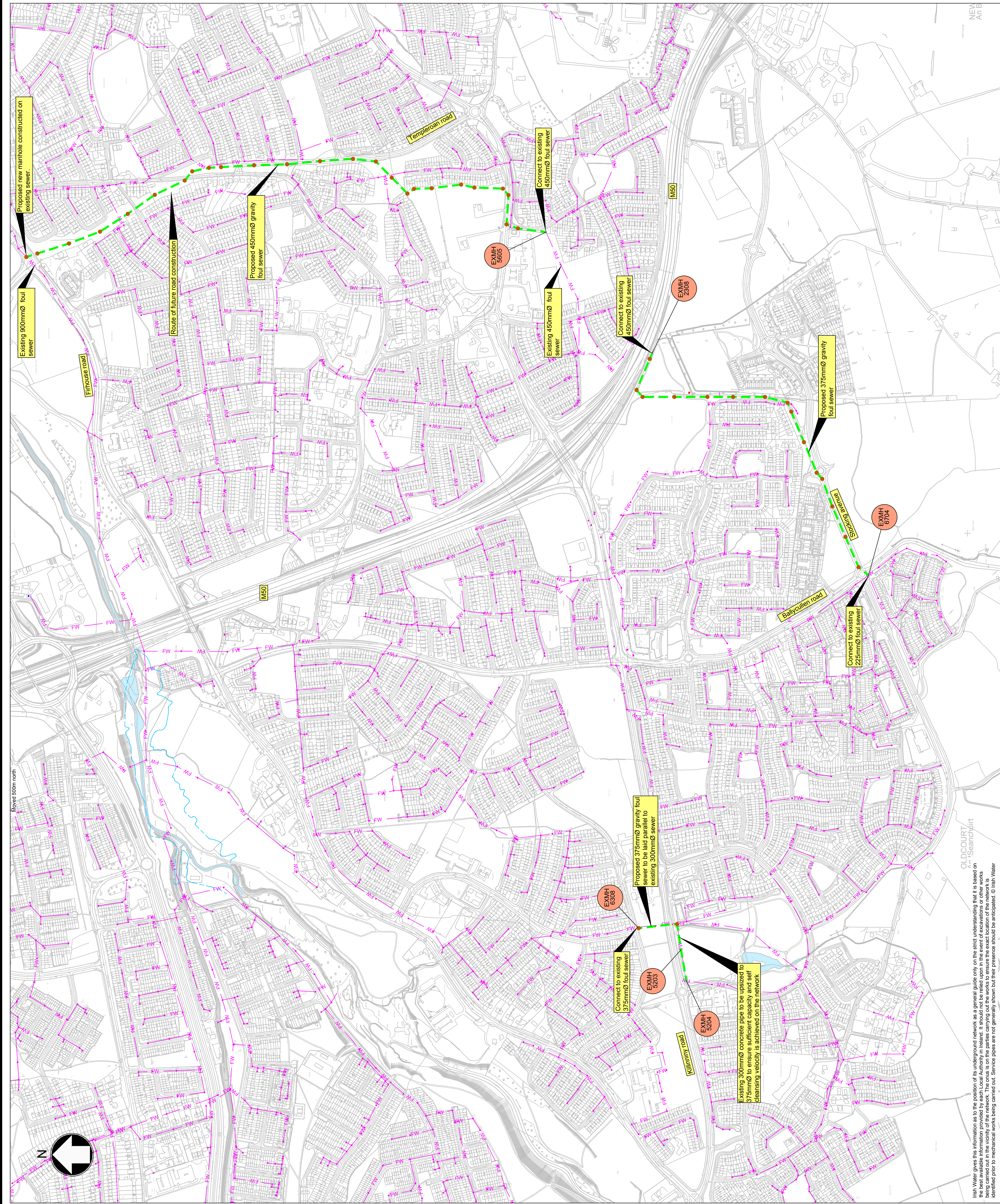
A connection agreement can be applied for by completing the connection application form available at **www.water.ie/connections**. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Marina Byrne from the design team on 018925991 or email mzbyrne@water.ie. For further information, visit **www.water.ie/connections**

Yours sincerely,

Maria O'Dwyer
Connections and Developer Services

Stiúrthóirí / Directors: Mike Quinn (Chairman), Eamon Gallen, Cathal Marley, Brendan Murphy, Michael G. O'Sullivan
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363



Notes

- ©Ordnance Survey Ireland/Government of Ireland. Ordnance Survey Ireland Licence No. EN034515.
- This drawing to be read in conjunction with all other drawings and specifications.
- All dimensions are in metres.
- All levels are in metres relative to Ordnance Datum at Main Head.
- Do not scale off this drawing. Use figured dimensions only. All dimensions to be checked on site.

Key to symbols

- FW Existing Foul Sewer
- Proposed Gravity Pipe
- Proposed Rising Main
- Proposed Foul Manhole

Reference drawings

Rev	Date	Drawn	Description	Ch'kd	App'd
P4	XX/XX/18	ERN	Issued For Information	DMY	TMY
P3	23/08/17	ERN	Issued with Planning Note	DMY	TMY
P2	30/01/17	ERN	Preliminary - Issued for Discussion	DMY	PKY
P1	24/11/16	ERN	Preliminary - Issued for Information	DMY	PKY

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F +353 (0) 1 2916701
W www.mottmac.com

Client

Irish Water
Colvill House
24 - 26 Talbot Street
Dublin 1
Ireland

UISCE
ÉIREANN : IRISH
WATER

Title

Local Network Reinforcement Project
Lot-B SDC_003 - Ballycullen/Oldcourt
Overview of Upgrade Proposals

Designed	A. Stafford	Eng check	D. Murphy
Drawn	E. Richardson	Coordination	C. Reilly
Dwg check	A. Stafford	Approved	T. Murphy
Scale at A1	Status	Rev	Security
1:5000	PRE	P4	STD

Drawing Number

MMD-366000-D-DR-LOT-B-XX-0500

Brendan Keogh - DBFL Consulting Engineers

From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>
Sent: Thursday 21 February 2019 19:00
To: defee@water.ie
Cc: Brian.Morrow@ardstone.com
Subject: FW: Ardstone Development Scholarstown - Irish Water COF
Attachments: P-S-R-002~E.pdf; 3576 Scholarstown Road_ITM15_250(1.0).pdf; 3576 Scholarstown Road_ITM15_250_3D(1.0).dwg; 3576 Scholarstown Road_ITM15_250_2D(1.0).dwg

Dermot,

Just following up on a couple of items after our meeting yesterday morning.

Attached to this e-mail are the draft site layout (as tabled yesterday) and files for the GPR survey recently carried out along Scholarstown Road.

Can you please forward a copy of the network upgrade plan which covers the area from Stocking Ave to Firhouse Road ?

Regards

From: Brendan Keogh - DBFL Consulting Engineers
Sent: Wednesday 13 February 2019 17:15
To: 'defee@water.ie' <defee@water.ie>
Cc: Brian Morrow <Brian.Morrow@ardstone.com>; John White <john.white@ardstone.com>; Kevin Keegan <kkeegan@ksnpm.ie>; Ger Cleary <gcleary@ksnpm.ie>
Subject: Ardstone Development Scholarstown - Irish Water COF

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As discussed, Ardstone recently received a COF letter from Irish Water for 650 domestic units (as attached). This COF letter notes IW's requirement to route a 450 diameter foul sewer via the site (and associated wayleave). It is intended that provision for this pipeline is accommodated within the site layout as it evolves.

Also attached to this e-mail is topographic survey information for the site (pdf & dwg) and the preliminary SI report (2018).

Feel free to contact me if there's any further queries.

We're keen to be kept up to date on progress of the Local Network Reinforcement Project.

Regards

From: Dermot Fee (C) <defee@water.ie>
Sent: Tuesday 12 February 2019 16:26
To: Brian Morrow <Brian.Morrow@ardstone.com>
Subject: Ardstone Development Scholarstown

Hi Brian,

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I understand from IW CDS that there has been a per-connection enquiry received for the Scholarstown development which has interaction with the Local Network Reinforcement Project for the area.

thanks

Dermot

Dermot Fee CEng C.WEM

Project Manager, Infrastructure Programme

Uisce Éireann

Sráid Uí Fhoghlú, Baile Átha Cliath 1, Éire

Irish Water

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Thank you for your attention.

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Go raibh maith agat as d'aird a thabhairt.

Brendan Keogh - DBFL Consulting Engineers

From: Dermot Fee (C) <defee@water.ie>
Sent: Friday 22 February 2019 08:45
To: Brendan Keogh - DBFL Consulting Engineers
Subject: RE: Ardstone Development Scholarstown - Irish Water COF
Attachments: MMD-366000-D-DR-LOT-B-XX-0500_P4.pdf

Brendan,

Please find attached the proposed scheme for Scholarstown.

The scheme extent south of the M50 as mostly being installed (Motts assessing the connection along Stocking Wood) but shouldn't affect the plots you highlighted on Wednesday.

Thanks

Dermot

From: Brendan Keogh - DBFL Consulting Engineers [mailto:Brendan.Keogh@dbfl.ie]
Sent: 21 February 2019 19:00
To: Dermot Fee (C)
Cc: Brian.Morrow@ardstone.com
Subject: FW: Ardstone Development Scholarstown - Irish Water COF

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Dermot

Dermot Fee CEng C.WEM
Project Manager, Infrastructure Programme

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Thank you for your attention.

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Go raibh maith agat as d'aird a thabhairt.

Brendan Keogh - DBFL Consulting Engineers

From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>
Sent: Friday 5 April 2019 08:56
To: Dermot Fee (C)
Cc: John White; Brian Morrow
Subject: RE: Ardstone Development Scholarstown - Irish Water COF
Attachments: 170232-3002.pdf; 170232-3002 - Standard.zip

Dermot,

See below for responses to IW's queries on Site Layout and Programme.

Layout

- Attached is the current site services layout (surface water & foul drainage) for Ardstone's site in Scholarstown (pdf & dwg). This drawing is co-ordinated to ITM. This is the site layout we intend to present at our pre-application meeting with An Bord Pleanala (expected May 2019).
- An indicative route is shown for IW's proposed 450 diameter foul sewer. We're happy to further discuss and co-ordinate this route with IW. Also shown is the proposed foul drainage connection from the development to the 450 diameter foul sewer.

Programme

- Ardstone's target is to get a decision from An Bord Pleanala in November 2019 with construction commencing late 2019 / early 2020.

Regards

From: Dermot Fee (C) <defee@water.ie>
Sent: Wednesday 3 April 2019 18:40
To: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>
Cc: 'Hartley, Fred' <Fred.Hartley@mottmac.com>; Barnard, Jacques <Jacques.Barnard@mottmac.com>
Subject: FW: Ardstone Development Scholarstown - Irish Water COF

Hi Brendan,

Would you be able to help with the 2 queries highlighted below, thanks

From: Hartley, Fred [<mailto:Fred.Hartley@mottmac.com>]
Sent: 03 April 2019 18:38
To: Dermot Fee (C)
Cc: Barnard, Jacques; Murphy, Thomas
Subject: RE: Ardstone Development Scholarstown - Irish Water COF

Dermot,

Please could you ask **Ardstone to provide their site layout in either ING or ITM coordinates**, the file we received doesn't appear to be in any coordinate system and so is very difficult to accurately overlay our proposed sewer route onto this. Additionally, if there are any site service layout drawings available this would be useful. At first glance it appears that routing the sewer through the development using the proposed roads will be more constructible due to congestion with the existing 1200mm surface water sewer and proximity to the proposed building along the current route adjacent to the site's eastern perimeter.

Do we have any idea of Ardstone's programme?

Regards,
Fred

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Thank you for your attention.

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Go raibh maith agat as d'aird a thabhairt.



Your Ref: ABP-304381-19
Our Ref: 4995161937

An Bord Pleanála,
64 Marlborough Street,
Dublin 1
30/05/2019

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

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

Dear Sir/ Madam,

Re: 594no. residential units (482no. build to rent units, 112no. build to sell units) and all associated site works.

Site located north of Scholarstown Road incorporating dwellings known as Beechpark and Maryfield, Scholarstown Road, Dublin 16.

Irish Water has received notification of Ardstone Homes Ltd.'s request to enter into consultations under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016 in respect of the above mentioned proposed development.

Irish Water has issued a Confirmation of Feasibility for this development for 650 residential units.

For the water connection, the applicant must enter into a Project Works Services Agreement with Irish Water to deliver infrastructure upgrades to facilitate the connection of the development to Irish Water infrastructure. The existing 150mm main must be upsized to 200mm for approximately 395m. No statutory or third party consents will be required for this other than a road opening licence from the local authority. The applicant has not yet signed a Project Works Services Agreement or entered into discussions with Irish Water to progress the works.

As stated in the Confirmation of Feasibility, Irish Water must carry out capital works to the wastewater network to accommodate this development. This project is on Irish Water's Capital Investment Plan and is scheduled to be complete in 2021.

Therefore, based upon the Confirmation of Feasibility and a fully executed Project Works Services Agreement, Irish Water confirms that subject to a compliant water and wastewater layout and a valid connection agreement being put in place between Irish Water and the developer, the proposed connection(s) to the Irish Water network(s) can be facilitated.


Maria O'Dwyer
Connections and Developer Services Manager

Brendan Keogh - DBFL Consulting Engineers

From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>
Sent: Friday 12 July 2019 15:06
To: Dermot Fee (C)
Cc: Brian Morrow; John White
Subject: 170232 - Ardstone Site on Scholarstown Rd. - Update
Attachments: 170232-3002(A).pdf

Dermot,

I want to provide you with an update regarding Ardstone's development at Scholarstown Road (and follow up on our meeting in February and subsequent e-mails, exchange of site plans, provision of archaeological info etc.).

An SHD tripartite meeting was held at An Board Pleanála last month. In general, the proposed development was well received and it is intended to lodge this application in late August. Attached to this e-mail is the drainage plan which was submitted to ABP for this meeting (which includes provision for the 450 diameter foul drain required by Irish Water as part of the Ballycullen – Old Court Reinforcement Project).

I noted to the ABP Inspector that consultation regarding the route of the 450 diameter foul drain had taken place between IW / DBFL / Ardstone.

The ABP Inspector advised that IW should be requested to confirm that the proposed route of the 450 diameter foul drain is acceptable.

Can you provide a letter confirming that the proposed pipe alignment through the Ardstone site is generally acceptable to Irish Water?

Please advise if there's any other information required to allow provision of a letter as requested above. I can also call in to your office if required to discuss this further.

I'd also appreciate it if you could provide a programme update on the Ballycullen – Old Court Reinforcement Project?

Regards

Brendan Keogh
BA BAI PGradDip CEng MIEI
Associate Director
DBFL Consulting Engineers

DUBLIN OFFICE: Ormond House, Upper Ormond Quay, Dublin 7. Tel: +353 1 400 4000
Email: brendan.keogh@dbfl.ie Web: www.dbfl.ie

CORK OFFICE: Phoenix House, Monahan Road, Cork. Tel: +353 (0) 21 2024538

WATERFORD OFFICE: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford. Tel: +353 (0) 51 309500
Fax: +353 (0) 51 844913



Brendan Keogh - DBFL Consulting Engineers

From: Hartley, Fred <Fred.Hartley@mottmac.com>
Sent: Thursday 8 August 2019 12:01
To: Brendan Keogh - DBFL Consulting Engineers
Subject: RE: 170232 - Ardstone Site on Scholarstown Rd. - Update
Attachments: LNRP_Foul_Sewer_for_DBFL.dwg

Brendan,

See CAD file with draft route and long sections attached – note this design is yet to be finalised and as discussed there may be minor tweaks, however please confirm that the general route and design is agreed in principal.

Apologies for the delay in getting this over to you.

Regards,
Fred

Fred Hartley

Civil Engineer

D +353 (0)1291 6736
fred.hartley@mottmac.com

From: Hartley, Fred
Sent: 02 August 2019 14:00
To: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>
Subject: RE: 170232 - Ardstone Site on Scholarstown Rd. - Update

Hi Brendan,

I have been off work sick over the last couple of days but will send through the CAD files following the bank holiday.

Regards,
Fred

Fred Hartley

Civil Engineer

D +353 (0)1291 6736
fred.hartley@mottmac.com

From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>
Sent: 01 August 2019 15:10
To: Hartley, Fred <Fred.Hartley@mottmac.com>
Subject: FW: 170232 - Ardstone Site on Scholarstown Rd. - Update

Fred,

Could you send through a CAD file for IW's sewer route through the Ardstone lands (and long sections) ?

Regards

From: Brendan Keogh - DBFL Consulting Engineers
Sent: Wednesday 31 July 2019 18:01
To: Hartley, Fred <Fred.Hartley@mottmac.com>
Subject: RE: 170232 - Ardstone Site on Scholarstown Rd. - Update

Fred,

Just following up on Monday's meeting, could you forward a CAD file for the sewer route we discussed (as attached) ?

Regards

From: Hartley, Fred <Fred.Hartley@mottmac.com>
Sent: Thursday 18 July 2019 16:53
To: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>; Dermot Fee (C) <defee@water.ie>
Cc: Brian Morrow <Brian.Morrow@ardstone.com>; John White <john.white@ardstone.com>
Subject: RE: 170232 - Ardstone Site on Scholarstown Rd. - Update

Brendan,

I think there is a slight misunderstanding regarding the third point. We are suggesting that the LNRP foul sewer would replace the onsite foul drainage with proposed units connecting directly to the sewer to avoid parallel foul sewers and utility congestion in the roads – see draft sketch attached – Note the green route is the original proposal and can be ignored.

I believe a meeting would be beneficial, I have availability for Tuesday, Wednesday AM and Thursday next week.

Regards,
Fred

Fred Hartley

Civil Engineer

D +353 (0)1291 6736
fred.hartley@mottmac.com

From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>
Sent: 18 July 2019 16:34
To: Dermot Fee (C) <defee@water.ie>
Cc: Brian Morrow <Brian.Morrow@ardstone.com>; John White <john.white@ardstone.com>; Hartley, Fred <Fred.Hartley@mottmac.com>
Subject: RE: 170232 - Ardstone Site on Scholarstown Rd. - Update

Dermot,

Thanks for providing feedback.

I think the first two points can be agreed between DBFL / Motts and then reflected on both parties drawings.

Regarding the third point, Motts are suggesting the foul drainage connection for Ardstones development would be adjacent to the site entrance. This is at the highest point of the site (the site falls from Scholarstown Road to it's north-east corner) and as such would require a pump station to facilitate a foul connection. I don't believe anyone wants this solution (even if it means having three sewers running in parallel).

I think the best way to bottom these issues out is to have a meeting between DBFL / IW / Motts. Could you arrange this meeting ?

Next week I have good availability on Monday, Tuesday (PM), Wednesday & Thursday (PM).

Regards

From: Dermot Fee (C) <defee@water.ie>
Sent: Wednesday 17 July 2019 16:21
To: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>
Cc: Brian Morrow <Brian.Morrow@ardstone.com>; John White <john.white@ardstone.com>; 'Hartley, Fred' <Fred.Hartley@mottmac.com>
Subject: FW: 170232 - Ardstone Site on Scholarstown Rd. - Update

Brendan,

Please see comments below from Motts in relation to the asset in Scholarstown Road
Fred will provide the route for inclusion in your drawings and will provide a letter on behalf of IW regarding the scheme.

Thanks

Dermot

From: Hartley, Fred [<mailto:Fred.Hartley@mottmac.com>]
Sent: 16 July 2019 17:00
To: Dermot Fee (C)
Cc: Murphy, Thomas; Barnard, Jacques
Subject: RE: 170232 - Ardstone Site on Scholarstown Rd. - Update

Dermot,

It is worth noting that we have proposed some minor changes to what Ardstone have prepared, this will be covered in the technical note for the alternative route selection based on Ardstone's site layout. The main differences in the proposal are as follows;

- the starting point of the LNRP sewer indicated on this drawing is incorrect
- proposed depths of the LNRP sewer are incorrect
- we propose that the local site drainage is connected directly to the LNRP sewer at the first junction on the internal site roads to avoid having three sewers laid parallel (i.e. surface water, onsite foul and LNRP foul)

Regards,
Fred

Fred Hartley
Civil Engineer

D +353 (0)1291 6736
fred.hartley@mottmac.com

From: Dermot Fee (C) <defee@water.ie>
Sent: 16 July 2019 15:46
To: Hartley, Fred <Fred.Hartley@mottmac.com>
Subject: FW: 170232 - Ardstone Site on Scholarstown Rd. - Update

From: Brendan Keogh - DBFL Consulting Engineers [<mailto:Brendan.Keogh@dbfl.ie>]
Sent: 12 July 2019 15:06
To: Dermot Fee (C)
Cc: Brian Morrow; John White
Subject: 170232 - Ardstone Site on Scholarstown Rd. - Update

Dermot,

I want to provide you with an update regarding Ardstone's development at Scholarstown Road (and follow up on our meeting in February and subsequent e-mails, exchange of site plans, provision of archaeological info etc.).

An SHD tripartite meeting was held at An Board Pleanála last month. In general, the proposed development was well received and it is intended to lodge this application in late August. Attached to this e-mail is the drainage plan which was submitted to ABP for this meeting (which includes provision for the 450 diameter foul drain required by Irish Water as part of the Ballycullen – Old Court Reinforcement Project).

I noted to the ABP Inspector that consultation regarding the route of the 450 diameter foul drain had taken place between IW / DBFL / Ardstone.

The ABP Inspector advised that IW should be requested to confirm that the proposed route of the 450 diameter foul drain is acceptable.

Can you provide a letter confirming that the proposed pipe alignment through the Ardstone site is generally acceptable to Irish Water?

Please advise if there's any other information required to allow provision of a letter as requested above. I can also call in to your office if required to discuss this further.

I'd also appreciate it if you could provide a programme update on the Ballycullen – Old Court Reinforcement Project?

Regards

Brendan Keogh
BA BAI PGradDip CEng MIEI
Associate Director
DBFL Consulting Engineers

DUBLIN OFFICE: Ormond House, Upper Ormond Quay, Dublin 7. Tel: +353 1 400 4000
Email: brendan.keogh@dbfl.ie Web: www.dbfl.ie

CORK OFFICE: Phoenix House, Monahan Road, Cork. Tel: +353 (0) 21 2024538

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Go raibh maith agat as d'aird a thabhairt.

Sean Byrne,
DBFL Consulting Engineers,
Ormond House,
Upper Ormond Quay,
Dublin 7

5 September 2019

Uisce Éireann
Bosca OP 448
Oifig Sheachadta
na Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Re: Design Submission for Beech Park, Scholarstown Road, Rathfarnham (the “Development”) (the “Design Submission”) / 4995161937.

Dear Sean Byrne,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water Representative

Name: Marina Byrne
Phone: 01 8925991
Email: mzbyrne@water.ie

Yours sincerely,



Maria O'Dwyer

Connections and Developer Services

Appendix A

Document Title & Revision

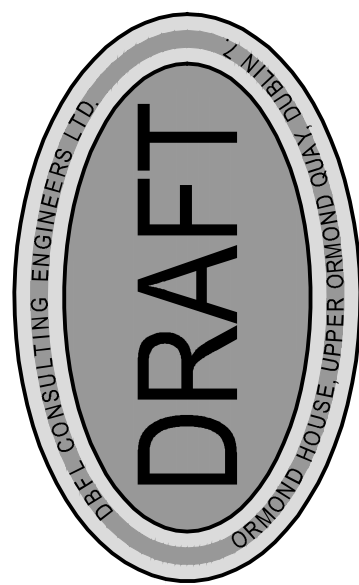
- SCH-DBF-ZZ-XX-DR-C-3102-P0 Site Services Layout
- SCH-DBF-ZZ-XX-DR-C-3103-P0 Site Services Watermain Layout

Standard Details/Code of Practice Exemption:

This statement of design acceptance to all necessary existing water mains and sewer line being rerouted and agreed with the Irish Water Diversion team.

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

[illegible]

DATE	REV	DATE	BY	DESCRIPTION	DATE	REV	DATE	BY	DESCRIPTION
				A. APPROVED					
				B. REVISIONS WITH COMMENTS					
				C. 10/10/2010					
				D. 10/10/2010					
				E. 10/10/2010					
				F. 10/10/2010					
				G. 10/10/2010					
				H. 10/10/2010					
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DBFL Consulting Engineers,
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Upper Ormond Quay,
Dublin 7

26/09/2019


FAO Brendan Keogh (DBFL),

Co-ordination between Ardstone, DBFL Consulting Engineers, Irish Water and Motts MacDonald Ireland (IW Designers) has been undertaken for the alignment of the 450mm diameter foul sewer through the proposed Ardstone development at Scholarstown.

Following this consultation period, Irish Water can confirm that the proposed alignment for the 450mm sewer is acceptable and is inline with the required wayleave to construct the asset to facilitate the completion of the Local Network Reinforcement Project.

If you have any further queries please contact me directly +353 1 60 21272

IW Project Manager



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