



Martin Murphy
The Chapel
Blackrock House
Blackrock Road, Cork T12KRK7

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

9 June 2022

**Re: Design Submission for Jacob's Island, Mahon, Cork, Cork (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS21005115**

Dear Martin Murphy,

Many thanks for your recent Design Submission.

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

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

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

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

Name: Kyle Jackson

Email: kyle.jackson@water.ie

Yours sincerely,

Yvonne Harris
Head of Customer Operations

Appendix A

Document Title & Revision

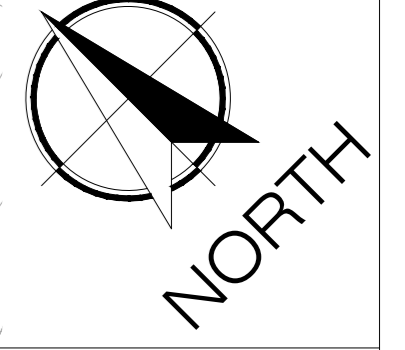
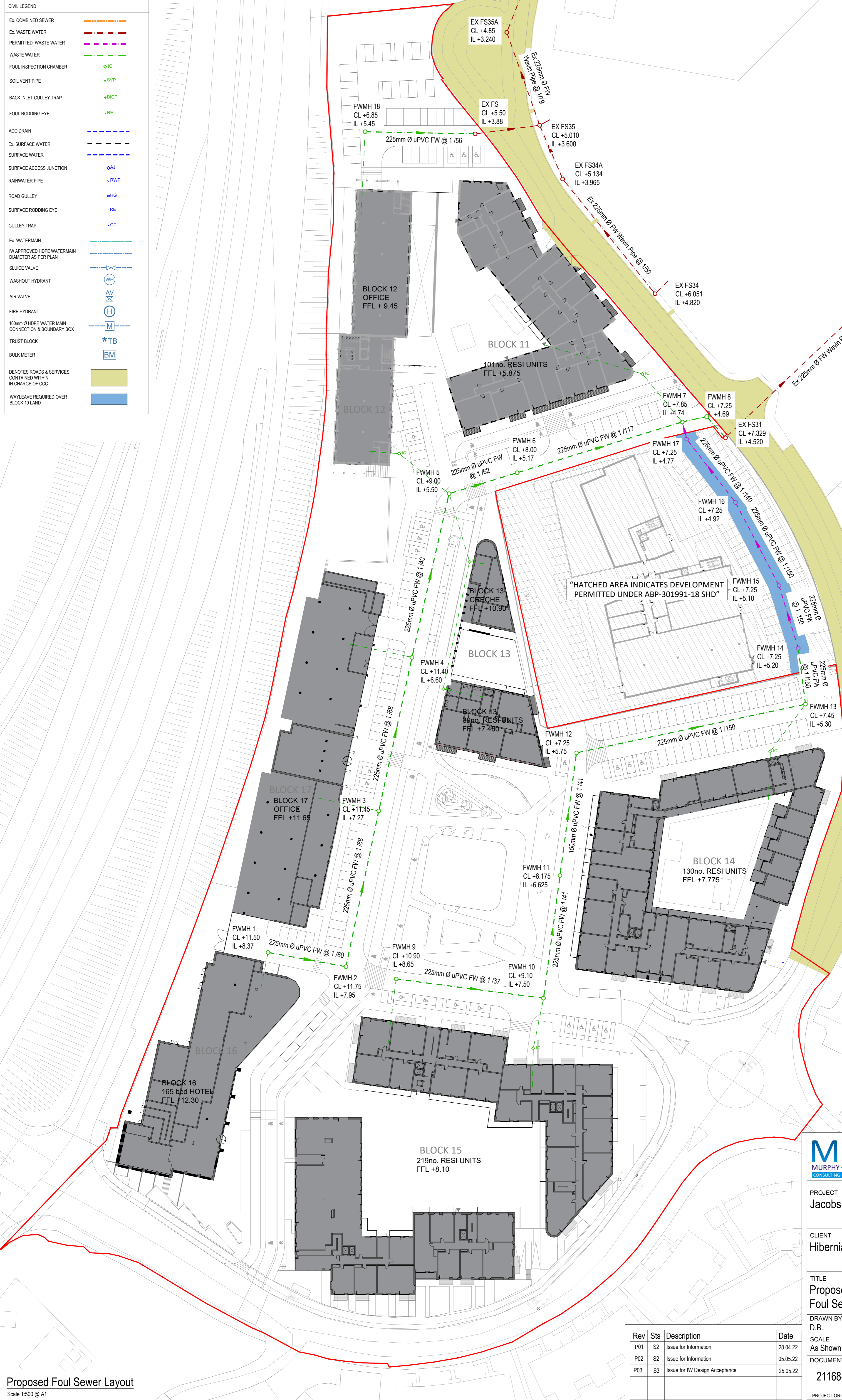
- [21168-MMS-ZZ-ST-DR-C-10500 (Proposed Foul Sewer Layout)]
- [21168-MMS-ZZ-ST-DR-C-10502 (Proposed Watermain Layout)]
- [21168-MMS-ZZ-ST-DR-C-10503 (Long Sections)]

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

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

CIVIL LEGEND	
Ex. COMBINED SEWER	
Ex. WASTE WATER	
PERMITTED WASTE WATER	
WASTE WATER	
FOUL INSPECTION CHAMBER	
SOIL VENT PIPE	
BACK INLET GULLEY TRAP	
FOUL RODDING EYE	
ACO DRAIN	
Ex. SURFACE WATER	
SURFACE WATER	
SURFACE ACCESS JUNCTION	
RAINWATER PIPE	
ROAD GULLEY	
SURFACE RODDING EYE	
GULLEY TRAP	
Ex. WATERMAIN	
IW APPROVED HDPE WATERMAIN DIAMETER AS PER PLAN	
SLUICE VALVE	
WASHOUT HYDRANT	
AIR VALVE	
FIRE HYDRANT	
100mm Ø HDPE WATER MAIN CONNECTION & BOUNDARY BOX	
TRUST BLOCK	
BULK METER	
DENOTES ROADS & SERVICES CONTAINED WITHIN, IN CHARGE OF CCC	
WAYLEAVE REQUIRED OVER BLOCK 10 LAND	

- NOTES
- ALL LEVELS IN METRES ABOVE ORDNANCE DATUM.
 - ALL DRAINAGE DETAILS TO BE SUBMITTED AND AGREED WITH CORK COUNTY COUNCIL PRIOR TO COMMENCEMENT OF WORKS.
 - CONTRACTOR TO TRACE ALL SERVICES WITHIN SITE BOUNDARY TO ASCERTAIN OUTFALL LOCATIONS OF ALL DRAIN RUNS & LOCATION OF ALL LIVE SERVICES PRIOR TO COMMENCEMENT OF SITE CLEARANCE WORKS.
 - CONTRACTOR TO AGREE ANY DIVERSIONS WHERE NECESSARY WITH CONSULTANTS / LOCAL COUNTY COUNCIL.
 - INVERT & COVER LEVELS ARE INDICATIVE ONLY. DRAIN RUNS & LEVELS ARE TO BE AGREED WITH SOUTH CORK CITY COUNCIL PRIOR TO COMMENCEMENT OF WORKS.
 - PIPES LAID IN ROADWAYS TO BE ENCASED IN 150mm CONCRETE WHERE COVER TO PIPE IS LESS THAN 1.2m. PIPES LAID IN OPEN SPACES TO BE ENCASED IN 150mm CONCRETE WHERE COVER TO PIPE IS LESS THAN 0.9m.
 - ALL PIPE RUNS CROSSING PUBLIC ROADWAYS OR ROADS TO BE TAKEN IN CHARGE TO BE S&S CONCRETE PIPES, TO IS9 OR SIMILAR APPROVED.
 - RW OUTLETS AND AJ'S TO BE PROVIDED IN ACCORDANCE WITH DOWNPIPE LOCATIONS INDICATED ON ARCHITECT'S DRAWING. CONTRACTOR TO ENSURE FULL COORDINATION WITH ALL OTHER UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS.
 - ALL MANHOLE COVERS (IN PAVED / PAVEMENT AREAS) TO BE ABLE TO ACCOMMODATE FINISHES TO MATCH SURROUNDING AREA.
 - RW OUTLETS, AJ, GULLY (AND MANHOLE) LOCATIONS ARE SUBJECT TO APPROVAL PRIOR TO INSTALLATION. 1 No. GULLY REQUIRED FOR EVERY 200m² HARD STANDING MIN. ALL UNDERGROUND PIPE WORK TO BE KEPT A MINIMUM OF 5.0m AWAY FROM BUILDING FOUNDATIONS, WHERE THIS ISN'T POSSIBLE THE FOUNDATION LEVEL OF THE BUILDING SHALL BE LOWERED TO THE ADJACENT PIPE INVERT LEVEL WITH LEAN MIX.



MMOS The Chapel, Blackrock House, Blackrock Road, Cork, T12 KRK7
 MURPHY · MATSON · O'SULLIVAN
 CONSULTING CIVIL & STRUCTURAL ENGINEERS Tel: 353 21 4317608

PROJECT
Jacobs Island Masterplan

CLIENT
Hibernia Star Ltd.

TITLE
Proposed Overall Foul Sewer Layout

DRAWN BY D.B.	CHECKED BY B.L.	APPROVED BY M.M.
SCALE As Shown	PROJECT NUMBER 21168	

Rev	Sts	Description	Date
P01	S2	Issue for Information	28.04.22
P02	S2	Issue for Information	05.05.22
P03	S3	Issue for IW Design Acceptance	25.05.22

DOCUMENT REFERENCE
21168-MMS-ZZ-ST-DR-C-10500

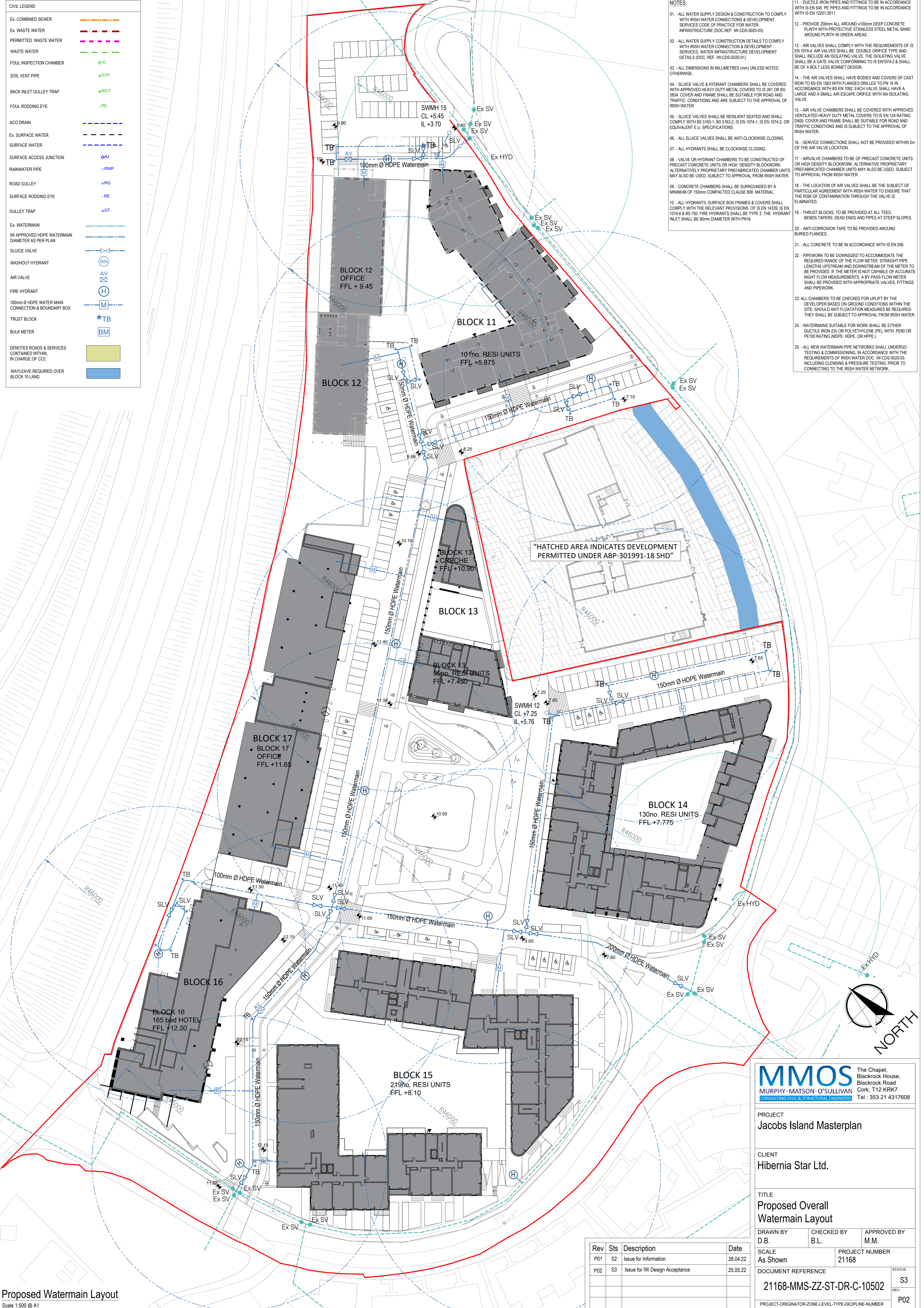
PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DICIPLINE-NUMBER

STATUS: **S3**
 REV: **P03**

Proposed Foul Sewer Layout
 Scale 1:500 @ A1

CIVIL LEGEND	
Ex. COMBINED SEWER	
Ex. WASTE WATER	
PERMITTED WASTE WATER	
WASTE WATER	
FOUL INSPECTION CHAMBER	
SOIL VENT PIPE	
BACK INLET GULLEY TRAP	
FOUL RODDING EYE	
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100mm Ø HDPE WATER MAIN CONNECTION & BOUNDARY BOX	
TRUST BLOCK	
BULK METER	
DENOTES ROADS & SERVICES CONTAINED WITHIN, IN CHARGE OF CCC	
WAYLEAVE REQUIRED OVER BLOCK 10 LAND	

- NOTES:**
- ALL WATER SUPPLY DESIGN & CONSTRUCTION TO COMPLY WITH IRISH WATER CONNECTIONS & DEVELOPMENT SERVICES CODE OF PRACTICE FOR WATER INFRASTRUCTURE (DOC REF. IW-CDS-5020-03)
 - ALL WATER SUPPLY CONSTRUCTION DETAILS TO COMPLY WITH IRISH WATER CONNECTION & DEVELOPMENT SERVICES WATER INFRASTRUCTURE DEVELOPMENT DETAILS (DOC REF. IW-CDS-5020-01)
 - ALL DIMENSIONS IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE
 - SLUICE VALVE & HYDRANT CHAMBERS SHALL BE COVERED WITH APPROVED HEAVY DUTY METAL COVERS TO IS 261 OR BS 534. COVER AND FRAME SHALL BE SUITABLE FOR ROAD AND TRAFFIC CONDITIONS AND ARE SUBJECT TO THE APPROVAL OF IRISH WATER.
 - SLUICE VALVES SHALL BE RESILIENT SEATED AND SHALL COMPLY WITH BS 5163-1, BS 5163-2, IS EN 1074-1, IS EN 1074-2, OR EQUIVALENT E.U. SPECIFICATIONS.
 - ALL SLUICE VALVES SHALL BE ANTI-CLOCKWISE CLOSING.
 - ALL HYDRANTS SHALL BE CLOCKWISE CLOSING.
 - VALVE OR HYDRANT CHAMBERS TO BE CONSTRUCTED OF PRECAST CONCRETE UNITS OR HIGH DENSITY BLOCKWORK. ALTERNATIVELY PROPRIETARY PREFABRICATED CHAMBER UNITS MAY ALSO BE USED, SUBJECT TO APPROVAL FROM IRISH WATER.
 - CONCRETE CHAMBERS SHALL BE SURROUNDED BY A MINIMUM OF 150mm COMPACTED CLAUSE 808 MATERIAL.
 - ALL HYDRANTS, SURFACE BOX FRAMES & COVERS SHALL COMPLY WITH THE RELEVANT PROVISIONS OF IS EN 14339, IS EN 1074-6 & BS 750. FIRE HYDRANTS SHALL BE TYPE 2. THE HYDRANT INLET SHALL BE 80mm DIAMETER WITH PN16.
 - DUCTILE IRON PIPES AND FITTINGS TO BE IN ACCORDANCE WITH IS EN 545. PE PIPES AND FITTINGS TO BE IN ACCORDANCE WITH IS EN 12201-2011.
 - PROVIDE 200mm ALL AROUND +100mm DEEP CONCRETE PLINTH WITH PROTECTIVE STAINLESS STEEL BAND AROUND PLINTH IN GREEN AREAS.
 - AIR VALVES SHALL COMPLY WITH THE REQUIREMENTS OF IS EN 1074-4. AIR VALVES SHALL BE DOUBLE ORIFICE TYPE AND SHALL INCLUDE AN ISOLATING VALVE. THE ISOLATING VALVE SHALL BE A GATE VALVE CONFORMING TO IS EN 1074-2 & SHALL BE OF A BOLT LESS BONNET DESIGN.
 - AIR VALVES SHALL HAVE BODIES AND COVERS OF CAST IRON TO BS EN 1563 WITH FLANGES DRILLED TO PN 16 IN ACCORDANCE WITH BS EN 1055. EACH VALVE SHALL HAVE A LARGE AND A SMALL AIR ESCAPE ORIFICE WITH AN ISOLATING VALVE.
 - AIR VALVE CHAMBERS SHALL BE COVERED WITH APPROVED VENTILATED HEAVY DUTY METAL COVERS TO IS EN 124 RATING D400. COVER AND FRAME SHALL BE SUITABLE FOR ROAD AND TRAFFIC CONDITIONS AND IS SUBJECT TO THE APPROVAL OF IRISH WATER.
 - SERVICE CONNECTIONS SHALL NOT BE PROVIDED WITHIN 2m OF THE AIR VALVE LOCATION.
 - AIR VALVE CHAMBERS TO BE OF PRECAST CONCRETE UNITS OR HIGH DENSITY BLOCKWORK. ALTERNATIVE PROPRIETARY PREFABRICATED CHAMBER UNITS MAY ALSO BE USED, SUBJECT TO APPROVAL FROM IRISH WATER.
 - THE LOCATION OF AIR VALVES SHALL BE THE SUBJECT OF PARTICULAR AGREEMENT WITH IRISH WATER TO ENSURE THE RISK OF CONTAMINATION THROUGH THE VALVE IS ELIMINATED.
 - THRUST BLOCKS, TO BE PROVIDED AT ALL TEES, BENDS, TAPERS, DEAD ENDS AND PIPES AT STEEP SLOPES.
 - ANTI-CORROSION TAPE TO BE PROVIDED AROUND BURIED FLANGES.
 - ALL CONCRETE TO BE IN ACCORDANCE WITH IS EN 206.
 - PIPEWORK TO BE DOWNSIZED TO ACCOMMODATE THE REQUIRED RANGE OF THE FLOW METER. STRAIGHT PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF THE METER TO BE PROVIDED. IF THE METER IS NOT CAPABLE OF ACCURATE NIGHT FLOW MEASUREMENTS, A BY-PASS FLOW METER SHALL BE PROVIDED WITH APPROPRIATE VALVES, FITTINGS AND PIPEWORK.
 - ALL CHAMBERS TO BE CHECKED FOR UPLIFT BY THE DEVELOPER BASED ON GROUND CONDITIONS WITHIN THE SITE. SHOULD ANTI-FLOATATION MEASURES BE REQUIRED THEY SHALL BE SUBJECT TO APPROVAL FROM IRISH WATER.
 - WATERMANS SUITABLE FOR WORK SHALL BE EITHER DUCTILE IRON (DI) OR POLYETHYLENE (PE), WITH PE80 OR PE100 RATING (MOPE, HDPE, OR HPPE).
 - ALL NEW WATERMAIN PIPE NETWORKS SHALL UNDERGO TESTING & COMMISSIONING, IN ACCORDANCE WITH THE REQUIREMENTS OF IRISH WATER DOC. IW-CDS-5020-03, INCLUDING CLEANSING & PRESSURE TESTING, PRIOR TO CONNECTING TO THE IRISH WATER NETWORK.



"HATCHED AREA INDICATES DEVELOPMENT PERMITTED UNDER ABP-301991-18 SHD"

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PROJECT
Jacobs Island Masterplan

CLIENT
Hibernia Star Ltd.

TITLE
Proposed Overall Watermain Layout

DRAWN BY D.B.	CHECKED BY B.L.	APPROVED BY M.M.
SCALE As Shown	PROJECT NUMBER 21168	

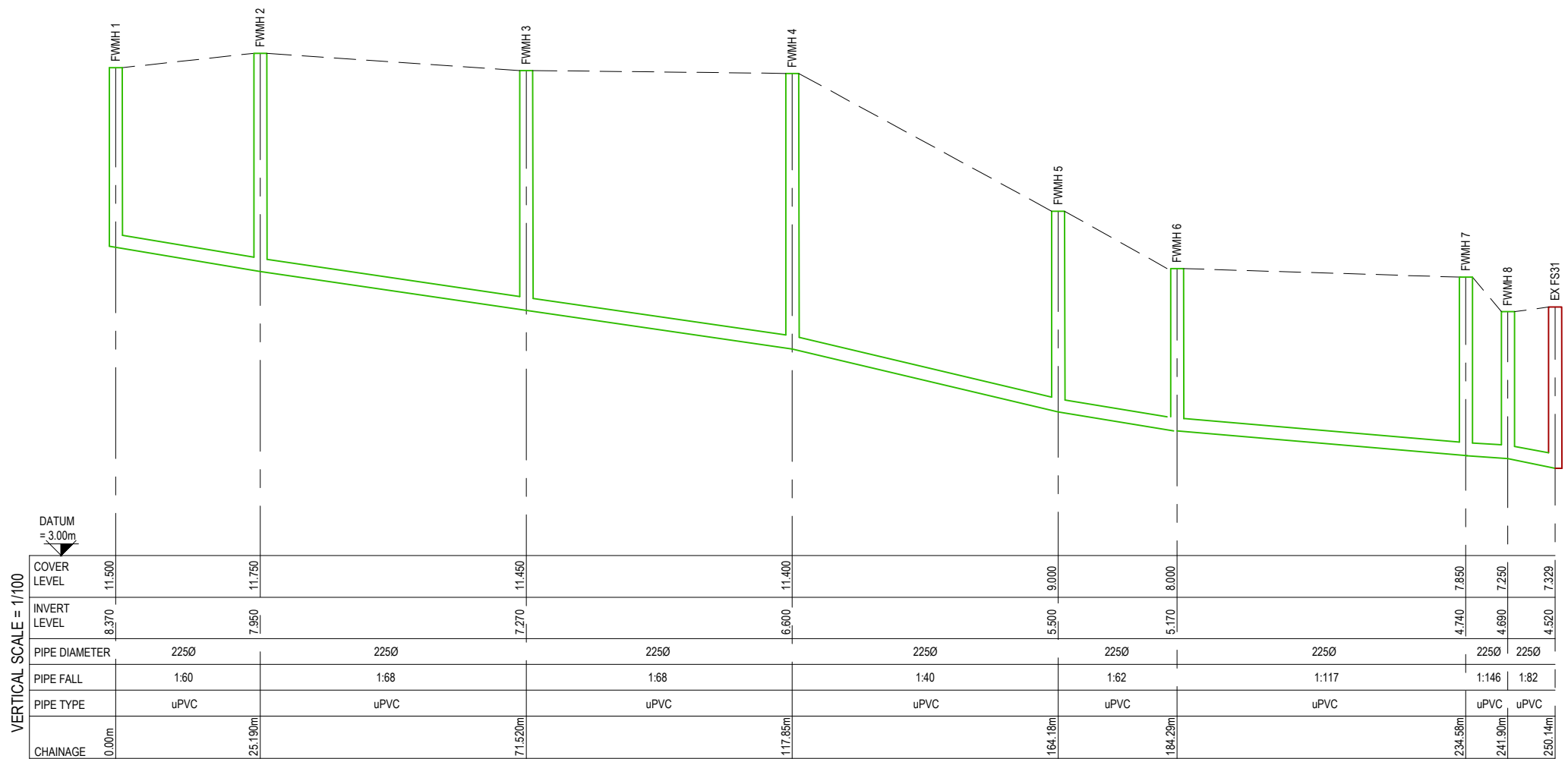
Rev	Sts	Description	Date
P01	S2	Issue for Information	28.04.22
P02	S3	Issue for IW Design Acceptance	25.05.22

DOCUMENT REFERENCE
21168-MMS-ZZ-ST-DR-C-10502

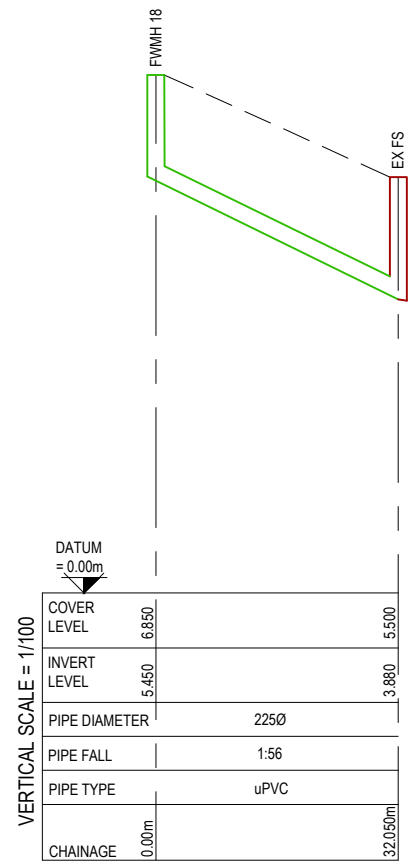
STATUS:
 S3
 REV:
 P02

PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DICLINE-NUMBER

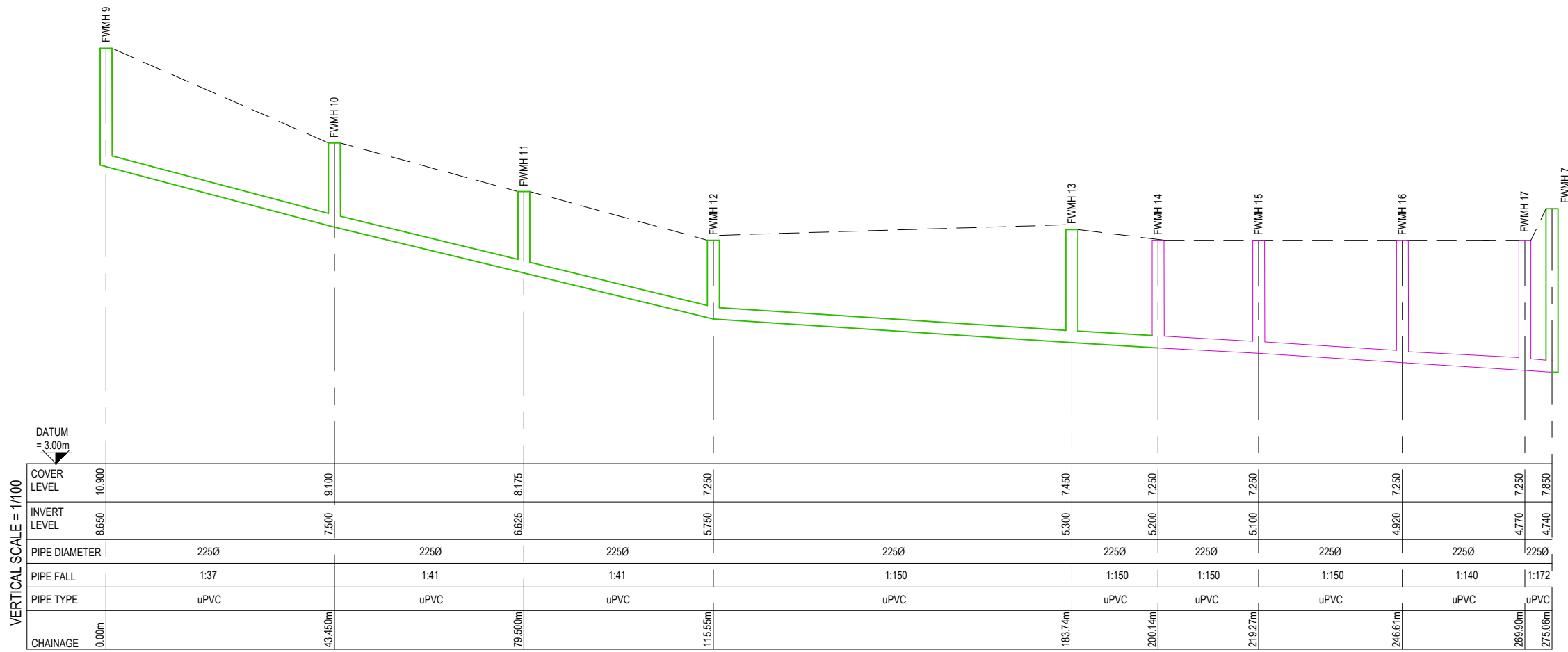
Proposed Watermain Layout
 Scale 1:500 @ A1



VERTICAL SCALE = 1/100
 HORIZONTAL SCALE = 1/1000
 SECTION FROM FWMH 1 TO EX FS31



VERTICAL SCALE = 1/100
 HORIZONTAL SCALE = 1/1000
 SECTION FROM FWMH 18 TO EX FS



VERTICAL SCALE = 1/100
 HORIZONTAL SCALE = 1/1000
 SECTION FROM FWMH 9 TO EX FWMH 7

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PROJECT
Jacobs Island Masterplan

CLIENT
Hibernia Star Ltd.

TITLE
Proposed Foul Sewer Longitudinal Sections

DRAWN BY: D.B. | CHECKED BY: B.L. | APPROVED BY: M.M.

SCALE: 1:100 @ A3 | PROJECT NUMBER: 21168

DOCUMENT REFERENCE: 21168-MMS-ZZ-ST-DR-C-10503

STATUS: S3
 REV: P03