

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
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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

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

5 September 2019

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

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

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

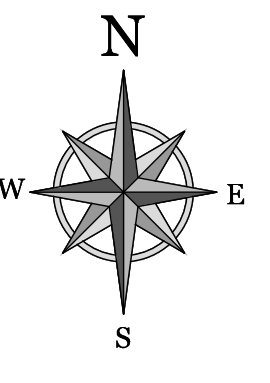
Standard Details/Code of Practice Exemption:

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.

- LIST OF IRISH WATER WASTEWATER STANDARD DETAILS BROUGHT INTO THE CONTRACT
- STD-WW-01 TYPICAL LAYOUT FOR SEWER WITHIN NEW DEVELOPMENT
 - STD-WW-02 TYPICAL LAYOUT FOR SEWER WITHIN NEW DEVELOPMENT
 - STD-WW-03 DRAIN AND SERVICE CONNECTION PIPEWORK
 - STD-WW-04 TYPICAL SEWER/SERVICE PIPE CONNECTION
 - STD-WW-05 TYPICAL SERVICE LAYOUT INDICATING SEPARATION DISTANCES
 - STD-WW-06 RESTRICTIONS ON TREES/SHRUBS PLANTING ADJACENT TO SEWERS
 - STD-WW-07 TRENCH BACKFILL & BEDDING
 - STD-WW-08 CONCRETE BED, HAUNCH & SURROUND TO WASTEWATER PIPES
 - STD-WW-09 BLOCKWORK MANHOLE ($\leq 450\text{mm}$)
 - STD-WW-10 PRE-CAST CONCRETE MANHOLE
 - STD-WW-11 IN-SITU CONCRETE MANHOLE
 - STD-WW-12 BACKDROP MANHOLES
 - STD-WW-13 PRIVATE SIDE INSPECTION CHAMBER
 - STD-WW-14 THURST BLOCKS FOR RISING MAINS
 - STD-WW-15 SCOUR VALVE CHAMBER (FOUL RISING MAIN <math>< 200\text{mm}</math>)
 - STD-WW-16 SLUICE VALVE DETAILS FOR RISING MAINS DUCTILE IRON (DI) PIPE (<math>< 200\text{mm}</math>)(SHEET 1 OF 2)
 - STD-WW-17 SLUICE VALVE DETAILS FOR RISING MAIN POLYETHYLENE (PE) PIPE (<math>< 200\text{mm}</math>)(SHEET 2 OF 2)
 - STD-WW-18 AIR VALVE CHAMBER (FOUL RISING MAIN <math>< 200\text{mm}</math>)
 - STD-WW-19 DUCT CHAMBER
 - STD-WW-20 EMERGENCY OVERFLOW STRUCTURE
 - STD-WW-21 TYPICAL DITCH/STREAM CROSSING FOR GRAVITY MAIN (SHEET 1 OF 2)
 - STD-WW-22 TYPICAL DITCH/STREAM CROSSING FOR RISING MAIN (SHEET 2 OF 2)
 - STD-WW-23 TYPICAL BRIDGE CROSSING FOR RISING MAIN (SHEET 1 OF 2)
 - STD-WW-24 TYPICAL BRIDGE CROSSING FOR RISING MAIN (SHEET 2 OF 2)
 - STD-WW-25 SECURITY GATE & FENCING
 - STD-WW-26 INDICATIVE PUMPING STATION
 - STD-WW-27 FLOW METER CHAMBER (FOUL RISING MAIN <math>< 200\text{mm}</math>)
 - STD-WW-28 INDICATIVE SUBMERSIBLE PUMPING STATION
 - STD-WW-29 RISING MAIN DISCHARGE MANHOLE
 - STD-WW-30 KIOSK TYPE 1 PUMPING STATION & WET KIOSK (SHEET 1 OF 2)
 - STD-WW-31 KIOSK TYPE 2 + 3 PUMPING STATION & WET KIOSK (SHEET 2 OF 2)
 - STD-WW-32 HARDSTANDING AREA PUMPING STATION (PERMEABLE & IMPERMEABLE)
 - STD-WW-33 LAMP BOLLARD & LAMP STANDARD
 - STD-WW-34 VENT STACK

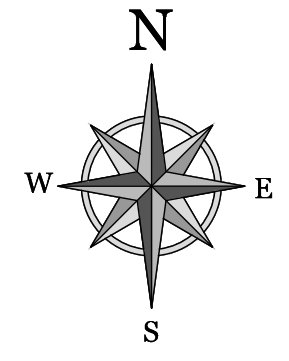


- LEGEND:
- SITE BOUNDARY
 - PROPOSED SURFACE WATER DRAINAGE
 - GULLY WITH 150mm LEAD PIPE
 - FILTER DRAIN
 - PROPOSED FOUL SEWER
 - PROPOSED FOUL SEWER INSPECTION CHAMBER
 - PROPOSED 450mm FOUL SEWER (IRISH WATER LOCAL NETWORK REINFORCEMENT)
 - EXISTING FOUL SEWER
 - EXISTING WATERMAIN
 - SURFACE WATER ATTENUATION TANK
 - 60-RETENTION / DETENTION BASIN
 - PROPOSED BLUE PROGRAM WITH PERMEABLE PAVING
 - PROPOSED BUILDING
 - OUTLINE OF BUILDINGS AT GROUND LEVEL
 - OUTLINE OF UPPER BASEMENT
 - OUTLINE OF LOWER BASEMENT
 - PROPOSED ROAD
 - PROPOSED FOOTPATH
 - PERMEABLE PAVING
 - PROPOSED ROAD GRADIENT
 - EXISTING LEVELS
 - PROPOSED LEVELS
 - FINISHED FLOOR LEVEL



REV	DATE	DESCRIPTION	BY	CHECKED
01		A-Approved		
02		B-Approved with amendments		
03		C-Do not use		

DBFL Consulting Engineers
 Unit 10, The Old Mill, The Quay, Dublin 1, Ireland
 Phone: +353 1 400 4000
 Website: www.dbfl.ie
 Project Ref: RESIDENTIAL DEVELOPMENT SCHOLARSTOWN
 Drawing Title: SITE SERVICES LAYOUT
 Designed by: JB
 Scale: 1:500
 Sheet Size: A0
 Drawing No: SCH-DBF-ZZ-XX-DR-C-3102



- LIST OF IRISH WATER STANDARD DETAILS BROUGHT INTO THE CONTRACT
- STD-W-04 GENERAL PIPE CONNECTIONS (SHEET 1 OF 7)
 - STD-W-05 GENERAL PIPE CONNECTIONS (SHEET 2 OF 7)
 - STD-W-06 GENERAL PIPE CONNECTIONS (SHEET 3 OF 7)
 - STD-W-07 GENERAL PIPE CONNECTIONS (SHEET 4 OF 7)
 - STD-W-08 GENERAL PIPE CONNECTIONS (SHEET 5 OF 7)
 - STD-W-09 GENERAL PIPE CONNECTIONS (SHEET 6 OF 7)
 - STD-W-10 GENERAL PIPE CONNECTIONS (SHEET 7 OF 7)
 - STD-W-11 TYPICAL SERVICE LAYOUT INDICATING SEPARATION DISTANCES
 - STD-W-12 RESTRICTIONS ON TREES / SHRUBS PLANTING ADJACENT TO WATERMANS
 - STD-W-13 FRENCH BACKFILL & BEDDING
 - STD-W-14 SLUICE VALVE FOR DUCTILE IRON (D.I.) PIPE (<350MM DIA.) (SHEET 1 OF 2)
 - STD-W-15 SLUICE VALVE FOR POLYETHYLENE (P.E.) PIPE (<350MM DIA.) (SHEET 2 OF 2)
 - STD-W-16 ON-LINE HYDRANT FOR DUCTILE IRON (D.I.) PIPE (SHEET 1 OF 4)
 - STD-W-17 OFF-LINE HYDRANT FOR DUCTILE IRON (D.I.) PIPE (SHEET 2 OF 4)
 - STD-W-18 ON-LINE HYDRANT FOR POLYETHYLENE (P.E.) PIPE (SHEET 3 OF 4)
 - STD-W-19 OFF-LINE HYDRANT FOR POLYETHYLENE (P.E.) PIPE (SHEET 4 OF 4)
 - STD-W-20 ON-LINE AIR VALVE FOR DUCTILE IRON (D.I.) PIPE (SHEET 1 OF 4)
 - STD-W-21 OFF-LINE AIR VALVE FOR DUCTILE IRON (D.I.) PIPE (SHEET 2 OF 4)
 - STD-W-22 ON-LINE AIR VALVE FOR POLYETHYLENE (P.E.) PIPE (SHEET 3 OF 4)
 - STD-W-23 OFF-LINE AIR VALVE FOR POLYETHYLENE (P.E.) PIPE (SHEET 4 OF 4)
 - STD-W-24 PRESSURE REDUCING / SUSTAINING VALVE (P.R.V. / P.S.V.) CHAMBER
 - STD-W-25 METER CHAMBER (<350MM DIA.)
 - STD-W-26 MARKER POSTS / PLATES
 - STD-W-27 WATER MAIN THRUST & SUPPORT BLOCKS
 - STD-W-28 SCOUR CHAMBER & HEAD WALL ARRANGEMENTS
 - STD-W-29 WASHOUT HYDRANT
 - STD-W-30 TYPICAL DITCH / STREAM CROSSING FOR WATER MAIN

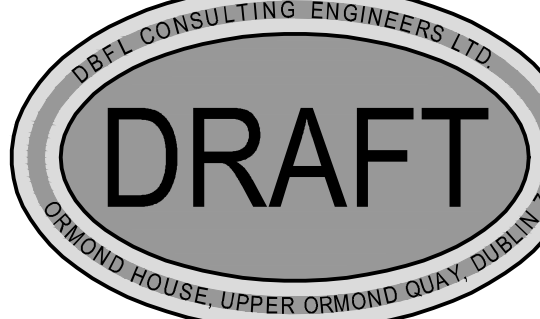
- GENERAL NOTES:
1. ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WORKS REQUIREMENTS.
 2. ALL DIMENSIONS IN METRES UNLESS SPECIFIED OTHERWISE.
 3. ALL CO-ORDINATES ARE TO IRISH TRANSFORMED MERCATOR.
 4. ALL LEVELS ARE TO ORDINANCE BROW (M.A.S.P.).
 5. ALL TEMPORARY TRAFFIC & OPERATIONS MANAGEMENT SHALL COMPLY FULLY WITH THE WORKS REQUIREMENTS.
 6. ALL CONSTRUCTION MUST TAKE DUE CARE WITH LOCAL AUTHORITY REQUIREMENTS AS DICTATED IN THE WORKS.
 7. ALL VEHICULAR & PEDESTRIAN CYCLE & PRIVATE ACCESS ROUTES MUST BE MAINTAINED THROUGHOUT THE WORKS IN ACCORDANCE WITH THE CONTRACTOR'S APPROVED TEMPORARY TRAFFIC & OPERATIONS MANAGEMENT PLAN.
- DRAWING SPECIFIC NOTES
1. WATERMAIN INSULATION AND ALL WATER SUPPLY WORKS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF IRISH WATER'S CODE OF PRACTICE FOR WATER SUPPLY AND WATER INFRASTRUCTURE STANDARD DETAILS.
 2. WATERMAIN (AND SERVICE CONNECTIONS) TO BE PE-100 SDR 17 AND CONFORM TO IS EN 12201 (PART 1, PART 2 & PART 3).
 3. COVER TO WATERMANS TO BE 100mm.
 4. CONNECTION BETWEEN EXISTING AND PROPOSED WATERMANS TO BE CARRIED OUT IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-04 TO STD-W-10.
 5. ANCHOR BLOCKS TO BE PROVIDED AT EACH END, TIE-INS, BENDS AND AT EACH CHANGE OF DIAMETER AND WATER IN ACCORDANCE WITH THE REQUIREMENTS FOR IRISH WATER STANDARD DETAIL STD-W-28 (WATER MAIN THRUST AND SUPPORT BLOCKS).
 6. HYDRANT OUTLET TO BE 200mm BELOW GROUND LEVEL UNLESS OTHERWISE SPECIFIED.
 7. WHERE COVER TO PIPE IS LESS THAN 900mm IN GREEN AREAS AND 1200mm IN TOWN/URBAN AREAS, PROTECT PIPE IN NEW 150mm CONCRETE WITH MOVEMENT JOINTS.
 8. WHERE THE CONTRACTOR IS RESPONSIBLE FOR CONNECTIONS INTO THE BUILDING, IN ACCORDANCE WITH IRISH WATER STD-W-05 TO THE ACCURACY OF EXISTING SERVICES INFORMATION AND THE LOCATION OF EXISTING SERVICES ON SITE PRIOR TO COMMENCING INSTALLATION OF WATERMANS.
 9. INSTALLATION OF SLUICE VALVES AND HYDRANTS SHALL BE IN ACCORDANCE WITH IRISH WATER'S STANDARD DETAILS (SHEET 14 TO STD-W-10).
 10. MARKER POSTS AND PLATES ARE TO BE PROVIDED IN ACCORDANCE WITH IRISH WATER STANDARD DETAIL STD-W-27.
 11. CONNECTION TO EXISTING WATERMANS TO BE COORDINATED BY THE CONTRACTOR WITH IRISH WATER AND/OR THE LOCAL AUTHORITY.
 12. CONTRACTOR TO TAKE WITH IRISH WATER AND / OR THE LOCAL AUTHORITY THE NECESSARY CLEARING AND REDISTRIBUTION OF WATERMANS.

- LEGEND:
- SITE BOUNDARY
 - EXISTING WATERMAIN
 - SLUICE VALVE AS PER IRISH WATER STD-W-15
 - HYDRANT AS PER IRISH WATER STD-W-16
 - WATERMAIN
 - AIR VALVE AS PER IRISH WATER STD-W-20
 - WATER METER AS PER IRISH WATER STD-W-25
 - WATER KIOSK
 - WASHOUT HYDRANT AS PER I.W. STD-W-30A
 - SCOUR VALVE AS PER I.W. STD-W-30
 - BOUNDARY BOX



Sheet 1 of 3 (A1)

Sheet 2 of 3 (A1)



rev	date	description	by	chkd
		A - Approved		
		B - Approved with amendments		
		C - Do not use		
02	TENDER	issue purpose		
PLANNING				
DBFL Consulting Engineers Civil Structural & Transportation Engineering www.dcf.ie				
Dublin Office: Christy Road, Ballybrack, Dublin 4, Ireland Phone: +353 1 491 4000 Website: www.dcf.ie Wick Office: 100 The Quay, Wick, Co. Wick, Ireland Phone: +353 51 308 500				
project ref: RESIDENTIAL DEVELOPMENT SCHOLARSTOWN				
drawing title: SITE SERVICES WATERMAIN LAYOUT				
client: JOHN FLEMING ARCHITECT				
designed by	author	scale	sheet size	
SB	J.B.	1:500	A0	
drawn by				