

An  
Bord  
Pleanála

## Strategic Housing Development Application Form

### Before you fill out this form

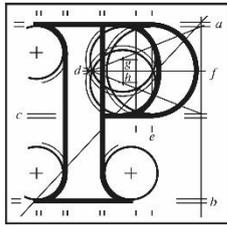
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

### Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

## **Data Protection**

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An  
Bord  
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## Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

### 1. Applicant:

Name of Applicant:	<b>Kieran Curtin, Receiver over certain assets of Maplewood Developments Unlimited Company (in liquidation and in receivership)</b>
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### 2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	<b>Not applicable</b>
Company Registration No:	<b>Not applicable</b>

### 3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	<b>John Spain Associates</b>
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

### 4. Person Responsible for Preparation of Drawings and Plans:

Name:	<b>Derbhile McDonagh</b>
Firm/Company:	<b>O'Mahony Pike Architects</b>

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	<b>Kildare County Council</b>
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## 6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	<b>Lands at Dublin Road and the Shinkeen Road</b>
Address Line 2:	<b>Within the townlands of Donaghcumper and Ballyoulster</b>
Address Line 3:	
Town/City:	<b>Celbridge</b>
County:	<b>Kildare</b>
Eircode:	<b>N/A</b>
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<b>Map Sheets 3259-C, 3259-D Centre pt. Co-ords – X, Y = 698253427.5120150, 732919433.5373675</b>
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IREN95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided. <b>Included on the CD ROM as provided by O’Mahony Pike Architects</b>	
Area of site to which the application relates in hectares:	<b>13.4 ha</b>
Site zoning in current Development Plan or Local Area Plan for the area:	<b>Primarily zoned ‘C’ New Residential - <i>‘to provide for new residential</i></b>

	<i>development’ and partly zoned ‘E’ Community and Educational - ‘to provide for education, recreation, community and health’ under the Celbridge Local Area Plan 2017-2023.</i>
Existing use(s) of the site and proposed use(s) of the site:	<b>Existing: Agricultural / Greenfield Site</b>  <b>Proposed: Residential development with childcare facilities use.</b>

**7. Applicant’s Interest in the Site:**

Please tick appropriate box to show the applicant’s legal interest in the land or structure:	Owner	Occupier	Other
	<b>X (Statutory Right – See letter of appointment and Deed of Novation)</b>		<b>X</b>

Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:

**A letter of consent from Kildare County Council to the applicant accompanies this application. This letter of consent relates to the part of the application site, included in the red line, on the Dublin Road and the Shinkeen Road (as coloured green on the Site Location Map submitted with the application) which are within the control of Kildare County Council.**

State Name and Address of the Site Owner:  
**If the applicant is not the legal owner**, please note that you are required to supply a letter of consent, signed by the site owner.

**Kildare County Council,  
Roads, Transportation & Public Safety,  
Aras Chill Dara,  
Devoy Park,  
Naas,  
Co. Kildare,  
W91 X77F**

Does the applicant own or control adjoining, abutting or adjacent lands?

Yes: [ **X** ] No: [ ]

If the answer is “Yes” above, identify the lands and state the nature of the control involved:

**Lands identified by the blue line on the Site Location Map submitted with the application. The lands are currently undeveloped and in agriculture use.**

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**8. Site History:**

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [ ] No: [ X ]
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**Note:** If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.

If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
N/A	N/A	N/A

Is the site of the proposed development subject to a current appeal to An Bord Pleanála?	Yes: [ ] No: [ X ]
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If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:

N/A

Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?	Yes: [ ] No: [ X ]
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If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

N/A

Is the applicant aware of the site ever having been flooded?	Yes: [ X ] No: [ ]
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If the answer is “Yes” above, please give details e.g. year, extent:

Please refer to Section 3.2.2 of the Site Specific Flood Risk Assessment prepared by McCloy Consulting. In summary, the OPW ‘Past Flood Events’ mapping available via floodinfo.ie provides records of historic flooding in Celbridge in November 2000. The mapping shows the approximate point for a single flood event (ID 5314) on the Shinkeen Stream, which occurred on the 5<sup>th</sup> November 2000.

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [ ] No:[ X ]

If the answer is “Yes” above, please give details:

## 9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

*(Below is as per public notices)*

**A Seven Year Planning Permission is sought for development described as follows in the public notices:**

**The proposed development comprises a Strategic Housing Development of 344 no. residential units (comprising 54 no. 1 beds, 30 no. 2 beds, 210 no. 3 beds and 50 no. 4 beds), a 2 no. storey childcare facility with a GFA of c. 369 sq.m, public and communal open space, landscaping, car and cycle parking spaces, provision of an access road from Dublin Road and Shinkeen Road, associated vehicular accesses, internal roads, pedestrian and cycle paths, bin storage, cycle storage, pumping station and all associated site and infrastructural works.**

**The residential component of the development consists 214 no. apartments / duplex units, and 130 no. houses of to be provided as follows:**

- 4 no. 3 bed two storey detached houses;
- 28 no. 3 bed two storey semi-detached houses;
- 48 no. 3 bed two storey terraced houses;
- 50 no. 4 bed three storey semi-detached houses;
- 214 no. duplex apartments / apartments (54 no. 1 beds, 30 no. 2 beds, and 130 no. 3 beds) in a series of 15 no. duplex apartment / apartment blocks of 3 no. storeys in height, and all duplex apartments / apartments are provided with a terrace / balcony or private garden;

The development includes a total of 585 no. car parking spaces, 4 no. loading bays and a total of 770 no. cycle spaces. The proposal includes hard and soft landscaping, lighting, boundary treatments, the provision of public and communal open space, including 3 no. Local Parks, children's play areas, and an ancillary play area for the childcare facility.

The proposed development includes road upgrades, alterations and improvements to the Dublin Road / R403 and the Shinkeen Road, including the provision of new vehicular accesses and signalised junctions, pedestrian crossing points, and associated works to facilitate the same. The proposal includes internal roads, including 3 no. bridge crossings, cycle paths, footpaths, with proposed infrastructure and access points provided up to the application site boundary to facilitate potential future connections to adjoining lands.

The development includes foul and surface water drainage, pumping station, 3 no. ESB Substations, services and all associated and ancillary site works and development.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Kildare County Development Plan 2017-2023 and the Celbridge Local Area Plan 2017-2023.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompany this application.

<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>

## 10. Pre-Application Consultations

<p><b>(A) Consultation with Planning Authority:</b></p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
<p>Planning Authority reference number:</p>	<p><b>SHDD202107</b></p>
<p>Meeting date(s):</p>	<p><b>26<sup>th</sup> August 2021 &amp; 7<sup>th</sup> March 2022</b></p>

<b>(B) Consultation with An Bord Pleanála:</b>	
State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	<b>ABP Ref.: 311958-21</b>
Meeting date(s):	<b>16<sup>th</sup> February 2022</b>
<b>(C) Any Consultation with Prescribed Authorities or the Public:</b>	
Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	
<p><b>Irish Water - As part of the pre-connection enquiry application process with Irish Water, it was confirmed that the existing network has capacity to cater for the development, subject to upgrades which are to be delivered by Irish Water. A Statement of Design Acceptance letter has also been received.</b></p> <p><b>Department of Education - The applicant is in ongoing discussions with the Department of Education in respect of the adjoining lands reserved for the new education campus. A letter of support from the Department of Education is included as part of the application as a standalone document.</b></p> <p><b>National Monuments Service – as part of the pre-application process, a meeting was held with the National Monuments Service to discuss and agree the archaeological mitigation as set out in the EIAR Chapter 4.</b></p> <p><b>The applicant also liaised with Smith Property Management on behalf of Primrose Gate Management Company CLG who confirmed there was no interest in any pedestrian access from the subject site to the Primrose Gate development, which is not taken in charge, i.e. within the management companies control.</b></p>	

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	<b>Irish Examiner</b> <b>16/06/2022</b>

(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	<b>16/06/2022</b>
<p><b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.</p> <p><b>Six no. locations have been identified in accordance with the requirements of the Regulations, i.e. adjacent to the application site or on the nearest public roads situated adjacent to the site, as follows:</b></p> <ul style="list-style-type: none"> <li>• <b>One along the Dublin Road / R403.</b></li> <li>• <b>One along the Shinkeen Road.</b></li> <li>• <b>Three along the south boundary, one at each dead end adjoining this boundaries, one at Willow Square and two at Willow Crescent.</b></li> <li>• <b>One at the existing access on Loughlinstown Road</b></li> </ul>	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>Application site area exceeds 10 ha</b>
If the answer to above is "Yes", is an EIAR enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>Portal ID: 2022109 (See attachment to JSA's ABP Cover Letter)</b>
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ] <b>Please refer to the AA Screening Report and the EIAR accompanying this application submission.</b>
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]

If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [ ] No: [ ] <b>N/A</b>
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [ <b>X</b> ] No: [ ]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [ <b>X</b> ] No: [ ] N/A: [ ]
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<ul style="list-style-type: none"> <li>• <b>1. Office of Public Works (OPW)</b></li> <li>• <b>2. Inland Fisheries Ireland</b></li> <li>• <b>3. Irish Water</b></li> <li>• <b>4. Kildare County Childcare Committee</b></li> </ul> <p><b>Letters issued to the above accompany the application.</b></p>
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	<b>17/06/2022</b>
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [ ] No: [ <b>X</b> ]
If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [ ] No: [ ] <b>N/A</b>
If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	<b>N/A</b>
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	<b>N/A</b>

**12. Statements Enclosed with the Application Which:**

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <b>Please refer to JSA's Statement of Consistency and Planning Report</b></p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <b>Please refer to JSA's Statement of Consistency and Planning Report</b></p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p><b>Enclosed:</b>          Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input checked="" type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input type="checkbox"/> ]  <b>Please refer to JSA's Statement of Consistency and Planning Report</b></p>
<p><b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	

<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p><b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p> <p><b>Please refer to JSA’s Statement of Response to the Board’s Opinion, the TTA and the IDR prepared by DBFL Consulting Engineers’s and the Architect’s Design Statement, which in turn references accompanying application documentation</b></p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p><b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p> <p><b>Please refer to JSA’s Statement of Response to the Board’s Opinion, which in turn references accompanying application documentation</b></p>

**13. Material Contravention of Development Plan/Local Area Plan:**

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p><b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Please refer to JSA’s Statement of Material Contravention submitted with the application. Reference included</b></p>
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	in the public notices also.
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**14. Proposed Residential Development:**

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows: **(see OMP schedule of areas also)**

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed		
2-bed		
3-bed	<b>80</b>	<b>9,862 sq.m</b>
4-bed	<b>50</b>	<b>7,145 sq.m</b>
4+ bed		
<b>Total</b>	<b>130</b>	<b>17,007 sq.m</b>

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio		
1-bed	<b>54</b>	<b>2,754 sq.m</b>
2-bed	<b>30</b>	<b>2,701 sq.m</b>
3-bed	<b>130</b>	<b>16,589 sq.m</b>
4-bed		
4+ bed		
<b>Total</b>	<b>214</b>	<b>22,044 sq.m</b>

<b>Student Accommodation N/A</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>			

(b) State total number of residential units in proposed development:	<b>344</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>39,051 sq.m. (based on GFA including circulation cores)</b>

**15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:**

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
<b>1 no. Childcare Facility</b>	<b>369 sq.m</b>
<b>3 no. ESB substations (ancillary development to the residential units)</b>	<b>24 sq.m</b>

**Note:** Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.

**N/A- Childare facility provided. However, Social and Community Infrastructure Audit / Assessment also included.**

(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	<b>393 sq.m</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>39,444 sq.m</b>
(d) Express 15(b) as a percentage of 15(c):	<b>0.9%</b>

*\*See OMP Schedule of Accommodation for Further Details*

**16. Strategic Housing Development Details:**

**Note:** If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	<b>X</b> <b>Please refer to JSA’s Statement of Consistency and Planning Report, OMP’s Design Statement and Schedule of Accommodation</b>	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	<b>X</b> <b>Please refer to JSA’s Statement of Consistency and Planning Report, BSLA Landscape Design Report, the TTA prepared by DBFL</b>	

<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	<p style="text-align: center;"><b>X</b></p> <p style="text-align: center;"><b>Please refer to JSA's Statement of Consistency and Planning Report, BSLA Landscape Design Report and drawings, OMP's Design Statement, the TTA and the Statement of Response prepared by DBFL</b></p>	
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	<p style="text-align: center;"><b>X</b></p> <p style="text-align: center;"><b>Please refer to the utilities section of the Energy Statement prepared by Waterman Moylan</b></p>	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		<b>X</b>
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		<b>X</b>
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected</p>		<b>X</b>

Structure(s) should be enclosed with this application.		
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p style="text-align: center;"><b>X</b></p> <p style="text-align: center;"><b>Please refer to Section 4 of the Environmental Report and the EIAR</b></p>
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<b>X</b>
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<b>X</b>
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		<b>X</b>
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p>		<b>X</b>

<p>If "Yes", enclose details with this application.</p>		
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p><b>X</b></p>
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<p><b>X</b></p> <p><b>Please refer to the schedule of documents included in JSA's ABP Cover Letter and JSA's Statement of Response to ABP's Opinion for further details</b></p>	

**17. Where the Proposed Development Relates to Existing Building(s) / Structure(s): N/A**

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	<b>N/A</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>N/A</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>N/A</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>39,444 sq.m</b>

**18. Where the Application relates to Material Change of Use of Land or Structure:**

(a) State existing use of land or structure:	<b>Agriculture</b>
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	<b>N/A</b>
(c) State proposed use(s):	<b>Residential, Childcare and associated development. See public notices.</b>
(d) State nature and extent of any such proposed use(s):	<b>See public notices and application drawings and documentation.</b>
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</p> <p><b>See O'Mahony Pike Architects drawing pack.</b></p>	

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p>X</p> <p><b>Please refer to Part V package of documentation accompanying this application identifying 20% / 69 units within each site</b></p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	<p>X</p> <p><b>Please refer to Part V documentation, including estimate of costs accompanying this application</b></p>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p>X</p> <p><b>Please refer to OMP’s Part V Booklet for the location of the Part V units in the context of the overall development (the</b></p>	

	<b>architectural drawings in turn provide full details of where the Part V units are proposed)</b>	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	<b>N/A</b>	

**20. Water Services:**

<b>(A) Proposed Source of Water Supply:</b>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> [ X ]</p> <p>(b) Public Mains: <input checked="" type="checkbox"/> [ X ]</p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/> [ ]</p> <p>Other (please specify): _____</p> <p><b>Please refer to the Infrastructure Design Report and associated drawings for further details</b></p>
<b>(B) Proposed Wastewater Management / Treatment:</b>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> [ X ]</p> <p>(b) Public Sewer: <input checked="" type="checkbox"/> [ X ]</p> <p>Conventional septic tank system: <input type="checkbox"/> [ ]</p> <p>Other on-site treatment system (please specify): _____</p>

**Please refer to the Infrastructure Design Report and associated drawings for further details**

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

(a) Public Sewer/Drain: [  ]

Soakpit: [  ]

Watercourse: [  ]

Other (please specify): \_\_\_\_\_

**Please refer to the Infrastructure Design Report and associated drawings for further details**

**(D) Irish Water Requirements:**

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

**Enclosed:**

Yes: [  ] No: [  ]

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

**Enclosed:**

Yes: [  ] No: [  ]

**Please refer to the enclosed COF letter from Irish Water submitted herewith confirming capacity for the development subject to upgrades to be delivered by or on behalf of Irish Water.**

<p>(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Please refer to the enclosed Statement of Design Acceptance letter from Irish Water and the Infrastructure Design Report and Drainage Drawings. All water and wastewater infrastructure proposals will comply with Irish Water's Standard Details and Codes of Practice.</b></p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Please refer to the Infrastructure Design Report</b></p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Please refer to the Infrastructure Design Report</b></p>

## 21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Please see Traffic and Transport Assessment prepared by DBFL</b></p>
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<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b> Yes: [ <b>X</b> ] No: [   ]</p> <p><b>Please see and Mobility Management Plan prepared by DBFL which addresses these requirements</b></p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b> Yes: [ <b>X</b> ] No: [   ]</p> <p><b>Please see Road Safety Audit prepared by Bruton Consulting</b></p>

**22. Taking in Charge**

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [ <b>X</b> ] No: [   ]</p> <p><b>Please see BSLA taken in charge plan showing the lands proposed to be taken in charge</b></p>
<p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.</p> <p><b>Please see Drawing No. KDA-07 prepared by BSLA</b></p>	

**23. Maps, Plans and Drawings**

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p><b>Please refer to the schedule of drawings accompanying the architectural, engineering, landscape and arboricultural packages accompanying the application.</b></p>
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**24. Application Fee:**

(a) State fee payable for application:	<b>€57,376.80</b>
(b) Set out basis for calculation of fee:	<p><b>344 (residential units + ancillary development)</b>  <b>x €130 = €44,720</b></p> <p><b>369 sq.m (1 no. childcare facility) x €7.20 per sq.m = €2,656.8</b></p> <p><b>Submission of EIAR = €10,000</b></p> <p><b>= €57,376.80</b></p>
(c) Is the fee enclosed with the application?	<p><b>Enclosed:</b>          Yes: [ <b>X</b> ] No: [   ]</p> <p><b>Cheque enclosed</b></p>

**25. Universal Design:**

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a></p>	<p><b>Enclosed:</b>          Yes: [ <b>X</b> ] No: [   ]</p> <p><b>Please refer to the Design Statement prepared by OMP and the Landscape Design Report by BSLA for details.</b></p> <p><b>The Scheme has also been subject to a Road Safety Audit, which has informed the final scheme design.</b></p>
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## Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	<b>17/06/2022</b>

**26. Contact Details- Not to be Published**

**Applicant(s):**

<b>First Name:</b>	Kieran
<b>Surname:</b>	Curtin, Receiver over certain assets of Maplewood Developments Company (in liquidation and in receivership)
<b>Address Line 1:</b>	HWBC Allsop,
<b>Address Line 2:</b>	80 Harcourt Street,
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	
<b>Country:</b>	
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	kcurtin@hwbc.ie
<b>Primary Telephone Number:</b>	01 775 0500
<b>Other / Mobile Number (if any):</b>	

**Where the Applicant(s) is a Company:**

<b>Name(s) of Company</b>	N/A
<b>Director(s):</b>	
<b>Company Registration Number (CRO):</b>	
<b>Contact Name:</b>	
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	

**Person/Agent (if any) acting on behalf of the Applicant(s):**

<b>First Name:</b>	Kate
<b>Surname:</b>	Kerrigan
<b>Address Line 1:</b>	John Spain Associates
<b>Address Line 2:</b>	39 Fitzwilliam Place
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02ND61
<b>E-mail address (if any):</b>	kkerrigan@johnspainassociates.com
<b>Primary Telephone Number:</b>	01 662 5803
<b>Other / Mobile Number (if any):</b>	

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	<b>Derbhile</b>
<b>Surname:</b>	<b>McDonagh</b>
<b>Address Line 1:</b>	<b>O'Mahony Pike Architects</b>
<b>Address Line 2:</b>	<b>The Chapel,</b>
<b>Address Line 3:</b>	<b>Mount Saint Anne's</b>
<b>Town / City:</b>	<b>Milltown</b>
<b>County:</b>	<b>Dublin 6</b>
<b>Country:</b>	<b>Ireland</b>
<b>Eircode:</b>	<b>D06 XN52</b>
<b>E-mail address (if any):</b>	<b>dmcdonagh@omp.ie</b>
<b>Primary Telephone Number:</b>	<b>012027400</b>
<b>Other / Mobile Number (if any):</b>	

**Contact for arranging entry on site, if required:**

<b>Name:</b>	<b>Kieran Curtin</b>
<b>Mobile Number:</b>	<b>01 775 0500</b>
<b>E-mail address:</b>	<b>kcurtin@hwbc.ie</b>

**General Guidance Note:**

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
  - the land is zoned for residential use or for a mixture of residential and other uses,
  - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
  - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

80 Harcourt Street, Dublin 2, Ireland

Tel. +353 1 77 50 540  
Fax. +353 1 77 50 577

[www.hwbcallsop.ie](http://www.hwbcallsop.ie)

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1

9 June 2022

**Re: Strategic Housing Development Application on lands at Dublin Road and the Shinkeen Road, within the townlands of Donaghcumper and Ballyoulster, Celbridge, Co. Kildare.**

To whom it may concern,

I refer to the above application to An Bord Pleanála which I make as Statutory Receiver over certain assets of Maplewood Developments Unlimited Company (in liquidation and in receivership).

I hereby confirm that I was appointed Statutory Receiver by way of Deed of Novation dated 20 September 2021. Please find enclosed a copy of said Deed of Novation.

Separately, I am also appointed Statutory Receiver over 10 acres of lands immediately south of the subject lands which are certain assets of Barina Limited (in liquidation and in receivership).

Yours sincerely,



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**Kieran Curtin**

**Statutory Receiver over certain assets of Maplewood Developments Unlimited Company (in liquidation and in receivership)**

DATED 20/9 2021

**NATIONAL ASSET MANAGEMENT AGENCY**

**AND**

**MICHAEL MADDEN**

**AND**

**KIERAN CURTIN**

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**DEED OF NOVATION**

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THIS DEED OF NOVATION is made the                      day of                      2021

**BETWEEN:**

**PARTIES**

1. **NATIONAL ASSET MANAGEMENT AGENCY** with its principal office at Treasury Dock, North Wall Quay, Dublin 1 (“**NAMA**”); and
2. **MICHAEL MADDEN** of HWBC Allsop of 80 Harcourt Street, Dublin 2 (the “**Retiring Party**”); and
3. **KIERAN CURTIN** of HWBC Allsop of 80 Harcourt Street, Dublin 2 (the “**Continuing Party**”)

(together the “**Parties**” and each a “**Party**”).

**RECITALS:**

- A. By Deed of Appointment dated 17 January 2012 NAMA appointed **MICHAEL COYLE** and **SIMON DAVIDSON**, both of HWBC Allsop, to be joint statutory receivers of certain assets of **Maplewood Developments Unlimited Company (in receivership and in liquidation)** (“**Maplewood**”) under the powers contained in the Security Documents as per the attached Schedule and at law (the “**Original Deed of Appointment**”).
- B. By Deed of Discharge of Statutory Receiver dated 5 June 2014 **SIMON DAVIDSON** was discharged and released as a joint statutory receiver.
- C. NAMA and the Retiring Party entered into a supplemental Deed of Appointment of statutory receiver dated 5 June 2014 whereby NAMA appointed the Retiring Party as statutory receiver in accordance with the Original Deed of Appointment over certain assets of the Maplewood under the powers contained in the Security Documents as per the attached Schedule and at law (the “**Deed of Appointment**”).
- D. By further Deed of Discharge of Statutory Receiver dated 13 September 2019 **MICHAEL COYLE** was discharged and released as joint statutory receiver.
- E. By Deed of Confirmation dated 16 March 2021 the Retiring Party was confirmed to be duly appointed as statutory receiver of all of the assets referred to and comprised in and charged by the Security Documents as per the attached Schedule.
- F. The Retiring Party is retiring from his position as statutory receiver and wishes to be released and discharged from his rights and obligations under the Deed of Appointment.
- G. NAMA and the Retiring Party have agreed to novate the Deed of Appointment to the Continuing Party and the Continuing Party has agreed to assume the obligations of the Retiring Party under the Deed of Appointment insofar as it relates to the Security Documents with effect from the Effective Date (as defined below).

**THIS DEED OF NOVATION PROVIDES** as follows:

1. **DEFINITIONS**

- 1.1 In this Deed, including in the Recitals:

**"Companies Acts"** means the Companies Acts 2014 (as amended);

**"Continuing Party"** has the meaning stated in the Parties above and includes its legal successors and permitted assigns;

**"Deed"** means this novation deed;

**"Effective date"** means the date of this Deed;

**"Party"** means a party to this Deed and **"Parties"** means all of them;

**"Security Documents"** means the security documents comprised in the Schedule to this Deed.

**"Subsidiary"** means in relation to any company or corporation, a company or corporation:

- (a) which is controlled directly or indirectly, by the first mentioned company or corporation;
- (b) more than half the issued share capital of which is beneficially owned, directly or indirectly, by the first mentioned company or corporation; or
- (c) which is a Subsidiary of another Subsidiary of the first mentioned company or corporation,

and for this purpose a company or corporation shall be treated as being controlled by another if that other company or corporation is able to direct its affairs and/or control the composition of its board of directors or equivalent body.

1.2 In this Deed (including in the Recitals), unless the context otherwise requires:

- (a) except as defined in Clause 1.1, words and expressions which are defined in the Companies Acts shall have the same meanings as are ascribed to them in the Companies Acts;
- (b) a reference to:
  - (i) any party includes its successors in title and permitted assigns;
  - (ii) a "person" includes any individual, firm, body corporate, association or partnership, government or state or agency of a state, local authority or government body or any joint venture (whether or not having a separate legal personality);
  - (iii) a "company" shall be construed so as to include any company, corporation or body corporate, wherever and however incorporated or established;
  - (iv) a Clause, sub-clause, Paragraph, Sub-Paragraph, or Schedule, unless otherwise specified, is a reference to a Clause, sub clause, Paragraph Sub Paragraph of or Schedule to this Deed;
  - (v) writing or similar expressions includes, unless otherwise specified, transmission by facsimile but excludes email;

- (vi) the singular include the plural and vice versa and references to one gender includes all genders;
  - (vii) "day" or a "Business Day" shall mean a period of twenty-four (24) hours running from midnight to midnight;
  - (viii) a "month" shall mean a calendar month;
  - (ix) times are to time in Ireland; and
  - (x) any other document referred to in this Deed is a reference to that document as amended , varied, novated or supplemented at any time;
- (c) a reference to a statute or statutory provision shall be construed as a reference to the laws of Ireland unless otherwise specified and includes:
- (i) any subordinate legislation made under it including all regulations, by-laws, orders and codes made thereunder;
  - (ii) any repealed statute or statutory provision which it re-enacts (with or without modification); and
  - (iii) any statute or statutory provision which modifies, consolidates, re-enacts or supersedes it; and
- (d) any phrase introduced by the terms "including", "include" and "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.

1.3 The table of contents and headings in this Deed are inserted for convenience only. They are to be ignored in the interpretation of this Deed.

1.4 This Deed is the result of detailed and protracted negotiations between, and has been reviewed by, the relevant Parties and/or, as the case may be, parties to them and their respective advisers and this Deed shall be construed without regard to any presumption or rule requiring construction or interpretation against the Party or person who drafted the document or caused any such document to be drafted.

## 2. NOVATION

2.1 The Parties hereby agree, as and with effect from the Effective Date, that the Continuing Party shall be and is hereby substituted in place of the Retiring Party as a party to the Deed of Appointment and that the Deed of Appointment shall be treated in all respects as if the Continuing Party were the original party to the Deed of Appointment instead of the Retiring Party.

2.2 The Continuing Party hereby accepts with effect from the Effective Date the liabilities of the Retiring Party under the Deed of Appointment and agrees to perform and discharge all liabilities and obligations (whether arising prior to, on or subsequent to the Effective Date) to be performed or discharged by it by virtue of the Deed of Appointment in all respects as if the Continuing Party were the original party to the Deed of Appointment instead of the Retiring Party.

## 3. RELEASE OF OBLIGATIONS AND LIABILITIES

3.1 With effect from the Effective Date, NAMA and the Retiring Party hereby absolutely and irrevocably release and discharge one another from future obligations, including performance of their respective obligations towards one another under the Deed of Appointment (the "**Released Obligations**").

3.2 On the Effective Date, NAMA and the Continuing Party shall assume obligations towards one another which are identical to the Released Obligations.

4. **DEED OF APPOINTMENT**

4.1 Reference to the Deed of Appointment shall include all variations, amendments and changes to the terms thereof.

4.2 The Deed of Appointment shall continue in full force and effect, subject only to the amendment to the contract parties and contractual terms set out in this Deed. In addition, in the event of any conflict or inconsistency between this Deed and the Deed of Appointment, this Deed shall prevail, to the extent of such conflict or inconsistency.

5. **COUNTERPARTS**

This Deed may be executed in any number of counterparts, all of which taken together shall constitute one and the same document and any Party to this Deed may enter into this Deed by executing and delivering a counterpart.

6. **FURTHER ASSURANCE**

Each of the Parties agrees to enter into such supplementary documentation as may be reasonably necessary and at the expense of the Continuing Party to give full effect to this Deed.

7. **NOTICES**

7.1 **Giving of notices**

Any communications in connection with this Deed must be given in writing and, unless otherwise stated, may be given:

- (a) in person; or
- (b) to the extent agreed by the Parties, by e-mail or other electronic communication.

7.2 **Addresses for notices**

- (a) The contact details of each Party for all communications in connection with this Deed are:

Party	Address
NAMA	Treasury Dock, North Wall Quay, Dublin 1
The Retiring Party	HWBC Allsop, 80 Harcourt

	Street, Dublin 2
The Continuing Party	HWBC Allsop, 80 Harcourt Street, Dublin 2

- (b) Where a Party nominates a particular department or officer to receive a communication, a communication will not be effective if it fails to specify that department or officer.

### 7.3 Delivery

Any communication or document made or delivered by a Party to the other Party under or in connection with this Deed will only be effective:

- (a) if sent by fax before 3pm (local time in the place to which it is sent) on a working day in that place, when sent or, if sent by fax at any other time, at 9am (local time in the place to which it is sent) on the next working day in that place, provided, in each case, that the Party sending the fax shall have received a successful transmission receipt; and
- (b) if sent by email, upon actual receipt by the recipient; or
- (c) if delivered in person before 3pm (local time in the place of delivery) on a working day in that place, when delivered or, if delivered in person at any other time, at 9am (local time in the place to which it is delivered) on the next working day in that place.

### 7.4 English Language

Any notice given under or in connection with this Deed or any document arising out of this Deed must be in English.

## 8. ASSIGNMENT

- 8.1 No Party shall be entitled to assign, transfer, encumber or dispose of any of its rights and/or obligations under this Deed without the prior consent of the other Parties, such consent not to be unreasonably withheld or delayed.
- 8.2 Each of the Parties agrees to enter into such supplementary documentation as may be reasonably necessary and at the expense of the Continuing Party to give full effect to any assignment, transfer or disposal of the rights and/or obligations of either Party under this Deed to the extent permitted by this Clause 8.

## 9. CONFIDENTIALITY

All Parties shall maintain the confidentiality of this Deed unless otherwise required by law or regulation.

## 10. GOVERNING LAW AND JURISDICTION

- 10.1 This Deed and all non-contractual obligations arising from or connected with it shall be construed in accordance with and governed by the laws of Ireland.
- 10.2 The courts of Ireland have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute relating to non-contractual obligations arising from or in connection with this Deed, or a dispute regarding the existence, validity or termination of this Deed) (a "**Dispute**").
- 10.3 The Parties agree that the courts of Ireland are the most appropriate and convenient courts to settle Disputes and accordingly no Party will argue to the contrary.
- 10.4 Neither Party shall be prevented from taking proceedings to enforce a judgment of the courts of Ireland in any other courts with jurisdiction. To the extent permitted by law, a Party may take concurrent proceedings in any number of proceedings to so enforce.

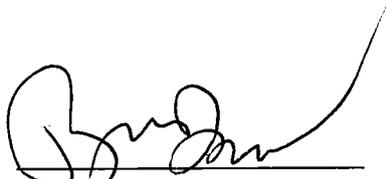
**11. SEVERABILITY**

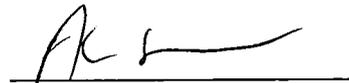
If at any time any provision of this Deed (or any part of a provision of this Deed) is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction that shall not affect or impair:

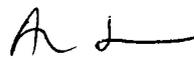
- 11.1 the legality, validity or enforceability in that jurisdiction of any other provision of this Deed (including the remainder of a provision, where only part thereof is or has become illegal, invalid or unenforceable); or
- 11.2 the legality, validity or enforceability under the law of any other jurisdiction of that or any other provision of this Deed.

**IN WITNESS** whereof the parties hereto have executed and delivered this deed the day and year first written above.

GIVEN under the Common Seal  
of NATIONAL ASSET MANAGEMENT AGENCY  
and delivered as a deed

  
Authorised Signatory

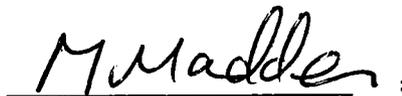
  
Authorised Signatory

 ALAN STEWART, Solicitor, North Wall Quay Dublin 1

Dearbhla De Barra

Approved for Sealing  
NAMA ID: 0136/ Moritz

SIGNED AND DELIVERED AS A DEED  
By MICHAEL MADDEN

  
M. Madden,

Witnessed by: 

Name: Tony Waters

Address: 80 Harcourt Street  
DUBLIN 2

Occupation: Chartered Surveyor.

SIGNED AND DELIVERED AS A DEED  
By KIERAN CURTIN

Kieran Curtin

Witnessed by:



Name: Tony Waters

Address: 90 Harcourt Street  
Dublin 2

Occupation: Chartered Surveyor

### **Schedule of Security Documents**

1. Mortgage dated 19 December 2005 between Maplewood and The Governor and Company of the Bank of Ireland.
2. Mortgage and Charge dated 27 June 2008 between Maplewood and Allied Irish Banks p.l.c.;
3. Mortgage and Charge dated 19 October 2009 between Maplewood and Irish Bank Resolution Corporation Limited (formerly Anglo Irish Bank Corporation Limited)
4. Mortgage and Charge dated 12 March 2010 between Maplewood and Allied Irish Banks p.l.c.;
5. Mortgage, Charge and Assignment dated 12 March 2010 between Maplewood and Allied Irish Banks p.l.c.; and
6. Mortgage dated 14 April 2011 made between Maplewood and National Asset Loan Management Limited.

DATED

2021

NATIONAL ASSET MANAGEMENT AGENCY

AND

MICHAEL MADDEN

AND

KIERAN CURTIN

---

DEED OF NOVATION

---

Comhairle Contae Chill Dara  
Kildare County Council



Date: 09.06.2022  
Ref: SEO/LOC

**By email:**

Kate Kerrigan  
Senior Associate Director  
John Spain Associates

**Re: Proposed SHD application to An Bord Pleanála for development on lands at Ballyoulster, Celbridge, Co. Dublin**  
**Applicant: Kieran Curtin, Receiver over certain assets of Maplewood Developments Unlimited Company (in liquidation and in receivership).**

---

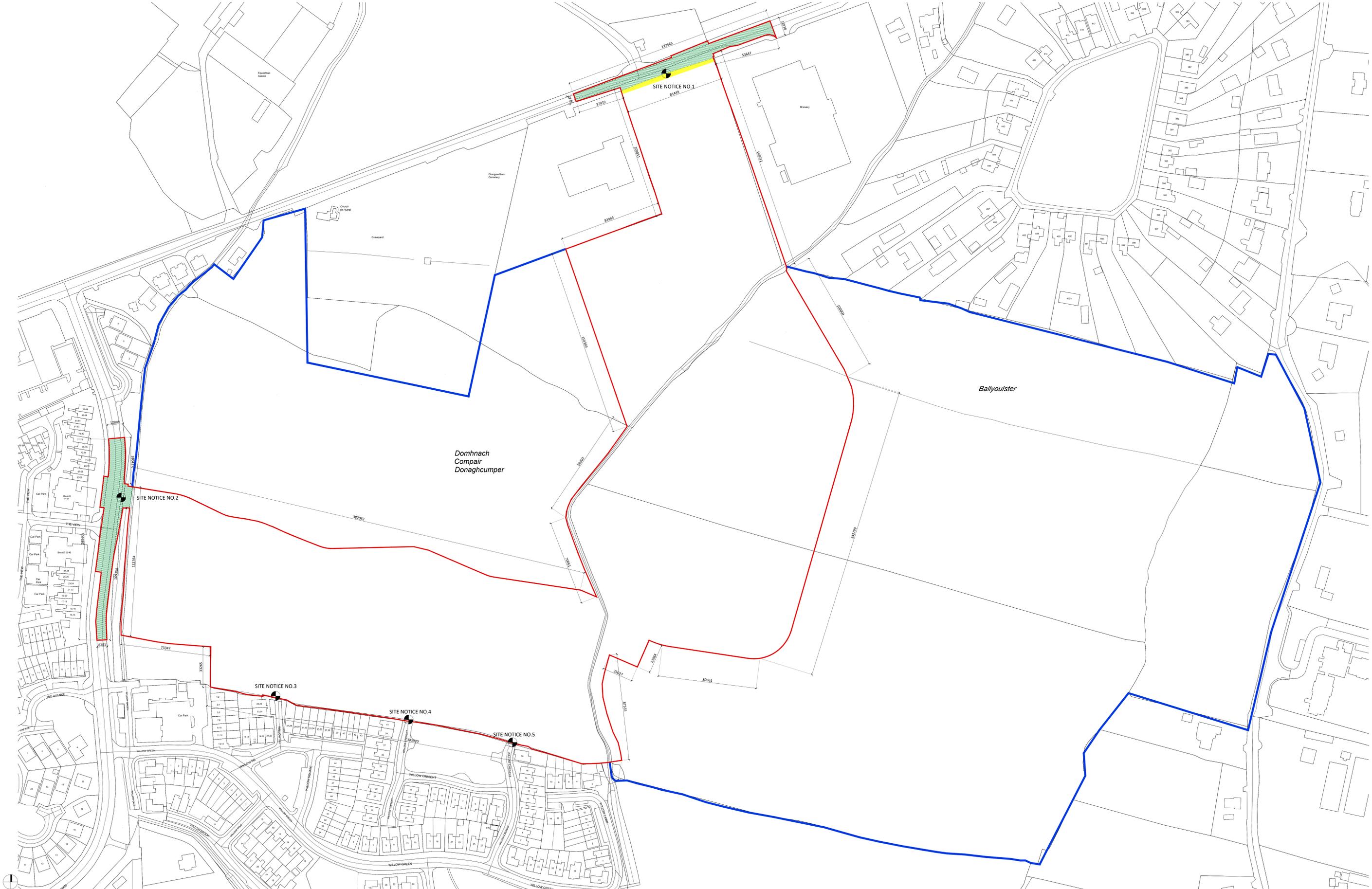
To whom it may concern,

In accordance with the provisions of Article 22(2)(g) of the Planning & Development Regulations 2001 as amended, Kildare County Council hereby gives its written consent to make the planning application.

Yours sincerely,

---

Pamela Pender  
A/Senior Executive Officer  
Roads, Transportation & Public Safety



**Site Location Plan**  
 Legend:  
 Application Site Area - Red Line (13.4 Ha)  
 Lands in the Applicants Control  
 Wayleaves  
 Extent of Work in Local Authority Control  
 Location of Site Notice's  
 ITM Centre Point Coordinates X,Y  
 696253427.5120150, 732919483.5373675  
 Ordnance Survey Ireland Licence No. CVAL50165736  
 OS Map Series - Map Sheets:  
 1:2,500 | 3259-C  
 1:5,000 | 3259-C

Revision Description	Date	Rev. No.	Issued by
Issued for ABP SHD Stage 02	2021.11.05	01	BG
Issued to KCC for Discussion	2022.03.16	02	BG
Issued to DT for Discussion	2022.05.05	03	BG
Issued for Information	2022.05.13	04	BG
Issued for Information	2022.05.18	05	BG

**mahony pike**  
 architecture | urban design  
 email: info@mahonypike.com  
 tel: +353 1 202 7400  
 www.mahonypike.com  
 Dublin  
 The Chapel  
 Mount St. Anne's  
 Milltown, Dublin 6  
 Co. Cork  
 D06 XN52 Ireland

Project No.: 20007  
 Project Lead: DMcD  
 Drawn By: BG  
 Model No.: 20007-OMP-00-SP-DR-A-1000  
 Purpose: PLANNING - ABP SHD Stage 03 Application

Scale @ A0: 1:1000  
 Date Printed: 2021.11.05  
 Current Rev.: 05

Figured dimensions only to be used. This drawing is copyright of O'Mahony Pike Architects Ltd. All information is shared as per approved use in accordance with BS1192(2007) + A2(2016), Table 5; Standard Codes for Suitability of Models and Documents. If 'Information Approval Check' is empty, this information has been shared at S0 - WIP.

Project: Ballyoulster SHD (Phase 1)  
 Location: Ballyoulster, Celbridge, Co. Kildare  
 Client: Kieran Curtin as Receiver over certain assets of Maplewood Developments Ltd

Drawing Title: Site Location Plan  
 Drawing No.: 20007-OMP-00-SP-DR-A-1000

Niall O'Hare

DBFL

Ormond House  
Upper Ormond Quay  
Dublin 7  
D07W704

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](http://www.water.ie)

17 August 2021

**Re: CDS21004893 pre-connection enquiry - Subject to contract | Contract denied**

**Connection for Housing Development of 350 units at Dublin Road, Celbridge, Co. Kildare**

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Dublin Road, Celbridge, Co. Kildare (the **Development**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

### Strategic Housing Development

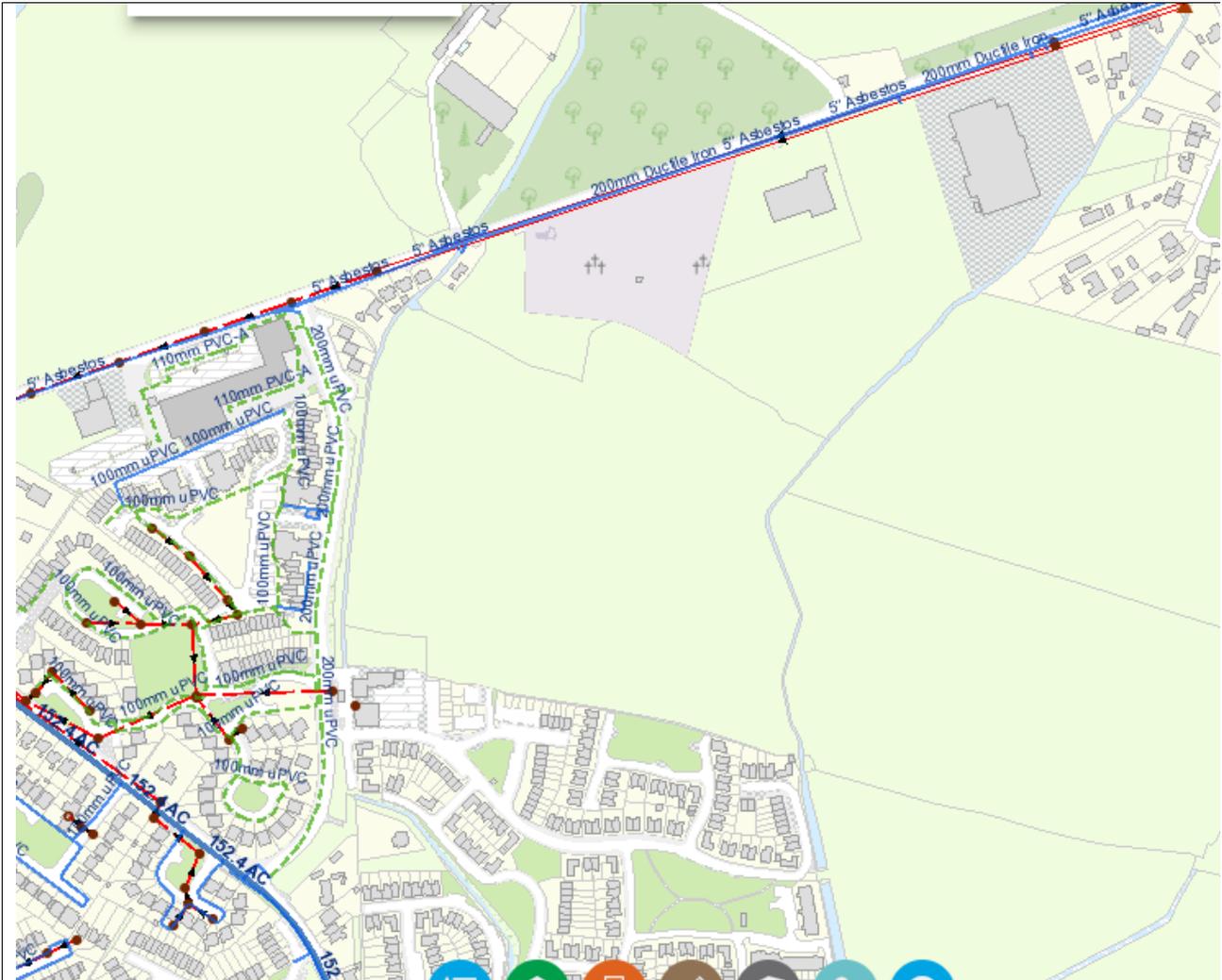
Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

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

SERVICE	<b>OUTCOME OF PRE-CONNECTION ENQUIRY</b> <b><u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u></b>
Water Connection	Feasible Subject to upgrades
Wastewater Connection	Feasible Subject to upgrades
<b>SITE SPECIFIC COMMENTS</b>	
Water Connection	Connection to be to the adjacent 200mm network. In order to accommodate the proposed connection at the Development, upgrade works are required to increase the capacity the water network (approx. 400m of new 200mm watermain required to replace an existing 150mm watermain). Irish Water does not currently have any plans to carry out the works required to provide the necessary upgrade and capacity.

	<p>Should you wish to have such upgrade works progressed, Irish Water will require you to provide a contribution of a relevant portion of the costs for the required upgrades, please contact Irish Water to discuss this further</p>
<p>Wastewater Connection</p>	<p>There are significant wastewater network capacity constraints in the Celbridge area. Irish Water's Capital Investment Plan projects in the Lower Liffey Valley Catchment (Drainage Area Plan and the Primrose Hill Pumping Station Project) will provide strategic solutions to the overall capacity constraints. The Primrose Hill Pumping Station project is scheduled to be completed by Q4 2023 (this may be subject to change).</p> <p>Where an interim connection is proposed in advance of the delivery of strategic solutions in this area, Irish Water are willing to review Storm Sewer Separation proposals in the Primrose Hill Pumping Station catchment, in order to provide additional wastewater capacity. This would require co-operation from Kildare County Council, as the storm drainage authority.</p> <p>In addition, a wastewater network extension is required to facilitate this development. Irish Water currently has a project on our current investment plan which plans to deliver the required network extension. This upgrade project is currently scheduled to be completed by 2025 (this may be subject to change).</p> <p>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 reach the existing public sewer. The pump station would need to be designed and installed in accordance with the Irish Water Code of Practice and Standard Details.</p>
<p>The design and construction of the Water &amp; Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.</p>	

**The map included below outlines the current Irish Water infrastructure adjacent to your site:**



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

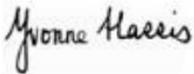
#### General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.

- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email [datarequests@water.ie](mailto:datarequests@water.ie)
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Fionán Ginty from the design team on 01 89 25734 087 1496032 or email [fginty@water.ie](mailto:fginty@water.ie) For further information, visit [www.water.ie/connections](http://www.water.ie/connections).

Yours sincerely,



**Yvonne Harris**

**Head of Customer Operations**



Niall O'Hare  
Ormond House  
Upper Ormond Quay  
Dublin 7, Dublin D07W704

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](http://www.water.ie)

27 May 2022

**Re: Design Submission for Dublin Road, Cellbridge, Kildare (the “Development”)  
(the “Design Submission”) / Connection Reference No: CDS21004893**

Dear Niall O'Hare,

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](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 (CRU) ([https://www.cru.ie/document\\_group/irish-waters-water-charges-plan-2018/](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: Antonio Garzón

Phone: 0838983711

Email: [antonio.garzon@water.ie](mailto:antonio.garzon@water.ie)

Yours sincerely,

**Yvonne Harris**  
**Head of Customer Operations**

## Appendix A

### Document Title & Revision

- 180221-DBFL-FW-SP-DR-C-1100-Foul Drainage Overall
- 180221-DBFL-FW-SP-DR-C-1101-Foul Drainage - Sheet 1
- 180221-DBFL-FW-SP-DR-C-1102-Foul Drainage - Sheet 2
- 180221-DBFL-WM-SP-DR-C-1040 Watermain Layout Overall
- 180221-DBFL-WM-SP-DR-C-1041 Watermain Layout Sheet 1
- 180221-DBFL-WM-SP-DR-C-1042 Watermain Layout Sheet 2
- 180221-DBFL-FW-SP-M2-C-3100 Foul Network Longsection - Sheet 1
- 180221-DBFL-FW-SP-M2-C-3101 Foul Network Longsection - Sheet 2
- 180221-DBFL-FW-SP-M2-C-3102 Foul Network Longsection - Sheet 3
- 180221-DBFL-FW-SP-M2-C-3103 Foul Network Longsection - Sheet 4

### Additional Comments

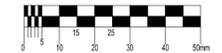
The design submission will be subject to further technical review at connection application stage.

This Statement of Design Acceptance does not extend to proposed pump station and rising main arrangements. The pump station and rising main will be vested at connection application stage.

For further information, visit [www.water.ie/connections](http://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.*

ON ORIGINAL



NOTES:

- GENERAL NOTES:  
1. ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES.
- THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF EXISTING DRAINAGE LEVELS AND LOCATION OF EXISTING SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE.
- ALL DIMENSIONS AND LEVELS ARE IN METERS AND ARE RELATED TO ORDNANCE DATUM. CO-ORDINATES RELATE TO ITM.
- ALL FOUL SEWERS, MANHOLES AND CONNECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH IRISH WATER CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE AND IRISH WATER WASTEWATER INFRASTRUCTURE STANDARD DETAILS.
- ALL FOUL SEWER HOUSE CONNECTIONS TO BE MIN 100mmØ UPVC TO IS EN 1401 2009/2012, STIFFNESS CLASS 8KN/M2, IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS.
- ALL PUBLIC FOUL SEWERS TO BE MINIMUM 225mm DIAMETER CLASS H CONCRETE TO IS EN 1916 & IS 6 2004 OR UPVC TO IS EN 1401 2009/2012, STIFFNESS CLASS 8KN/M2, MIN. JETTING RESISTANCE OF 180 BAR IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS.
- ALL PUBLIC SURFACE WATER SEWERS TO BE MINIMUM 225 DIA. CLASS H CONCRETE TO EN1916 & IS 6 2004 IN ACCORDANCE WITH THE GREATER DUBLIN REGIONAL CODE OF PRACTICE FOR DRAINAGE WORKS.
- ALL SURFACE WATER CONNECTIONS TO BE MINIMUM 150mmØ UPVC TO IS EN 1401 2009/2012 IN ACCORDANCE WITH THE GREATER DUBLIN REGIONAL CODE OF PRACTICE FOR DRAINAGE WORKS.
- LOCATION AND INVERT LEVELS OF EXISTING MANHOLES OR OUTFALL POINTS, WHERE APPLICABLE TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF DRAINAGE WORKS.
- ALL COVER LEVELS TO MATCH FINISHED ROAD/VERGE/FOOTPATH/CYCLETRACK LEVELS UNLESS OTHERWISE STATED.
- CONTRACTOR TO INCLUDE FOR CCTV SURVEY OF ALL SEWERS UPON COMPLETION OF SAME.
- ALL FOUL SEWERS TO BE AIR TESTED IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS.
- WHERE COVERS ARE LOCATED IN GRASS AREAS THEY SHALL BE SURROUNDED BY A CONCRETE PLINCH, 200MM ALL ROUND AND 100MM DEEP FORMED WITH C20/25 CONCRETE, 20MM AGGREGATE SIZE, BEDDED IN CLAUSE 808 MATERIAL.

LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- PROPOSED FOOTPATH
- PROPOSED BUILDING
- PROPOSED CYCLE PATH
- PROPOSED SHARED PATH
- PROPOSED VERGE
- PROPOSED PERMEABLE PAVING
- 1:999 PROPOSED ROAD GRADIENT
- 99.99 PROPOSED ROAD LEVELS
- PROPOSED FOUL GRAVITY SEWER AND FOUL INSPECTION CHAMBER
- E.M.H. EXISTING FOUL GRAVITY SEWER AND FOUL INSPECTION CHAMBER
- PROPOSED 160MM OD HDPE SDR17 FOUL RISING MAIN
- PROPOSED SURFACE WATER SEWER AND STORM WATER INSPECTION CHAMBER
- SLUICE VALVES TO IRISH WATER STANDARD DETAIL STD-WW-17
- SCOUR VALVES TO IRISH WATER STANDARD DETAIL STD-WW-15
- AIR VALVE TO IRISH WATER STANDARD DETAIL STD-WW-18
- PROPOSED FOUL GRAVITY SEWER WITH CONCRETE SURROUND, FOR DEPTH OF COVER < 1.2m
- EXISTING STREAMS; HAZELHATCH WATERCOURSE (EAST) SHINKREEN STREAM (WEST)

P04	25-05-22	SODA Comments Amendment 24/05/22	PLY	NGH
P03	18-05-22	SODA Comments Amendment	PLY	NGH
P02	14-04-22	File Size Reduction	PLY	NGH
P01	12-04-22	For SODA	PLY	NGH
rev	date	description	by	chkd.

client approval	A - Approved	B - Approved with comments	C - Do not use
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subtality	S3 - REVIEW	COMMENT	PLANNING
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**DBFL Consulting Engineers**  
Civil, Structural & Transportation Engineering  
www.dbfl.ie

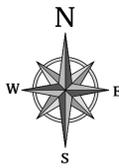
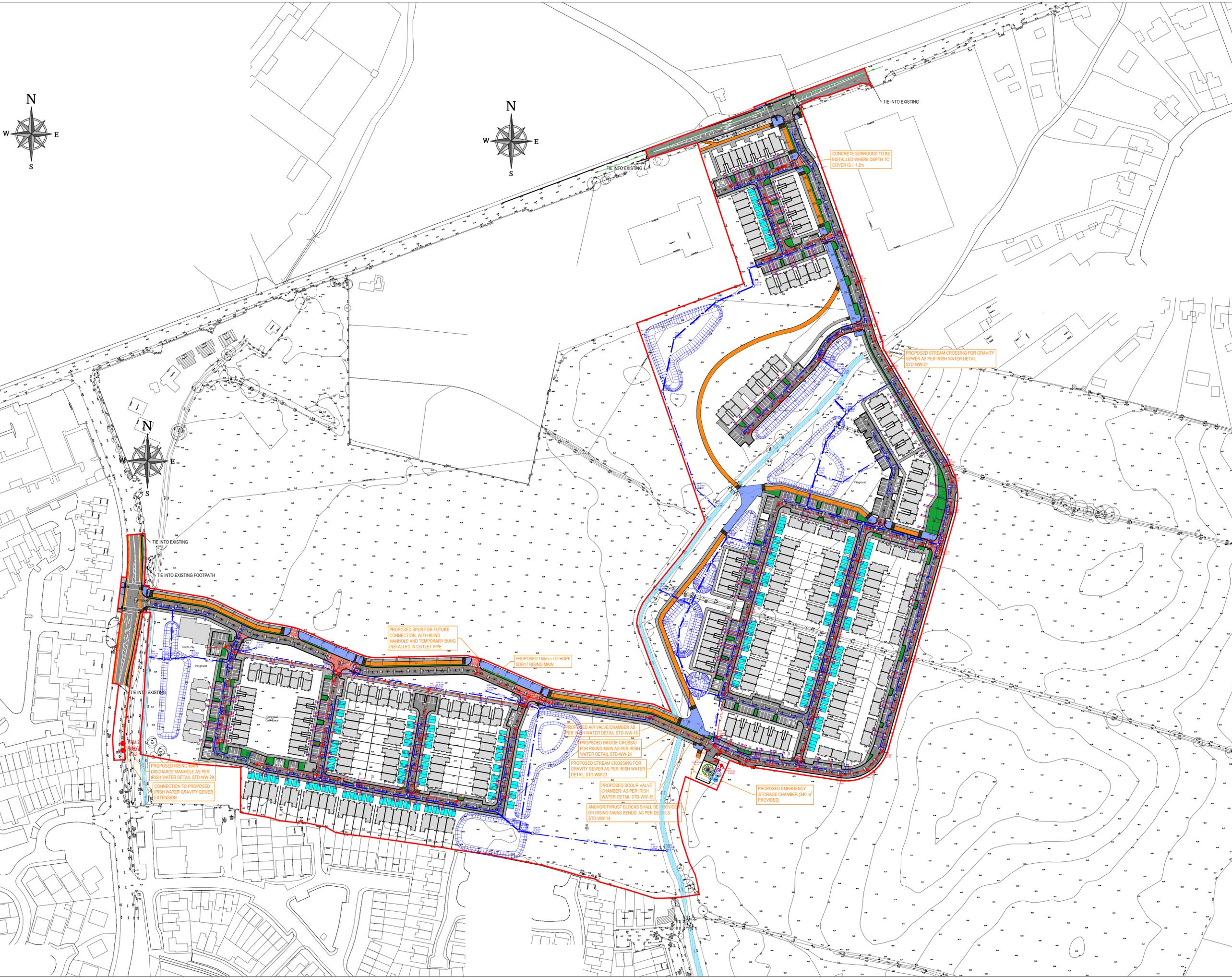
DUBLIN OFFICE: Ormond House, Upper Ormond Quay, Dublin 7, D07 WY04  
PHONE: +353 1 406 4000  
CORK OFFICE: Phoenix House, Monahan Road, Cork, T12 H1XV  
PHONE: +353 (0) 21 205338  
WATERFORD OFFICE: Suite 10 The Arcade, Maritime Quay, Canada Street, Waterford, X91 W028  
PHONE: +353 51 309 500

project ref. **BALLYOULSTER KDA SHD - PHASE 1 RESIDENTIAL DEVELOPMENT**

drawing title **FOUL DRAINAGE OVERALL**

client **KIERAN CURTIN, RECEIVER OVER CERTAIN ASSETS OF MAPLEWOOD DEVELOPMENTS LIMITED**

designed by	author	scale	sheet size
PLY	PLY	1:1250	A1
drawing no.	revision		
180221-DBFL-FW-SP-DR-C-1100	P04		



TI INTO EXISTING

TI INTO EXISTING FOOTPATH

TI INTO EXISTING

PROPOSED SPUR FOR FUTURE CONNECTION, WITH BLIND MANHOLE AND TEMPORARY BUNG INSTALLED IN OUTLET PIPE

PROPOSED 160mm OD HDPE SDR17 RISING MAIN

PROPOSED AIR VALVE/CHAMBER AS PER IRISH WATER DETAIL STD-WW-18

PROPOSED BRIDGE CROSSING FOR RISING MAIN AS PER IRISH WATER DETAIL STD-WW-24

PROPOSED STREAM CROSSING FOR GRAVITY SEWER AS PER IRISH WATER DETAIL STD-WW-21

PROPOSED SCOUR VALVE CHAMBER AS PER IRISH WATER DETAIL STD-WW-15

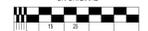
ANCHOR/THRUST BLOCKS SHALL BE PROVIDED ON RISING MAINS BENDS AS PER DETAILS STD-WW-14

PROPOSED EMERGENCY STORAGE CHAMBER (340 m³ PROVIDED)

CONCRETE SURROUND TO BE INSTALLED WHERE DEPTH TO COVER IS < 1.2m

PROPOSED STREAM CROSSING FOR GRAVITY SEWER AS PER IRISH WATER DETAIL STD-WW-21

TI INTO EXISTING



- NOTES:**
1. ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES.
  2. THE CONTRACTOR SHALL SAFETY HIMSELF AS TO THE ACCURACY OF EXISTING DRAINAGE LEVELS AND LOCATION OF EXISTING SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE.
  3. ALL DIMENSIONS AND LEVELS ARE IN METERS AND ARE RELATED TO ORDNANCE DATUM UNLESS OTHERWISE STATED TO THE CONTRARY.
  4. ALL FOUL SEWERS, MANHOLES AND CONNECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH IRISH WATER CODE OF PRACTICE FOR UNIMPROVED PRACTICES AND HIGH WATER MAINS/STORM WATER CONNECTIONS TO BE MIN 100mmØ.
  5. ALL FOUL SEWER HOUSE CONNECTIONS TO BE MIN 100mmØ IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS.
  6. ALL PUBLIC FOUL SEWERS TO BE MINIMUM 225mmØ UNLESS OTHERWISE STATED. STIFFNESS CLASS BSN/A2 IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS. TO BE IN 100% 2000/P/20. STIFFNESS CLASS BSN/A1. MINIMUM RESISTANCE OF 180 BAR IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS.
  7. ALL PUBLIC SURFACE WATER SEWERS TO BE MINIMUM 225mmØ UNLESS OTHERWISE STATED. STIFFNESS CLASS BSN/A2 IN ACCORDANCE WITH THE GREATER DUBLIN REGIONAL CODE OF PRACTICE FOR DRAINAGE WORKS.
  8. ALL SURFACE WATER CONNECTIONS TO BE MINIMUM 150mmØ UNLESS OTHERWISE STATED. STIFFNESS CLASS BSN/A1. MINIMUM RESISTANCE OF 180 BAR IN ACCORDANCE WITH THE GREATER DUBLIN REGIONAL CODE OF PRACTICE FOR DRAINAGE WORKS.
  9. LOCATION AND INVERT LEVELS OF EXISTING MANHOLES OR SOUTHWALL POINTS, WHERE APPLICABLE, TO BE SURVEYED BY CONTRACTOR PRIOR TO COMMENCEMENT OF DRAINAGE WORKS.
  10. ALL COVER LEVELS TO MATCH FINISHED ROAD/VEGETATION/FOOTPATH/CYCLETRACK LEVELS UNLESS OTHERWISE STATED.
  11. CONTRACTOR TO INCLUDE FOR CCTV SURVEY OF ALL SEWERS AND INSURE FOR AIR TESTS IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS.
  12. ALL SURFACE WATER SEWERS AND STORM WATER SEWERS SHALL BE SURROUNDED BY A CONCRETE PLINIA, 200MM ALL ROUND AND 100MM DEEP FORMED WITH 40/20 CONCRETE 20MM AGGREGATE SIZE, SEDED IN CLAUSE 808 MATERIAL.

**LEGEND:**

- SITE BOUNDARY
- PROPOSED ROAD
- PROPOSED FOOTPATH
- PROPOSED BUILDING
- PROPOSED CYCLE PATH
- PROPOSED SHARED PATH
- PROPOSED VERGE
- PROPOSED PERMEABLE PAVING
- PROPOSED ROAD GRADIENT
- PROPOSED ROAD LEVELS
- PROPOSED FOLL GRAVITY SEWER AND FOLL INSPECTION CHAMBER
- EXISTING FOLL GRAVITY SEWER AND FOLL INSPECTION CHAMBER
- PROPOSED 150MM ØD HDPE S017 FOLL SCUMING MANHOLE
- PROPOSED SURFACE WATER SEWER AND STORM WATER INSPECTION CHAMBER
- SLUICE VALVES TO IRISH WATER STANDARD DETAIL STD-W-17
- SCOUR VALVES TO IRISH WATER STANDARD DETAIL STD-W-15
- AIR VALVE TO IRISH WATER STANDARD DETAIL STD-W-18
- PROPOSED FOLL GRAVITY SEWER WITH CONCRETE SURROUND, FOR DEPTH OF COVER < 1.2m
- EXISTING STREAM, HAZELWITCH WATERCOURSE (DST) SHOWN IN STREAM (WEST)

ORDNANCE SURVEY IRELAND LICENCE No EN 0017922  
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PO1	25-05-22	SODIA Comments Amendment 240522	PLY	NOI
PO2	14-05-22	For SODA	PLY	NOI
PO3	11-04-22	For SODA	PLY	NOI
PO4	04-11-21	ISSUED FOR PLANNING	PLY	NOI
PO5	04-11-21	RECEIVED	PLY	NOI
PO6	04-11-21	RECEIVED	PLY	NOI

client approval:  A. Approved  
 B. Approved with comments  
 C. Do not use

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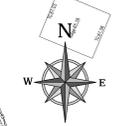
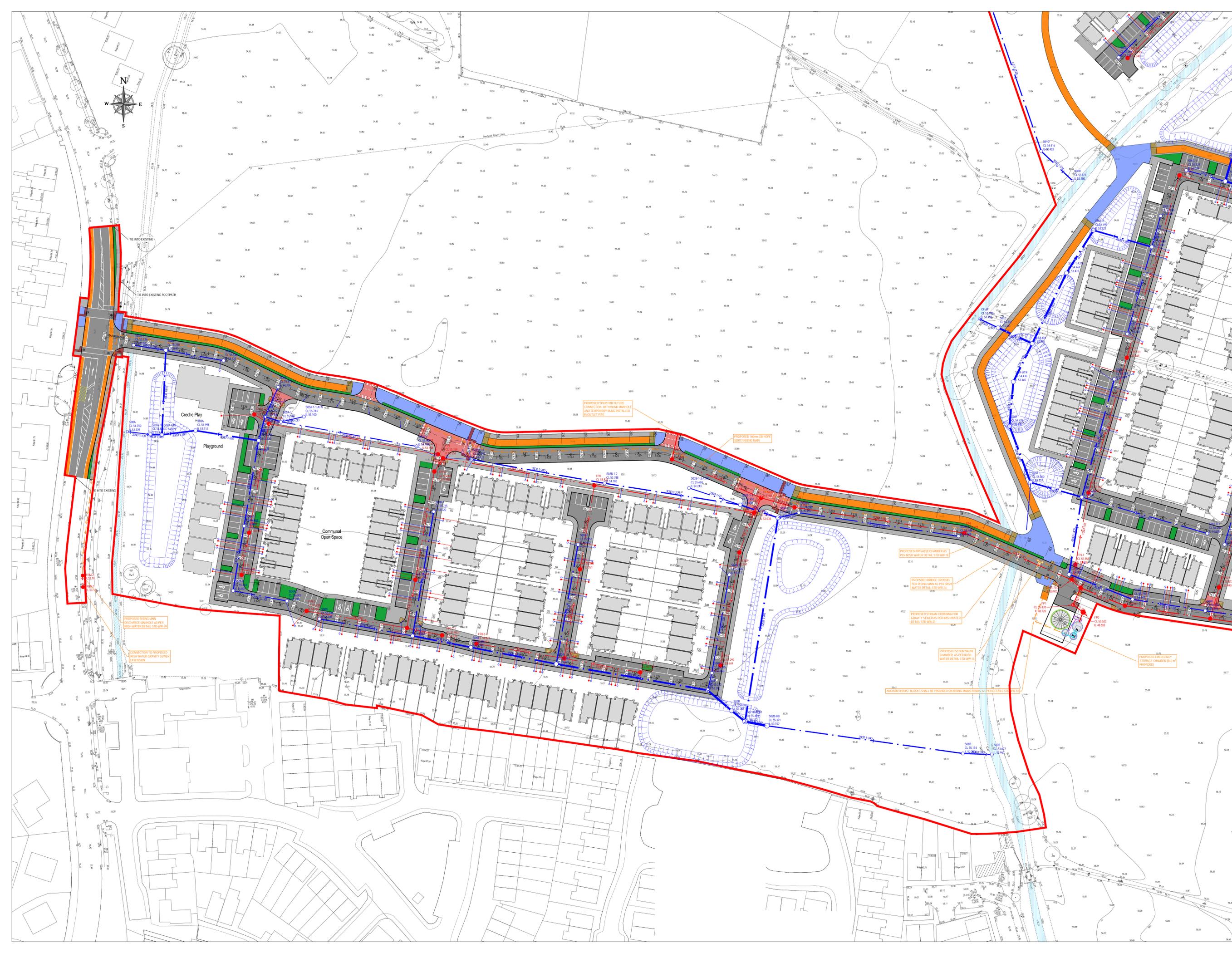
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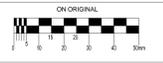
project ref: BALLYOULSTER KDA SHD - PHASE 1 RESIDENTIAL DEVELOPMENT

drawing title: FOUL DRAINAGE - SHEET 1

client: KIERAN CURTIN, RECEIVER OVER CERTAIN ASSETS OF MAPLEWOOD DEVELOPMENTS LIMITED

designed by: PLY  
 checked by: PLY  
 scale: 1:500  
 sheet size: A0  
 drawing no: 180221-DBFL-FW-SP-DR-C-1101  
 page: P04





- NOTES:
1. ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES.
  2. THE CONTRACTOR SHALL SAFELY HIMSELF AS TO THE ACCURACY OF EXISTING DRAINAGE LEVELS AND LOCATION OF WORKS ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE.
  3. ALL DIMENSIONS AND LEVELS ARE IN METERS AND ARE RELATED TO ORDNANCE DATUM UNLESS OTHERWISE STATED TO THE CONTRARY.
  4. ALL FOUL SEWERS, MANHOLES AND CONNECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH IRISH WATER CODE OF PRACTICE FOR MUNICIPAL INFRASTRUCTURE AND IRISH WATER MANUAL FOR MUNICIPALITY STANDARD DETAILS.
  5. ALL FOUL SEWER CONNECTIONS TO BE MIN 100mmØ IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS.
  6. ALL PUBLIC FOUL SEWERS TO BE MINIMUM 225mmØ IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS. ALL PUBLIC FOUL SEWERS TO BE MINIMUM 225mmØ IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS. ALL PUBLIC FOUL SEWERS TO BE MINIMUM 225mmØ IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS. ALL PUBLIC FOUL SEWERS TO BE MINIMUM 225mmØ IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS.
  7. ALL PUBLIC SURFACE WATER SEWERS TO BE MINIMUM 225mmØ IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS. ALL PUBLIC SURFACE WATER SEWERS TO BE MINIMUM 225mmØ IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS. ALL PUBLIC SURFACE WATER SEWERS TO BE MINIMUM 225mmØ IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS.
  8. ALL SURFACE WATER CONNECTIONS TO BE MINIMUM 150mmØ IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS. ALL SURFACE WATER CONNECTIONS TO BE MINIMUM 150mmØ IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS. ALL SURFACE WATER CONNECTIONS TO BE MINIMUM 150mmØ IN ACCORDANCE WITH IRISH WATER SPECIFICATIONS.
  9. LOCATION AND INVERT LEVELS OF EXISTING MANHOLES OR SOUTHSIDE POINTS, WHERE APPLICABLE TO BE SURVEYED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CHANGE WORKS.
  10. ALL COVER LEVELS TO MATCH FINISHED ROAD/VERGE/FOOTPATH/CYCLETRACK LEVELS UNLESS OTHERWISE STATED.
  11. CONTRACTOR TO INCLUDE FOR CCTV SURVEY OF ALL SEWERS UPON COMPLETION OF SAME.
  12. WHERE COVER ARE LOCATED IN GRASS AREAS THEY SHALL BE SURROUNDED BY A CONCRETE PLATE, 200MM ALL ROUND AND 100MM DEEP FINISHED WITH 20mm CONCRETE 20MM AGGREGATE SIZE, BEDED IN CLAUSE 808 MATERIAL.

- LEGEND:
- SITE BOUNDARY
  - PROPOSED ROAD
  - PROPOSED FOOTPATH
  - PROPOSED BUILDING
  - PROPOSED CYCLE PATH
  - PROPOSED SHARED PATH
  - PROPOSED VERGE
  - PROPOSED PERMEABLE PAVING
  - PROPOSED ROAD GRADIENT
  - PROPOSED ROAD LEVELS
  - PROPOSED FOUL GRAVITY SEWER AND FOUL INSPECTION CHAMBER
  - EXISTING FOUL GRAVITY SEWER AND FOUL INSPECTION CHAMBER
  - PROPOSED 150mm Ø DEEP SORT/FOUL SINKING MAN
  - PROPOSED SURFACE WATER SEWER AND STORM WATER INSPECTION CHAMBER
  - SLUICE VALVES TO IRISH WATER STANDARD DETAIL STD-W-17
  - SCOUR VALVES TO IRISH WATER STANDARD DETAIL STD-W-15
  - AIR VALVE TO IRISH WATER STANDARD DETAIL STD-W-18
  - PROPOSED FOUL GRAVITY SEWER WITH CONCRETE SURROUND, FOR DEPTH OF COVER > 1.2m
  - EXISTING STREAM, HAZELWORTH WETLANDS (DST) SHANNON STREAM (WEST)

ORDNANCE SURVEY IRELAND LICENCE  
No EN 0017922  
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GOVERNMENT OF IRELAND

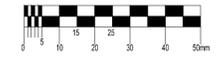
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PKB	14-04-22	For Sign Submission	PLY	NOI
PKC	11-04-22	For SODA	PLY	NOI
PKD	04-11-21	ISSUED FOR PLANNING	PLY	NOI
PKE	08-06-21	Accepted	SY	2964
PKF	08-06-21	Accepted	SY	2964
PKG	08-06-21	Accepted	SY	2964
PKH	08-06-21	Accepted	SY	2964
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PKX	08-06-21	Accepted	SY	2964
PKY	08-06-21	Accepted	SY	2964
PKZ	08-06-21	Accepted	SY	2964

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BALLYOULSTER KDA SHD - PHASE 1  
RESIDENTIAL DEVELOPMENT  
FOUL DRAINAGE - SHEET 2  
KIERAN CURTIN, RECEIVER OVER  
CERTAIN ASSETS OF HAPLEWOOD  
DEVELOPMENTS LIMITED

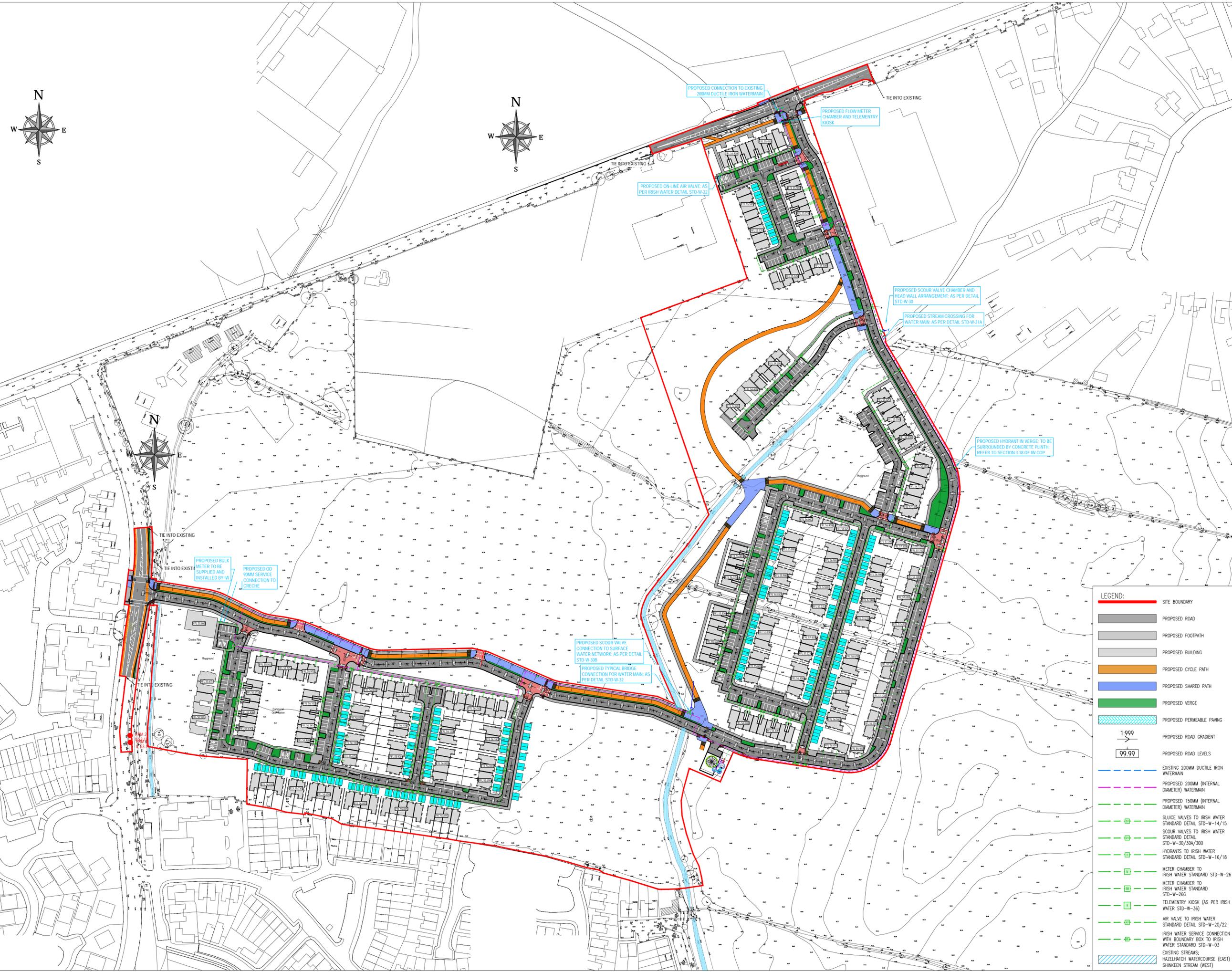
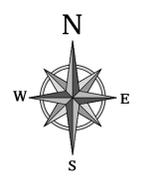
Designed by: PLY PLY Scale: 1:500 Sheet Size: A0  
Drawing No: 180221-DBFL-FW-SP-DR-C-1102 P04

ON ORIGINAL



NOTES:

- GENERAL NOTES:
- ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES.
  - THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF EXISTING DRAINAGE LEVELS AND LOCATION OF EXISTING SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE.
  - ALL DIMENSIONS AND LEVELS ARE IN METERS AND ARE RELATED TO ORDNANCE DATUM. CO-ORDINATES RELATE TO IRISH NATIONAL GRID.
  - ALL WATERMANS VALVES AND FITTINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AND IRISH WATER CODE OF PRACTICE FOR WATER INFRASTRUCTURE.
  - ALL WATERMANS SHALL BE HDPE, PE100, SDR17 TO IS EN 12201 PART 2:2011 AND IS EN 12201-3:2011.
  - CONNECTION BETWEEN EXISTING AND PROPOSED WATERMANS TO BE CARRIED OUT IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-03 TO STD-W-10.
  - ANCHOR BLOCKS TO BE POSITIONED AT DEAD ENDS, TEES, BENDS AND AT EACH SIDE OF HYDRANTS AND VALVES IN ACCORDANCE WITH THE REQUIREMENTS OF IRISH WATER STANDARD DETAIL STD-W-28 (WATER MAIN THRUST AND SUPPORT BLOCKS). DISMANTLING JOINTS TO BE INSTALLED AT EACH SLUICE VALVE AS PER IRISH WATER STANDARD DETAIL STD-W-15.
  - CONNECTION TO INDIVIDUAL HOUSES IN ACCORDANCE WITH IRISH WATER STD-W-03.
  - INSTALLATION OF SLUICE VALVES, AIR VALVES AND HYDRANTS SHALL BE IN ACCORDANCE WITH IRISH WATER'S STANDARD DETAILS STD-W-14 TO STD-W-23.
  - MARKER POSTS AND PLATES ARE TO BE PROVIDED IN ACCORDANCE WITH IRISH WATER STANDARD DETAIL STD-W-27.
  - CONNECTION TO EXISTING WATERMANS TO BE COORDINATED BY THE CONTRACTOR WITH IRISH WATER AND/OR THE LOCAL AUTHORITY.
  - CONTRACTOR TO LIASE WITH IRISH WATER AND / OR THE LOCAL AUTHORITY AS REQUIRED REGARDING TESTING, CLEANSING AND STERILISATION OF WATERMANS.
  - WATERMANS TO BE PRESSURE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF IRISH WATER AND ION 4-01-03, GUIDE TO TESTING OF PRESSURE PIPES AND FITTINGS FOR USE BY PUBLIC WATER SUPPLIERS, OCTOBER 2015. A FORMAL TEST REPORT SHALL BE SUBMITTED TO THE ENGINEER DETAILING THE TEST CARRIED OUT.
  - METERS FOR APARTMENTS OR SIMILAR PROPERTIES WILL BE INSTALLED INTERNALLY WITHIN THE PREMISES IN ACCORDANCE WITH THE BUILDING CONTROLS AUTHORITY REQUIREMENTS AND SUBJECT TO REVIEW BY IRISH WATER.



**LEGEND:**

- SITE BOUNDARY
- PROPOSED ROAD
- PROPOSED FOOTPATH
- PROPOSED BUILDING
- PROPOSED CYCLE PATH
- PROPOSED SHARED PATH
- PROPOSED VERGE
- PROPOSED PERMEABLE PAVING
- PROPOSED ROAD GRADIENT
- PROPOSED ROAD LEVELS
- EXISTING 200MM DUCTILE IRON WATERMAIN
- PROPOSED 200MM (INTERNAL DIAMETER) WATERMAIN
- PROPOSED 150MM (INTERNAL DIAMETER) WATERMAIN
- SLUICE VALVES TO IRISH WATER STANDARD DETAIL STD-W-14/15
- SCOUR VALVES TO IRISH WATER STANDARD DETAIL STD-W-30/30A/30B
- HYDRANTS TO IRISH WATER STANDARD DETAIL STD-W-16/18
- METER CHAMBER TO IRISH WATER STANDARD STD-W-26
- METER CHAMBER TO IRISH WATER STANDARD STD-W-26G
- TELEMETRY KIOSK (AS PER IRISH WATER STD-W-36)
- AIR VALVE TO IRISH WATER STANDARD DETAIL STD-W-20/22
- IRISH WATER SERVICE CONNECTION WITH BOUNDARY BOX TO IRISH WATER STANDARD STD-W-03
- EXISTING STREAMS; HAZELHATCH WATERCOURSE (EAST) SHINKEEN STREAM (WEST)

P04	25-05-22	SODA Comments Amendment 24/05/22	PLY	NOH
P03	18-05-22	SODA Comments Amendment	PLY	NOH
P02	14-04-22	File Size Reduction	PLY	NOH
P01	12-04-22	For SODA	PLY	NOH
rev	date	description	by	chkd.
		A - Approved		
		B - Approved with comments		
		C - Do not use		

client approval		description	
submittal		issue purpose	
S3 - REVIEW & COMMENT		PLANNING	

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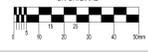
DUBLIN OFFICE: Ormond House, Upper Ormond Quay, Dublin 7, D07 WY04  
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WATERFORD OFFICE: Suite 10 The Arcade, Maritime Quay, Canada Street, Waterford, X91 WC08  
PHONE: +353 51 309 500

project ref.  
**BALLYOULSTER KDA SHD - PHASE 1 RESIDENTIAL DEVELOPMENT**

drawing title  
**WATERMAIN LAYOUT OVERALL**

client  
**KIERAN CURTIN, RECEIVER OVER CERTAIN ASSETS OF MAPLEWOOD DEVELOPMENTS LIMITED**

designed by	author	scale	sheet size
PLY	PLY	1:1250	A1
drawing no.			revision
180221-DBFL-WM-SP-DR-C-1040			P04



- NOTES:**
1. ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES.
  2. THE CONTRACTOR SHALL SAFELY RAISE AS TO THE ACCURACY OF EXISTING GRADINGS LEVELS AND LOCATION OF EXISTING SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE.
  3. ALL DIMENSIONS AND LEVELS ARE IN METERS AND ARE RELATED TO ORDNANCE DATUM. CO-ORDINATES RELATE TO IRISH NATIONAL GRID.
  4. ALL WATERMANS VALVES AND FITTINGS SHALL BE CONTROLLED IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AND IRISH WATER CODE OF PRACTICE FOR WATER MAINS/RESERVE.
  5. ALL WATERMANS SHALL BE HOPE, F150, SDR17 TO IS EN 12201 - PART 2/2011 AND IS EN 12201-3/2011.
  6. CONNECTION BETWEEN EXISTING AND PROPOSED WATERMANS TO BE CARRIED OUT IN ACCORDANCE WITH IRISH WATER STANDARD DETAIL STD-W-03 TO STD-W-10.
  7. ANCHOR BLOCKS TO BE POSITIONED AT JOINTS, ENDS, TEES, BENDS AND AT EACH SIDE OF HYDRANTS AND VALVES IN ACCORDANCE WITH THE REQUIREMENTS OF IRISH WATER STANDARD DETAIL STD-W-28 (WATER MAIN THROST AND SUPPORT BLOCKS/ANCHORING JOINTS TO BE INSTALLED AT EACH SLUDGE VALVE AS PER IRISH WATER STANDARD DETAIL STD-W-31).
  8. CONNECTION TO INDIVIDUAL HOUSES IN ACCORDANCE WITH IRISH WATER STANDARD DETAIL STD-W-25.
  9. REGULATION OF SLUDGE VALVES, AIR VALVES AND HYDRANTS SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAIL STD-W-14 TO STD-W-25.
  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 CO-ORDINATED BY THE CONTRACTOR WITH IRISH WATER AND/OR THE LOCAL AUTHORITY.
  12. CONTRACTOR TO LIAISE WITH IRISH WATER AND / OR THE LOCAL AUTHORITY AS REQUIRED REGARDING TESTING, CLEARING AND DISINFECTION OF WATERMANS.
  13. WATERMANS TO BE PRESSURE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF IRISH WATER AND IS EN 14103-01. DUE TO TESTING OF PRESSURE PIPES AND FITTINGS FOR USE OF PUBLIC WATER SUPPLIES, OCCURS POST A FINAL TEST REPORT SHALL BE SUBMITTED TO THE ENGINEER DETAILING THE TEST CARRIED OUT.
  14. METERS FOR APARTMENTS OR SIMILAR PROPERTIES WILL BE INSTALLED INTERNALLY WITHIN THE PREMISES IN ACCORDANCE WITH THE BUILDING CONTROL AUTHORITY REQUIREMENTS AND SUBJECT TO REVIEW BY IRISH WATER.

- LEGEND:**
- SITE BOUNDARY
  - PROPOSED ROAD
  - PROPOSED FOOTPATH
  - PROPOSED BUILDING
  - PROPOSED CYCLE PATH
  - PROPOSED SHARED PATH
  - PROPOSED VERGE
  - PROPOSED PERMEABLE PAVING
  - PROPOSED ROAD GRADIENT
  - PROPOSED ROAD LEVELS
  - EXISTING 200MM CASTLE IRON WATERMAN
  - PROPOSED 200MM (INTERNAL DIAMETER) WATERMAN
  - PROPOSED 150MM (INTERNAL DIAMETER) WATERMAN
  - SLUDGE VALVES TO IRISH WATER STANDARD DETAIL STD-W-14/15
  - SCOUR VALVES TO IRISH WATER STANDARD DETAIL STD-W-30/35A/30B
  - HYDRANTS TO IRISH WATER STANDARD DETAIL STD-W-16/18
  - METER CHAMBER TO IRISH WATER STANDARD STD-W-26
  - METER CHAMBER TO IRISH WATER STANDARD STD-W-26G
  - TELEMETRY METER (AS PER IRISH WATER STD-W-36)
  - AIR VALVE TO IRISH WATER STANDARD DETAIL STD-W-20/22
  - IRISH WATER SERVICE CONNECTION WITH BOUNDARY EXCAVATION TO IRISH WATER STANDARD STD-W-03
  - EXISTING STREAM: HAZELWORTH WATERCOURSE (EAST)
  - SHANAGRA STREAM (WEST)

PO4	25-09-22	SODA Comments Amendment 249522	PLY	NOI
PO3	14-06-22	SODA Comments Amendment	PLY	NOI
PO2	14-06-22	For SODA	PLY	NOI
PO1	04-11-21	ISSUED FOR PLANNING	PLY	NOI
REV	08-08-21	REVISION	SY	2962

client approval: A. Approved B. Approved with comments C. Do not use

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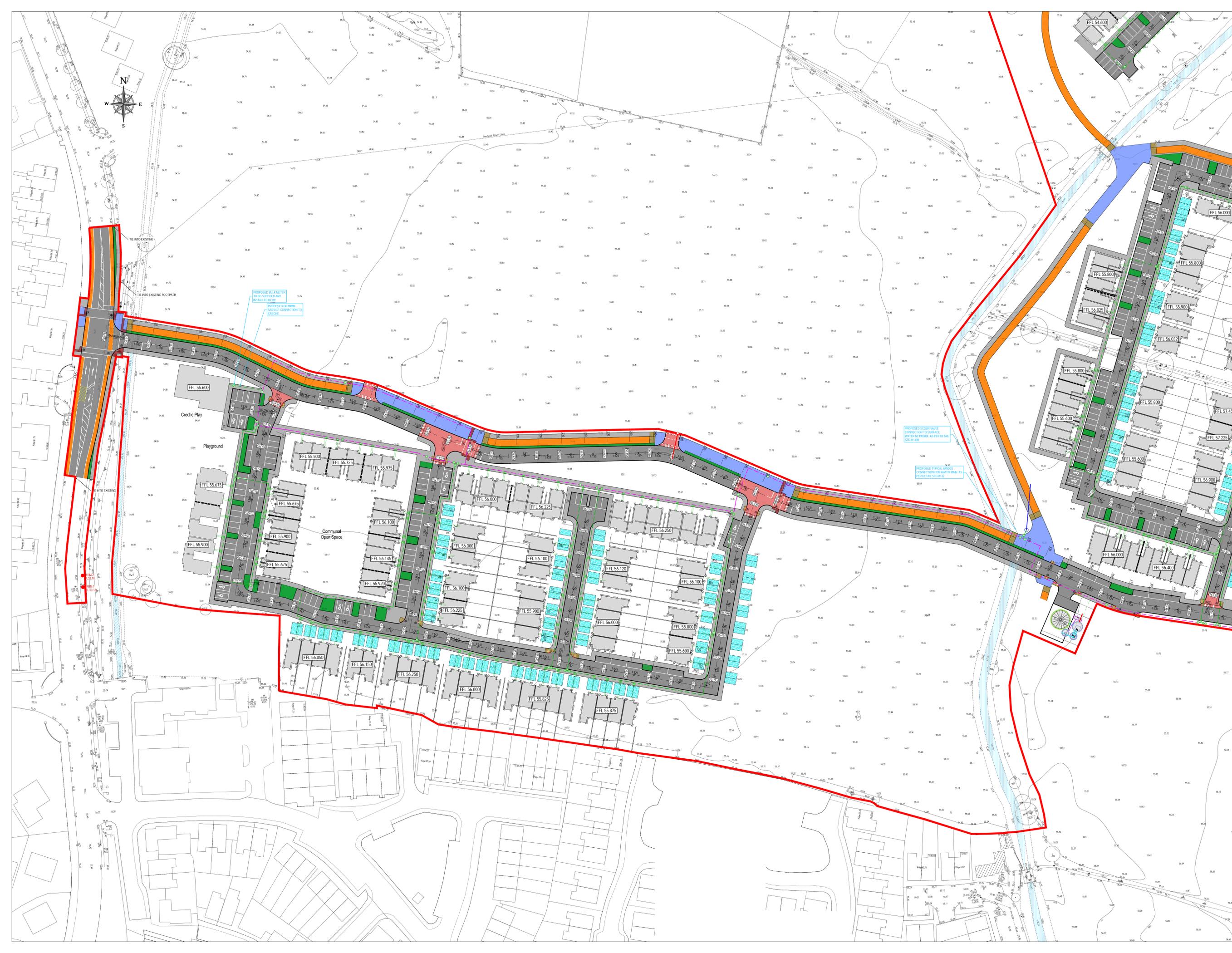
DBFL OFFICE: Clonsilla House, Upper Clonsilla Road, Dublin 15, D15 H7W4  
Phone: +353 (0)1 454 4000  
COMMUNICATIONS: Clonsilla House, Clonsilla Road, Co. Wick, T12 Y1K7  
Fax: +353 (0)53 912 5000  
PROJECT: 180221-DBFL-WM-SP-DR-C-1041

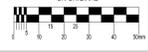
**BALLYOULSTER KDA SHD - PHASE 1  
RESIDENTIAL DEVELOPMENT**

**WATERMAIN LAYOUT SHEET 1**

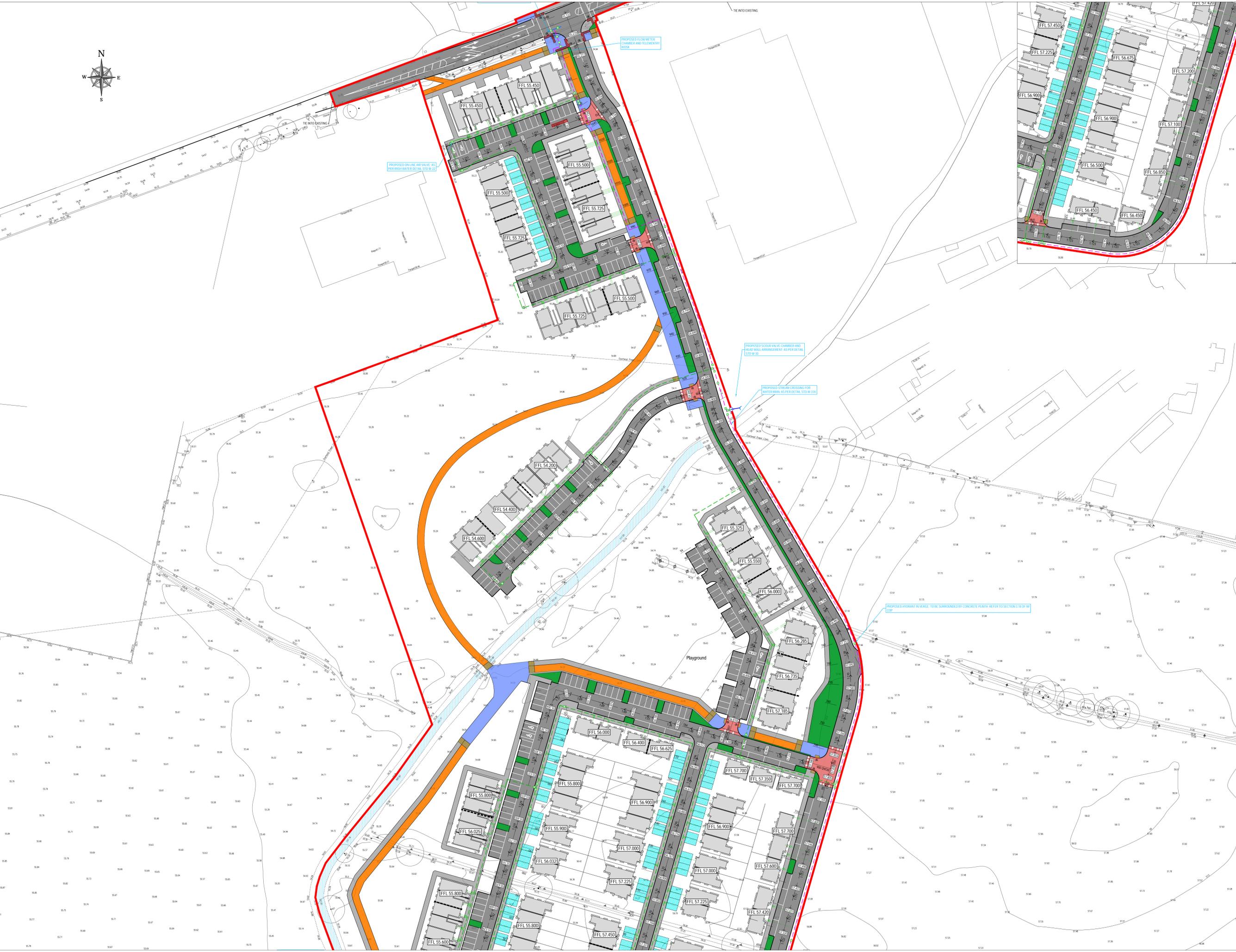
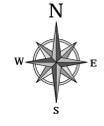
DESIGNED BY: KIERAN CURTIN, RECEIVER OVER CERTAIN ASSETS OF MAPLEWOOD DEVELOPMENTS LIMITED

designed by	PLY	SCALE	1:500	SHEET SIZE	A0
drawing no	PLY	DATE	15/08/2022	ISSUED FOR	PLANNING
drawing title	180221-DBFL-WM-SP-DR-C-1041				
sheet no	PO4				





- NOTES:**
1. ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES.
  2. THE CONTRACTOR SHALL SAFELY HEDGE AS TO THE ACCURACY OF EXISTING GRADINGS, LEVELS AND LOCATIONS OF EXISTING SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS.
  3. ALL DIMENSIONS AND LEVELS ARE IN METERS AND ARE RELATED TO ORDNANCE DATUM, EO-ORIGINATES RELATE TO IRISH NATIONAL GRID.
  4. ALL WATERWAYS VALVES AND FITTINGS SHALL BE CONTROLLED IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AND IRISH WATER CODE OF PRACTICE FOR WATER MAINS/SEWERAGE.
  5. ALL WATERWAYS SHALL BE HERE, FIELD, 50/117 TO IS EN 12201 - PART 2/2011 AND IS EN 12201-3/2011.
  6. CONNECTION BETWEEN EXISTING AND PROPOSED WATERWAYS TO BE CARRIED OUT IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-03 TO STD-W-10.
  7. ANCHOR BOLTS TO BE POSITIONED AT EACH END, TEES, BENDS AND AT EACH SIDE OF HYDRANTS AND VALVES IN ACCORDANCE WITH THE REQUIREMENTS OF IRISH WATER STANDARD DETAIL STD-W-28 (WATER MAIN THROUST AND SUPPORT BLOCKING/ANCHORING JOINTS TO BE INSTALLED AT EACH SLICE VALVE AS PER IRISH WATER STANDARD DETAIL STD-W-14 TO STD-W-25).
  8. CONNECTION TO INDIVIDUAL HOUSES IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-14 TO STD-W-25.
  9. REGULATION OF SLICE VALVES, AIR VALVES AND HYDRANTS SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-14 TO STD-W-25.
  10. WORKER POSTS AND PLATES ARE TO BE PROVIDED IN ACCORDANCE WITH IRISH WATER STANDARD DETAIL STD-W-27.
  11. CONNECTION TO EXISTING WATERWAYS TO BE COORDINATED BY THE CONTRACTOR WITH IRISH WATER AND/OR THE LOCAL AUTHORITY.
  12. CONTRACTOR TO LIAISE WITH IRISH WATER AND / OR THE LOCAL AUTHORITY AS REQUIRED REGARDING TESTING, CLEARING AND IDENTIFICATION OF WATERWAYS.
  13. WATERWAYS TO BE PRESSURE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF IRISH WATER AND IS EN 14-01-01. GUIDE TO TESTING OF PRESSURE PIPES AND FITTINGS FOR USE BY PUBLIC WATER SUPPLIERS, OCTOBER 2005. A FORMAL TEST REPORT SHALL BE SUBMITTED TO THE ENGINEER DURING THE TEST CARRIED OUT.
  14. METERS FOR WATERMANS OR SIMILAR PROPERTIES WILL BE INSTALLED INTERNALLY WITHIN THE PROPERTIES IN ACCORDANCE WITH THE BUILDING CONTROL AUTHORITY REQUIREMENTS AND SUBJECT TO REVIEW BY IRISH WATER.



- LEGEND:**
- SITE BOUNDARY
  - PROPOSED ROAD
  - PROPOSED FOOTPATH
  - PROPOSED BUILDING
  - PROPOSED CYCLE PATH
  - PROPOSED SHARED PATH
  - PROPOSED VERGE
  - PROPOSED PERMEABLE PAVING
  - PROPOSED ROAD GRADIENT
  - PROPOSED ROAD LEVELS
  - EXISTING 200MM CAST-IRON WATERMAIN
  - PROPOSED 200MM (INTERNAL DIAMETER) WATERMAIN
  - PROPOSED 150MM (INTERNAL DIAMETER) WATERMAIN
  - SLICE VALVES TO IRISH WATER STANDARD DETAIL STD-W-14/15
  - SCOUR VALVES TO IRISH WATER STANDARD DETAIL STD-W-30/35A/35B
  - HYDRANTS TO IRISH WATER STANDARD DETAIL STD-W-16/18
  - METER CHAMBER TO IRISH WATER STANDARD STD-W-26
  - METER CHAMBER TO IRISH WATER STANDARD STD-W-26G
  - TELEMETRY ROOM (AS PER IRISH WATER STD-W-36)
  - AIR VALVE TO IRISH WATER STANDARD DETAIL STD-W-20/22
  - IRISH WATER SERVICE CONNECTION WITH BOUNDARY EXH TO IRISH WATER STANDARD STD-W-03
  - EXISTING STREAM: HAZELWORTH WATERCOURSE (EAST)
  - SHANAGRA STREAM (WEST)

DATE	DESCRIPTION	BY	CHECKED
14-06-22	FOR SODA	PLY	NOH
14-06-22	FOR SODA	PLY	NOH
04-11-21	ISSUED FOR PLANNING	PLY	NOH
04-11-21	ACCEPTED	NOH	NOH
client approval		A. Approved	
suitability		B. Approved with comments	
		C. Do not use	

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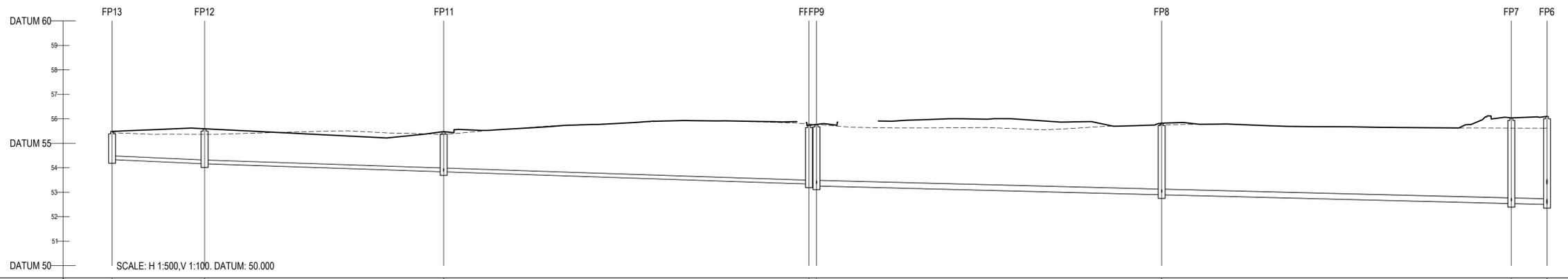
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PHONE: +353 1 460 4000  
DBFL OFFICE: 100, The Arcade, Harold's Cross, Galway, G67 7H7  
PHONE: +353 91 521 200

**BALLYOULSTER KDA SHD - PHASE 1  
RESIDENTIAL DEVELOPMENT**

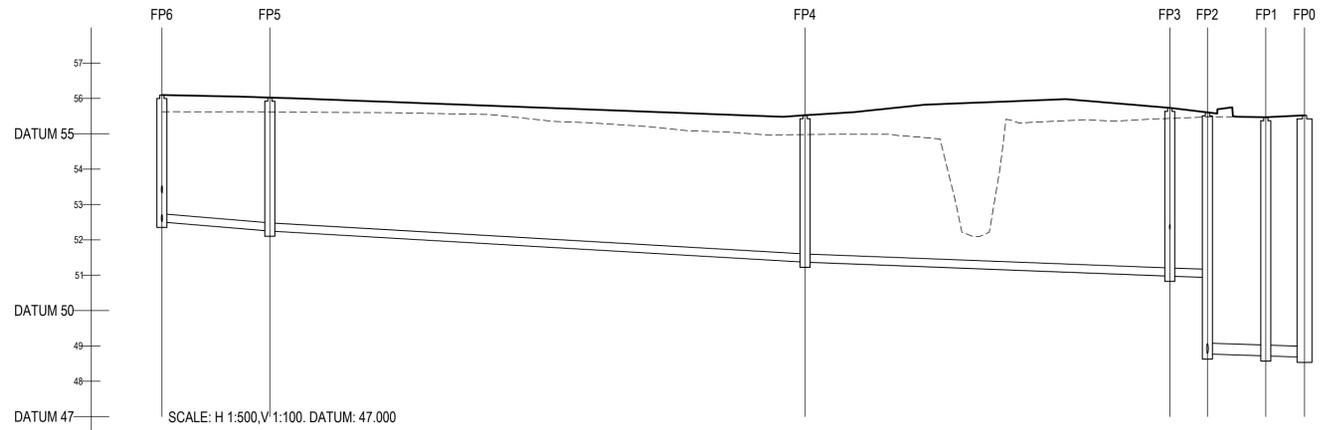
**WATERMAIN LAYOUT SHEET 2**

KIERAN CURTIN, RECEIVER OVER  
CERTAIN ASSETS OF MAPLEWOOD  
DEVELOPMENTS LIMITED

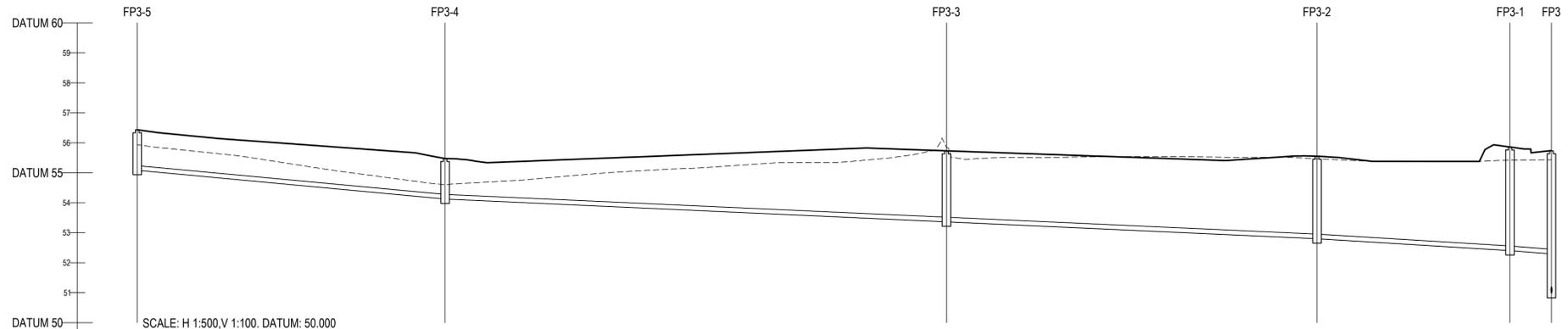
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drawing no: 180221-DBFL-WM-SP-DR-C-1042 P04



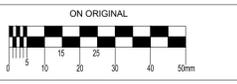
	FP13	FP12	FP11	FFFP9	FP8	FP7	FP6
COVER LEVEL	55.485	55.594	55.478	55.338	55.823	56.035	56.098
INVERT LEVEL	54.335	54.163	53.857	53.338	52.957	52.538	52.502
DEPTH (m)	1.150	1.431	1.640	2.000	2.966	3.497	3.596
DISTANCE (m)	18.91	48.90	74.75	1.53	70.62	71.53	7.28
PIPE SLOPE	1:110	1:150	1:150	1:150	1:196	1:199	1:200
PIPE SIZE	150mm	150mm	150mm	150mm	225mm	225mm	225mm



	FP6	FP5	FP4	FP3	FP2	FP1	FP0
COVER LEVEL	55.098	55.023	55.527	55.734	55.806	55.470	55.523
INVERT LEVEL	52.508	52.252	51.372	50.975	50.939	48.720	48.853
DEPTH (m)	3.590	3.771	4.155	4.759	6.831	6.750	6.670
DISTANCE (m)	15.29	75.83	51.67	5.33	8.27	5.49	
PIPE SLOPE	1:60	1:86	1:130	1:148	1:150	1:150	
PIPE SIZE	225mm	225mm	225mm	225mm	300mm	300mm	



	FP3-5	FP3-4	FP3-3	FP3-2	FP3-1	FP3
COVER LEVEL	56.424	55.475	55.721	55.550	55.858	55.734
INVERT LEVEL	55.084	54.125	53.364	52.801	52.405	52.284
DEPTH (m)	1.340	1.350	2.357	2.749	3.453	4.759
DISTANCE (m)	51.43	83.74	61.93	32.23	6.93	
PIPE SLOPE	1:54	1:110	1:110	1:81	1:62	
PIPE SIZE	150mm	150mm	150mm	150mm	150mm	



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  4. ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NRA SPECIFICATION FOR ROAD WORKS UNLESS NOTED OTHERWISE
  5. THIS DRAWING IS FOR PLANNING PURPOSES ONLY
  6. MANHOLE COVER LEVELS ARE TO CONFORM WITH FINISHED ROAD AND PATH LEVELS
  7. WHERE COVER TO PIPE IS LESS THAN 150mm (ROAD/PATH/VERGE) OR 900mm (OPEN SPACE) SURROUND PIPE IN MINIMUM 150mm CONCRETE

KEY  
 - - - - - EXISTING GROUND PROFILE  
 \_\_\_\_\_ PROPOSED GROUND PROFILE

P02	11-04-22	FOR SODA	PLY	NOH
P01	18-10-21	ISSUED FOR PLANNING	GIS	NOH
rev	date	description	by	chkd.
client approval	A - Approved B - Approved with comments C - Do not use			

suitability SO - WORK IN PROGRESS issue purpose PLANNING

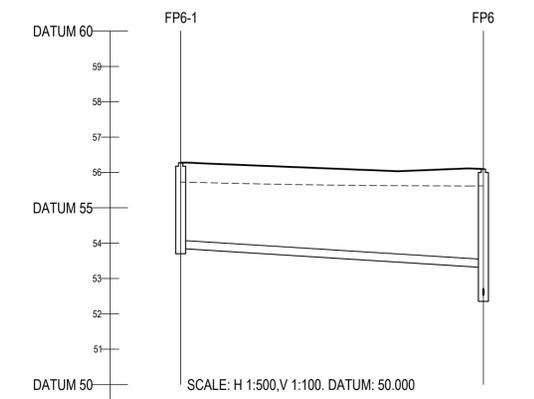


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 PHONE +353 21 2024538  
 WATERFORD OFFICE: 50a-52 The Arcade, Maritime Gate, Canada Street, Waterford, X91 W028  
 PHONE +353 51 309 500

project ref.  
**BALLYOULSTER KDA SHD - PHASE 1  
 RESIDENTIAL DEVELOPMENT**  
 drawing title  
**FOUL NETWORK LONGSECTION -  
 SHEET 1**

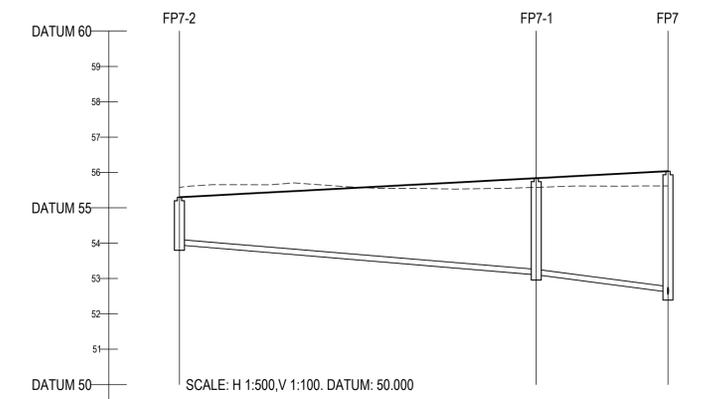
client  
**KIERAN CURTIN, RECEIVER OVER  
 CERTAIN ASSETS OF MAPLEWOOD  
 DEVELOPMENTS LIMITED**

designed by	author	scale	sheet size
PLY	PLY	AS SHOWN	A1
drawing no.	180221-DBFL-FW-SP-M2-C-3100	revision	P02



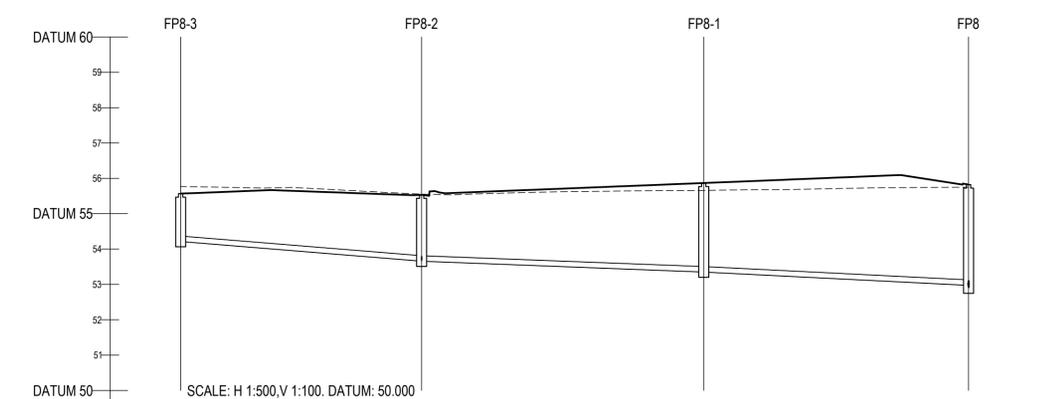
SCALE: H 1:500, V 1:100. DATUM: 50.000

COVER LEVEL	56.276	56.098
INVERT LEVEL	53.851	53.315
DEPTH (m)	2.425	2.786
DISTANCE (m)	42.89	
PIPE SLOPE	1.80	
PIPE SIZE	225mm	



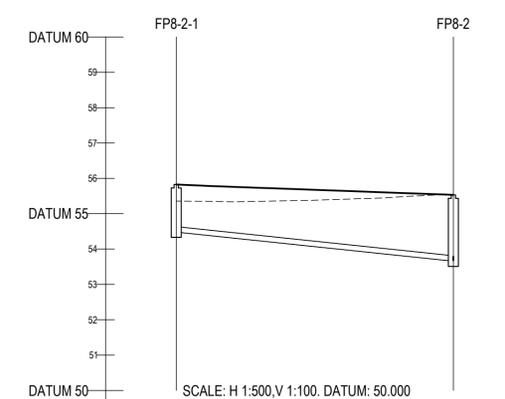
SCALE: H 1:500, V 1:100. DATUM: 50.000

COVER LEVEL	55.299	55.809	56.005
INVERT LEVEL	53.949	53.107	52.620
DEPTH (m)	1.350	2.732	3.487
DISTANCE (m)	50.55	18.66	
PIPE SLOPE	1.60	1.38	
PIPE SIZE	150mm	150mm	



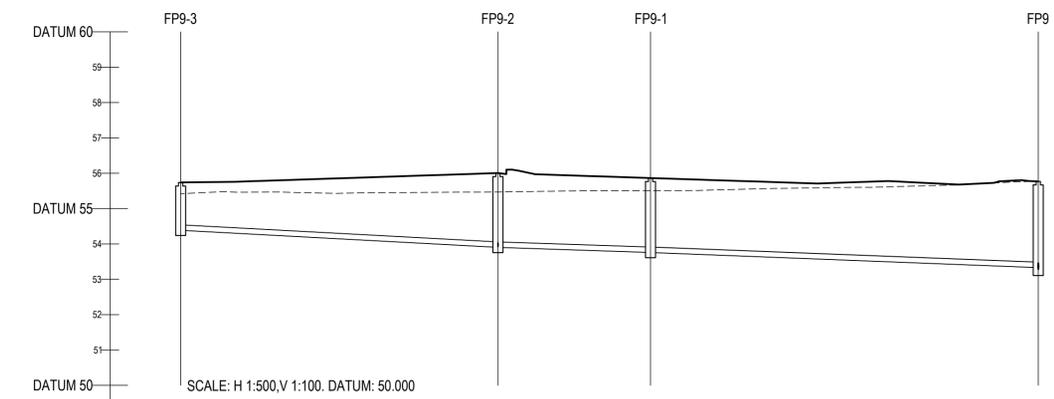
SCALE: H 1:500, V 1:100. DATUM: 50.000

COVER LEVEL	55.988	55.533	55.888	56.823
INVERT LEVEL	54.215	53.696	53.351	52.975
DEPTH (m)	1.773	1.837	2.537	3.848
DISTANCE (m)	34.15	39.97	37.52	
PIPE SLOPE	1.61	1.130	1.100	
PIPE SIZE	150mm	150mm	150mm	



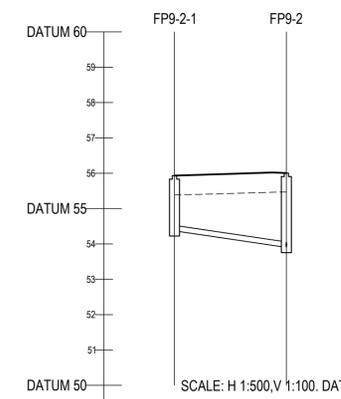
SCALE: H 1:500, V 1:100. DATUM: 50.000

COVER LEVEL	56.827	56.530
INVERT LEVEL	54.481	53.696
DEPTH (m)	2.346	2.834
DISTANCE (m)	39.27	
PIPE SLOPE	1.48	
PIPE SIZE	150mm	



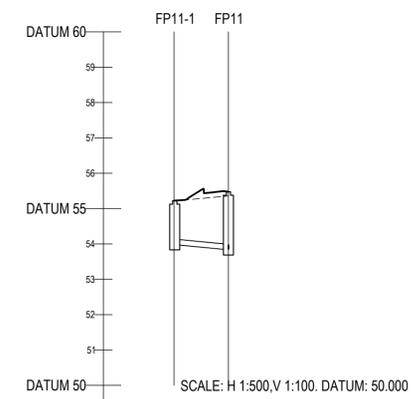
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COVER LEVEL	55.728	56.005	55.864	55.789
INVERT LEVEL	54.388	53.805	53.760	53.332
DEPTH (m)	1.340	2.202	2.104	2.457
DISTANCE (m)	44.96	21.62	54.94	
PIPE SLOPE	1.93	1.149	1.128	
PIPE SIZE	150mm	150mm	150mm	



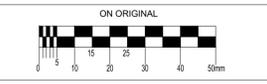
SCALE: H 1:500, V 1:100. DATUM: 50.000

COVER LEVEL	55.933	56.005
INVERT LEVEL	54.373	53.904
DEPTH (m)	1.560	2.102
DISTANCE (m)	15.85	
PIPE SLOPE	1.34	
PIPE SIZE	150mm	



SCALE: H 1:500, V 1:100. DATUM: 50.000

COVER LEVEL	55.225	55.475
INVERT LEVEL	53.983	53.835
DEPTH (m)	1.242	1.640
DISTANCE (m)	7.61	
PIPE SLOPE	1.52	
PIPE SIZE	150mm	



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KEY  
 - - - - - EXISTING GROUND PROFILE  
 \_\_\_\_\_ PROPOSED GROUND PROFILE

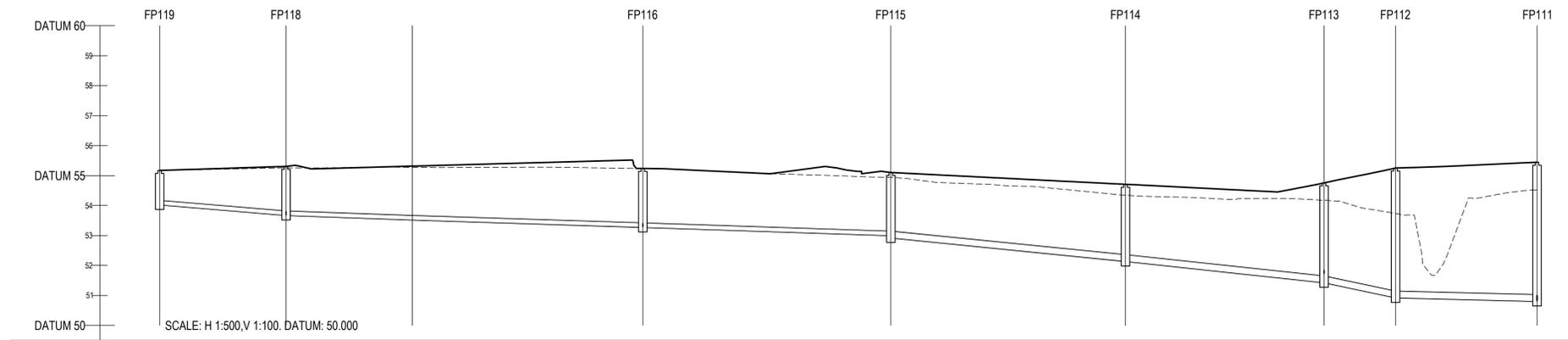
PO2	11-04-22	FOR SODA	PLY	NOH
PO1	18-10-21	ISSUED FOR PLANNING	GIS	NOH
rev	date	description	by	chkd.
		A - Approved		
		B - Approved with comments		
		C - Do not use		

client approval  
 suitability issue purpose  
 SO - WORK IN PROGRESS PLANNING  
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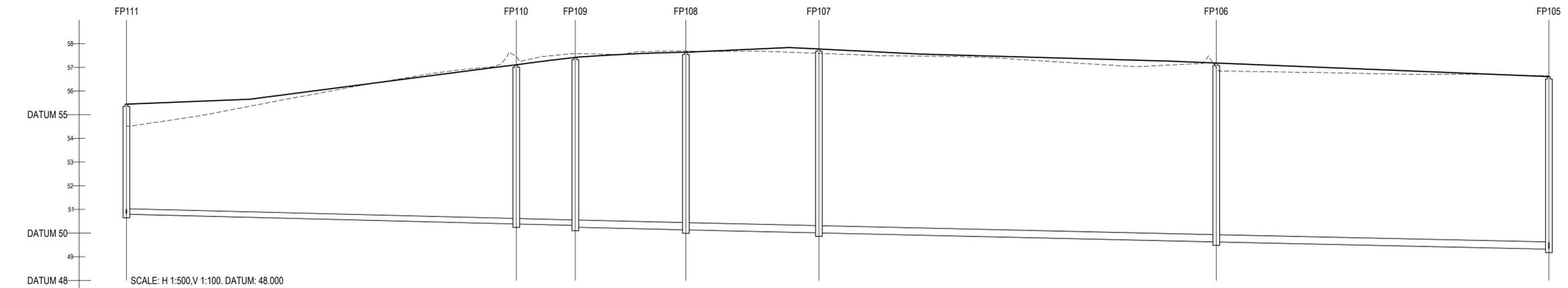
project ref.  
**BALLYOULSTER KDA SHD - PHASE 1  
 RESIDENTIAL DEVELOPMENT**  
 drawing title  
**FOUL NETWORK LONGSECTION -  
 SHEET 2**

client  
**KIERAN CURTIN, RECEIVER OVER  
 CERTAIN ASSETS OF MAPLEWOOD  
 DEVELOPMENTS LIMITED**

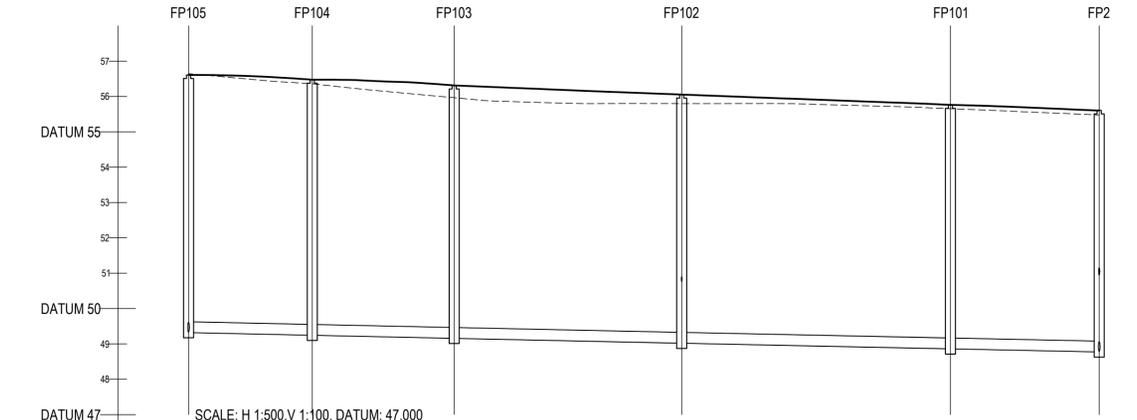
designed by	author	scale	sheet size
PLY	PLY	AS SHOWN	A1
drawing no.		revision	
180221-DBFL-FW-SP-M2-C-3101		P02	



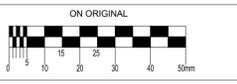
COVER LEVEL	55.171	55.306	55.238	55.103	54.708	54.756	55.250	55.446
INVERT LEVEL	54.021	53.068	53.270	52.993	52.134	51.423	50.918	50.800
DEPTH (m)	1.150	1.638	1.998	2.184	2.574	3.333	4.332	4.646
DISTANCE (m)	21.15	21.14	38.56	41.51	39.27	33.22	11.96	23.68
PIPE SLOPE	1.60	1.140	1.156	1.150	1.50	1.47	1.24	1.200
PIPE SIZE	150mm	150mm	150mm	150mm	225mm	225mm	225mm	225mm



COVER LEVEL	55.446	57.108	57.419	57.639	57.776	57.183	56.608
INVERT LEVEL	50.800	50.388	50.250	50.139	50.011	49.629	49.323
DEPTH (m)	4.646	6.720	7.169	7.500	7.765	7.554	7.285
DISTANCE (m)	82.39	12.50	23.36	28.10	84.00	70.29	
PIPE SLOPE	1.200	1.198	1.210	1.219	1.220	1.230	
PIPE SIZE	225mm	225mm	300mm	300mm	300mm	300mm	



COVER LEVEL	55.606	56.474	56.312	56.053	55.762	55.606
INVERT LEVEL	49.323	49.247	49.160	49.022	48.863	48.775
DEPTH (m)	7.285	7.227	7.152	7.031	6.899	6.831
DISTANCE (m)	17.53	20.11	32.23	38.07	21.07	
PIPE SLOPE	1.231	1.231	1.234	1.239	1.239	
PIPE SIZE	300mm	300mm	300mm	300mm	300mm	



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  7. WHERE COVER TO PIPE IS LESS THAN 100mm (ROAD/PATH/VERGE) OR 500mm (OPEN SPACE) SURROUND PIPE IN MINIMUM 150mm CONCRETE

KEY  
 - - - - - EXISTING GROUND PROFILE  
 \_\_\_\_\_ PROPOSED GROUND PROFILE

P02	11-04-22	FOR SODA	PLY	NOH
P01	18-10-21	ISSUED FOR PLANNING	GIS	NOH
rev	date	description	by	chkd.
		A - Approved		
		B - Approved with comments		
		C - Do not use		

client approval  
 suitability SO - WORK IN PROGRESS issue purpose PLANNING

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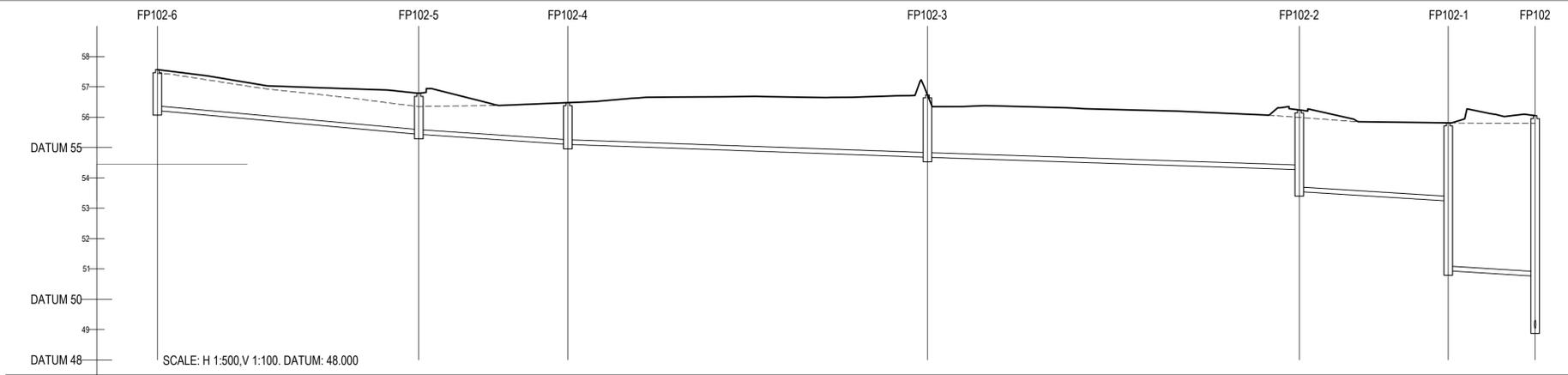
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 PHONE: +353 21 2624538  
 WATERFORD OFFICE: Suite 10 The Atrium, Maritime Gate, Canada Street, Waterford, X91 W028  
 PHONE: +353 51 309 500

project ref.  
**BALLYOULSTER KDA SHD - PHASE 1  
 RESIDENTIAL DEVELOPMENT**

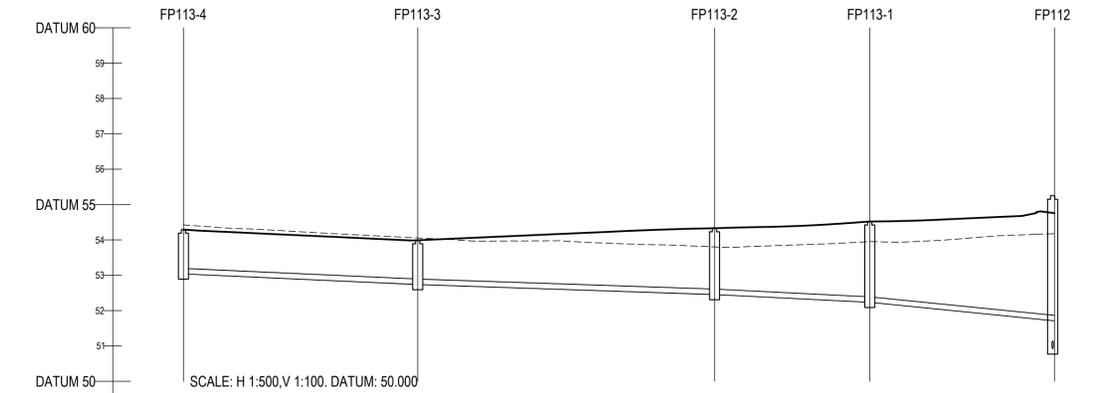
drawing title  
**FOUL NETWORK LONGSECTION -  
 SHEET 3**

client  
**KIERAN CURTIN, RECEIVER OVER  
 CERTAIN ASSETS OF MAPLEWOOD  
 DEVELOPMENTS LIMITED**

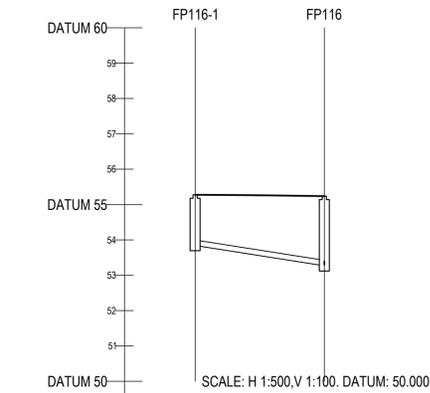
designed by	author	scale	sheet size
PLY	PLY	AS SHOWN	A1
drawing no.	revision		
180221-DBFL-FW-SP-M2-C-3102	P02		



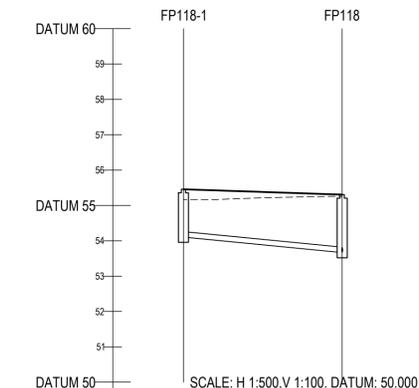
COVER LEVEL	57.969	56.788	56.479	56.737	56.239	55.813	56.053
INVERT LEVEL	56.219	55.438	55.105	54.681	54.272	53.548	53.040
DEPTH (m)	1.350	1.350	1.374	2.056	2.681	4.873	7.011
DISTANCE (m)		43.19	24.61	59.40	61.41	24.61	14.35
PIPE SLOPE		1:55	1:74	1:140	1:150	1:80	1:80
PIPE SIZE		150mm	150mm	150mm	150mm	150mm	150mm



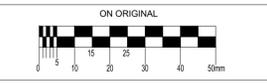
COVER LEVEL	54.250	53.990	54.329	54.521	55.250
INVERT LEVEL	53.040	52.740	52.456	52.236	51.712
DEPTH (m)	1.250	1.250	1.873	2.285	4.332
DISTANCE (m)		33.19	42.05	21.99	26.18
PIPE SLOPE		1:111	1:148	1:100	1:50
PIPE SIZE		150mm	150mm	150mm	150mm



COVER LEVEL	55.276	55.238
INVERT LEVEL	53.844	53.270
DEPTH (m)	1.432	1.968
DISTANCE (m)		18.31
PIPE SLOPE		1:32
PIPE SIZE		150mm



COVER LEVEL	55.457	55.306
INVERT LEVEL	54.107	53.688
DEPTH (m)	1.350	1.638
DISTANCE (m)		22.49
PIPE SLOPE		1:51
PIPE SIZE		150mm



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  - WHERE COVER TO PIPE IS LESS THAN 100mm (ROAD/PATH/VERGE) OR 900mm (OPEN SPACE) SURROUND PIPE IN MINIMUM 150mm CONCRETE

KEY  
 - - - - - EXISTING GROUND PROFILE  
 \_\_\_\_\_ PROPOSED GROUND PROFILE

P02	11-04-22	FOR SODA	PLY	NOH
P01	18-10-21	ISSUED FOR PLANNING	GIS	NOH
rev	date	description	by	chkd.
client approval	<input type="checkbox"/> A - Approved <input type="checkbox"/> B - Approved with comments <input type="checkbox"/> C - Do not use			
suitability	<input type="checkbox"/> SO - WORK IN PROGRESS <input type="checkbox"/> PLANNING			

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project ref.  
**BALLYOULSTER KDA SHD - PHASE 1  
 RESIDENTIAL DEVELOPMENT**  
 drawing title  
**FOUL NETWORK LONGSECTION -  
 SHEET 4**

client  
**KIERAN CURTIN, RECEIVER OVER  
 CERTAIN ASSETS OF MAPLEWOOD  
 DEVELOPMENTS LIMITED**

designed by	author	scale	sheet size
PLY	PLY	AS SHOWN	A1
drawing no.	180221-DBFL-FW-SP-M2-C-3103		revision P02