



Jairo Rivero
Block S
Eastpoint Business Park
Alfie Byrne Road
D03H3F4
Dublin
Ireland

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

28 March 2022

Re: Design Submission for Ravens Rock Road, Sandyford, Dublin (the “Development”) (the “Design Submission”) / Connection Reference No: CDS21008079

Dear Jairo Rivero,

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: Dario Alvarez

Email: dalvarez@water.ie

Yours sincerely,

Yvonne Harris
Head of Customer Operations

Appendix A

Document Title & Revision

- [21-118-P150 - Proposed Water Supply Layout]
- [21-118-P122 - Proposed Foul Water Drainage Layout]
- [21-118 Foul long sections]

This Statement of Design Acceptance is valid for Phase 1 of the development, 207 units plus creche located on the western side of the site.

Irish Water notes that the water and wastewater infrastructure will remain private and not be vested.

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.

BASE
LESS
R

RAVENS ROCK ROAD

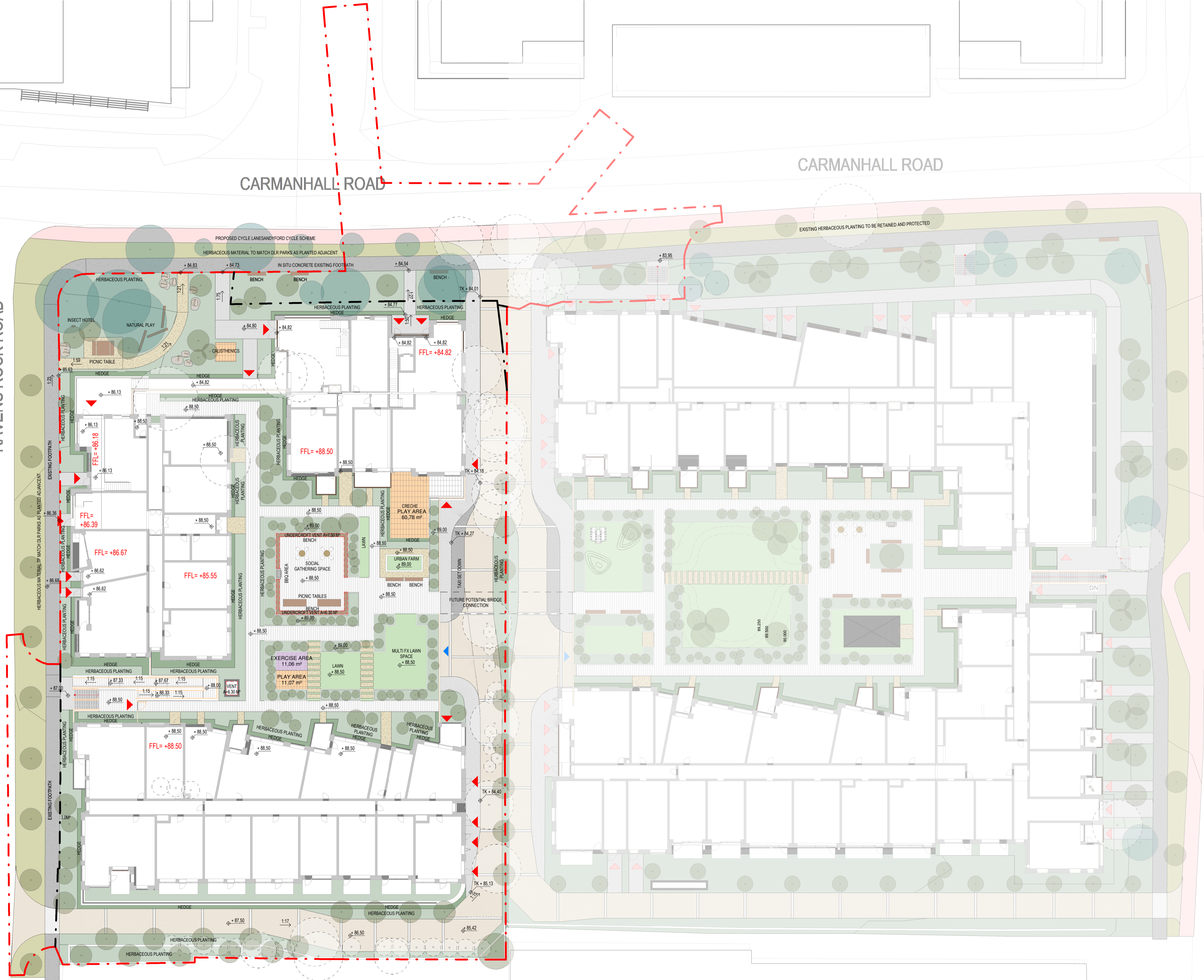
CK ROAD

CARMANHALL ROAD

CARMANHALL ROAD

BLACKTHORN ROAD

THREE ROCK PLAZA



NOTE
 ALL DIMENSIONS TO BE CHECKED ON SITE
 NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
 RELEVANT CONSULTANTS DRAWINGS
 NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR STORED IN ANY RETRIEVAL
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 OF THE LANDSCAPE ARCHITECT AS COPYRIGHT HOLDER EXCEPT
 AS AGREED FOR USE ON THE PROJECT FOR WHICH THE
 DOCUMENT WAS ORIGINALLY ISSUED.
 FOR DRAWING INDEX, GENERAL NOTES, REFER TO
 DWG L1-001

CLIENT:
Sandyford Environmental Construction Limited



LEGEND

	HERBACEOUS PLANTING		TAXI SET DOWN
	HERBACEOUS PLANTING		PUBLIC REALM PAVING
	HERBACEOUS MATERIAL TP MATCH DLR PARKS AS PLANTED		NATURAL STONE PAVING BAND
	LAWN		SHARED SURFACE
	GATE TO COMMUNAL AND PRIVATE AMENITY SPACES		IN SITU CONCRETE EXISTING FOOTPATH
	SITE BOUNDARY		RESIN BOUND GRAVEL
	LEGAL INTEREST BOUNDARY		COURTYARD PAVING
	BUILDING ENTRANCE		SOFT POUR PLAYGROUND FINISH
	CAR PARK ENTRANCE		PROPOSED TREES
	LEVEL		EXISTING TREES TO BE RETAINED
	CAR PARKING		EXISTING TREES TO BE REMOVED

DRAFT

01	BOUNDARY LINE	15/03/2022

REVISIONS

Job No.	18ASA	Drawn By	NN
Dwg No.	T-L1-500	Checked By	JM
Scale	1 : 250 @A1	Date	MARCH 2022

JOB DESCRIPTION

Site	RAVENS ROCK ROAD
Project	TACK SANDYFORD SHD
Title	LANDSCAPE PLAN

NMP
 Niall Montgomery + Partners

Architects 33 Rock Road, Williamstown, Blackrock, Co. Dublin
 Telephones : 2121 800 Fax : 2121 007 E mail : info@nmp.ie

NOTES:

- DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS.

NOTE:
PUBLIC FOUL PIPE MATERIAL TO BE U-PVC (STIFFNESS CLASS B) AND IN COMPLIANCE WITH SECTION 3.13 OF IRISH WATER CODE OF PRACTICE.

NOTE:
FOUL SEWERS TO BE CONSTRUCTED WITH CONCRETE SURROUND IN ACCORDANCE WITH IRISH WATER STD-WW-08 WHERE VERTICAL CLEARANCE FROM SURFACE WATER IS LESS THAN 300mm AND WHERE DEPTH OF COVER TO ROAD IS LESS THAN 1.2m

NOTE:
RISING MAINS TO BE DEMARCATED IN ACCORDANCE WITH SECTION 3.5.22 OF WASTEWATER CODE OF PRACTICE.

LEGEND FOUL AND SURFACE WATER

- INDICATES PROPOSED PUBLIC FOUL WATER SEWER AND MANHOLE.
- INDICATES PROPOSED PRIVATE FOUL WATER SEWER AND MANHOLE.
- INDICATES EXISTING SURFACE WATER PUBLIC SEWER PIPE SIZE WITH MANHOLE REFERENCE, COVER AND INVERT LEVELS
- INDICATES PROPOSED SURFACE WATER SEWER AND MANHOLE
- INDICATES EXISTING SURFACE WATER PUBLIC SEWER PIPE SIZE WITH MANHOLE REFERENCE, COVER AND INVERT LEVELS
- INDICATES FUTURE FOOTPATH
- INDICATES FUTURE CYCLETRACK
- INDICATES FUTURE ROAD
- INDICATES FUTURE GRASS VERGE

REV.	DATE	AMENDMENT	DRN	APPD
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STATUS **FOR PLANNING ONLY
NOT FOR CONSTRUCTION**

Waterman Moylan
Engineering Consultants
BLOCK 5, EASTPOINT BUSINESS PARK, ALFIE BYRNE ROAD,
DUBLIN D03 H3F4 IRELAND.
Tel: (01) 664 8900 Fax: (01) 661 3618
Email: info@waterman-moylan.ie www.waterman-moylan.ie

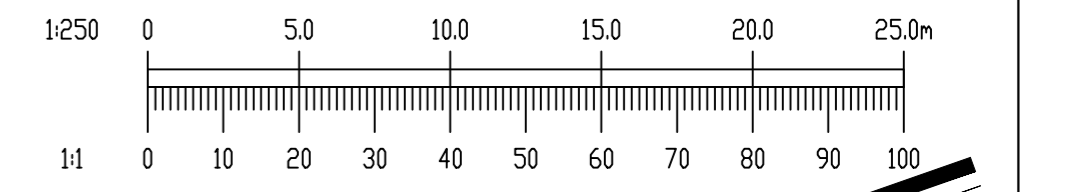
CLIENT **SANDYFORD ENVIRONMENTAL CONSTRUCTION LTD**
ARCHITECT **MC CAULEY DAYE O'CONNELL**

PROJECT **TACK SANDYFORD SHD**

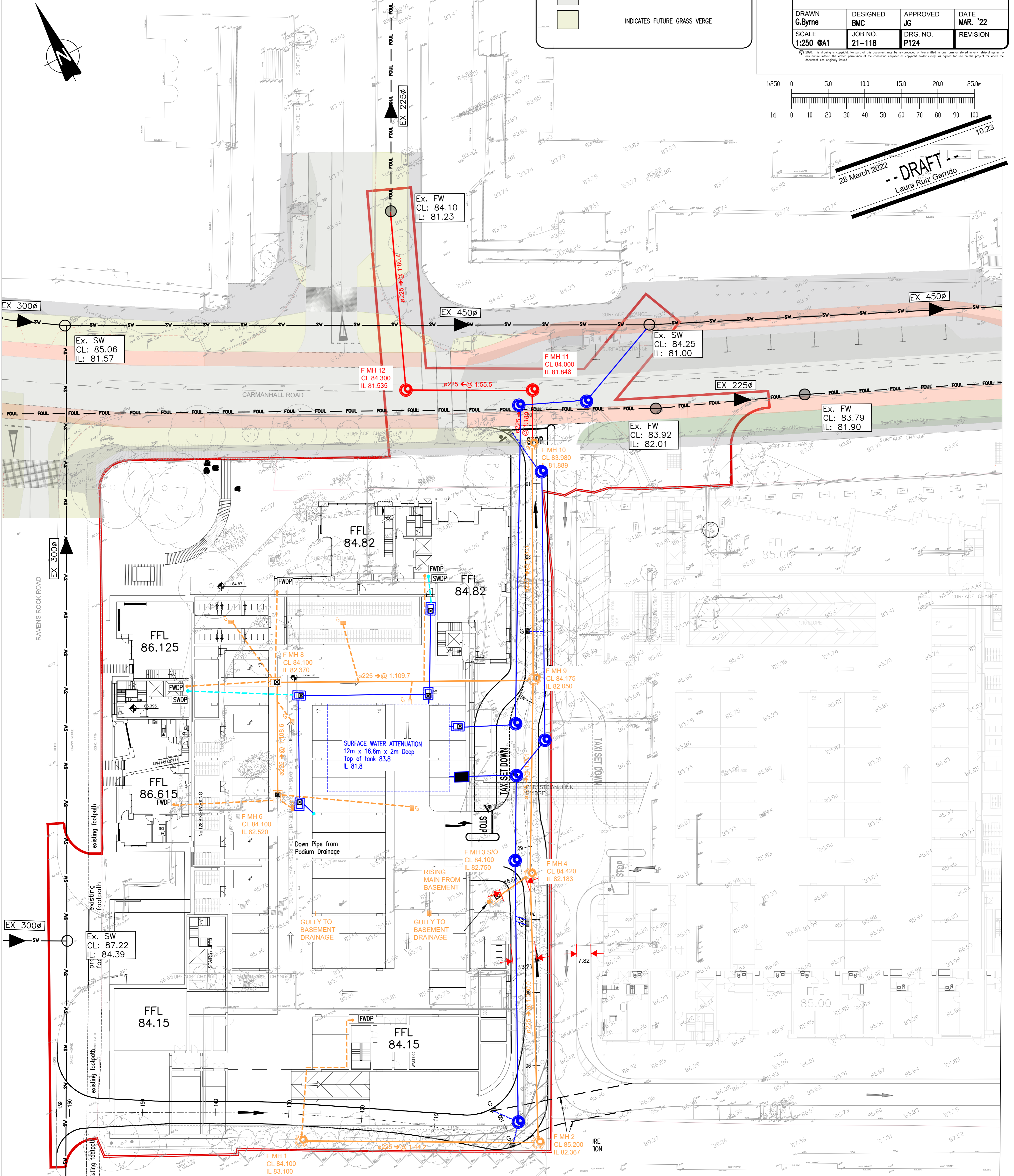
TITLE **PROPOSED FOUL & SURFACE WATER
DRAINAGE LAYOUT**

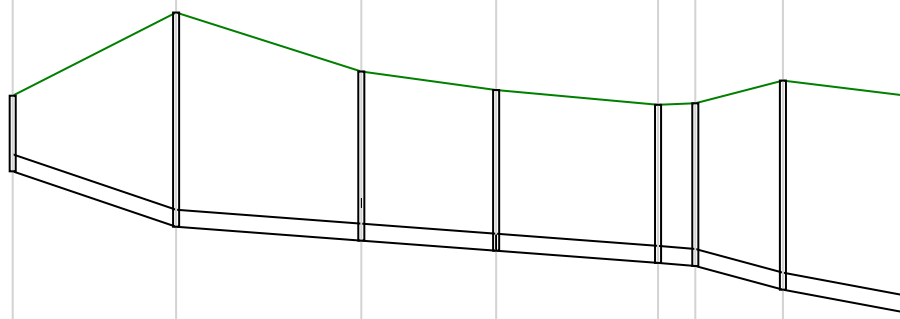
DRAWN G.Byrne	DESIGNED BMC	APPROVED JG	DATE MAR. '22
SCALE 1:250 @A1	JOB NO. 21-118	DRG. NO. P124	REVISION

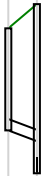
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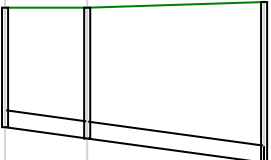


28 March 2022
-- DRAFT --
Laura Ruiz Garrido



Node Name	1	2	4	9	10	11	12	13	
A4 drawing									
Hor Scale 1500									
Ver Scale 100									
Datum (m) 77.000									
Link Name	1	2	4	9	10	11	12		
Section Type	225mm	225mm	225mm	225mm	225mm	225mm	225mm		
Slope (1:X)	44.2	200.0	201.1	200.0	180	55.5	80.4		
Cover Level (m)	84.100	85.200	84.420	84.175	83.980	84.000	84.300	84.100	
Invert Level (m)	83.100	82.367	82.183	82.050	81.889	81.848	81.535	81.230	
Length (m)	32.414	36.735	26.743	32.118	7.3	17.378	24.508		

Node Name	3 S40
	
A4 drawing	
Hor Scale 1500	
Ver Scale 100	
Datum (m) 78.000	
Link Name	3
Section Type	15
Slope (1:X)	39
Cover Level (m)	84.100 84.420
Invert Level (m)	82.698
Length (m)	5.6

Node Name	6	8	9
<p>A4 drawing</p> <p>Hor Scale 1500</p> <p>Ver Scale 100</p> <p>Datum (m) 77.000</p>			
Link Name	6	8	
Section Type	225mm	225mm	
Slope (1:X)	108.6	109.7	
Cover Level (m)	84.100	84.100	84.175
Invert Level (m)	82.520 82.370	82.370	82.050
Length (m)	16.294	35.088	