

Fred Fullard  
Burkeway Homes  
c/o David Goaley  
O Connor Sutton Cronin

21 November 2019

Dear Fred Fullard,

**Re: Connection Reference No CDS19008110 pre-connection enquiry -  
Subject to contract | Contract denied**

**Connection of a proposed development comprising of 120 No. Housing Units and an existing  
development of 21 housing units at Truskey East, Barna**

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections for a proposed development of 120 No. Housing Units and a wastewater connection for an existing 21 No. housing unit development at Truskey East, Barna, Co. Galway.

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.

A wastewater connection can be facilitated for the total 141 No. housing units (proposed and existing) to the existing 300mm Irish Water Foul Sewer at a point approximately 340m to the south of the entrance to the existing housing estate.

Please be aware that Irish Water is now responsible for the delivery of the connection related works in the public and third party domains including wastewater and watermain network extensions and connections. The costs and conditions associated with the connection would be detailed in a connection offer at connection application stage. The customer would be responsible for the costs associated with the provision of a network extension and connection to their development site. Further information on connection charges is available at <https://www.water.ie/connections/information/connection-charges/>.

A watermain connection to the existing Irish Water watermain network (which exists along the road fronting the existing housing estate) can be facilitated. The feasibility analysis undertaken by Irish Water as part of the pre-connection enquiry process relates only to the capacity of the Irish Water owned infrastructure to cater for the demand of the proposed development. The confirmation of feasibility does not extend to your fire flow requirements. To guarantee a flow to meet the Fire Authority requirements you should provide adequate fire storage capacity within your development. The watermain network serving the existing Cnoc Fraoigh Housing estate is privately owned, it ultimately connects to the Irish Water watermain network which runs along the public road. Should you intend to connect via this private network you will require permission from the third party owners and it will be your responsibility to confirm that the private watermain infrastructure has capacity, is structurally adequate and provides an adequate service for your demands and that of the existing housing estate development.

## Strategic Housing Development

Irish Water notes that the scale of this development may dictate that it is subject to the Strategic Housing Development planning process. Therefore 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. A design proposal for the water and/or wastewater infrastructure can be submitted to [cdsdesignqa@water.ie](mailto:cdsdesignqa@water.ie) for assessment. All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details.

The development will be subject to Irish Water's Quality Assurance Requirements for Design and Field Inspections. The overall Quality Assurance requirements will be incorporated into a Connection Agreement at connection application stage as part of a Connection Offer from Irish Water. Please note there is a requirement for wayleaves to be provided along the routes of watermain and wastewater pipes in favour of Irish Water as part of the Connection Agreement. This is to facilitate the vesting of the watermain and wastewater infrastructure. This wayleave requirement extends to the arterial route of connection to the Irish Water network should a connection be proposed via third party/private infrastructure. Further guidance in relation to IW design requirements is available at <https://www.water.ie/connections/developer-services/QA-Design-Req-Manual.pdf>.

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 at a later date.

A connection agreement can be applied for by completing the connection application form available at **[www.water.ie/connections](http://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 James O Malley from the design team at [jomalley@water.ie](mailto:jomalley@water.ie). For further information, visit [www.water.ie/connections](http://www.water.ie/connections).

Yours sincerely,



**Maria O'Dwyer**

**Connections and Developer Services**