

Mark McCarthy  
 Block 10-4  
 Blanchardstown Corporate Park  
 Dublin  
 D15X98N

**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)

11 May 2021

**Re: CDS21002228 pre-connection enquiry - Subject to contract | Contract denied**

**Connection for Business Connection of 1 unit at Profile Park, Baldonnel, Co. Dublin**

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Profile Park, Baldonnel, Co. Dublin (the **Premises**). 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.

SERVICE	<b>OUTCOME OF PRE-CONNECTION ENQUIRY</b> <u><b>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</b></u>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
<b>SITE SPECIFIC COMMENTS</b>	
<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>	

**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 Marina Byrne from the design team via email [mzbyrne@water.ie](mailto:mzbyrne@water.ie). For further information, visit **[www.water.ie/connections](http://www.water.ie/connections)**.

Yours sincerely,



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

# Pre-connection enquiry form

## Business developments, mixed use developments, housing developments



This form is to be filled out by applicants enquiring about the feasibility of a water and/or wastewater connection to Irish Water infrastructure. If completing this form by hand, please use BLOCK CAPITALS and black ink.

Please refer to the **Guide to completing the pre-connection enquiry form** on page 13 of this document when completing the form.

\* Denotes mandatory/ required field. Please note, if mandatory fields are not completed the application will be returned.

### Section A | Applicant details

#### 1 \*Applicant details:

Registered company name (if applicable): C E N T R I C A B U S I N E S S

S O L U T I O N S

Trading name (if applicable):

Company registration number (if applicable): 2 9 9 7 1 5

If you are not a registered company/business, please provide the applicant's name:

\*Contact name: C / O S H A N E M I N E H A N E

\*Postal address: H E A D O F B U S I N E S S O P E R A T I O

N S , C E N T R I C A , 1 S E A P O I N T B U I L D

I N G , 4 4 - 4 5 C L O N T A R F R D , D 3

\*Eircode: D 0 3 F 4 A 7

\*Telephone: 0 8 6 0 1 0 8 6 6 3

Mobile:

\*Email: S H A N E . M I N E H A N E @ C E N T R I C A . C

#### 2 Agent details (if applicable):

Contact name: M A R K M C C A R T H Y

Company name (if applicable): T O B I N C O N S U L T I N G

Postal address: B L O C K 1 0 - 4 , B L A N C H A R D S T O W

N C O R P O R A T E P A R K , D U B L I N

Eircode: D 1 5 X 9 8 N

Telephone: 0 8 6 3 5 9 0 9 4 9

Email: M A R K . M C C A R T H Y @ T O B I N . I E

3 \*Please indicate whether it is the applicant or agent who should receive future correspondence in relation to the enquiry:

Applicant

Agent

**Section B | Site details**

4 \*Site address: P R O F I L E P A R K , B A L D O N N E L ,  
D U B L I N 2 2

5 \*Irish Grid co-ordinates of site: Eastings (X) 3 0 3 8 8 8 Northings (Y) 2 3 0 4 8 4  
Eg. co-ordinates of GPO, O'Connell St., Dublin: E(X) 315,878 N(Y) 234,619

6 \*Local Authority:  
Local Authority that granted planning permission (if applicable):  
S O U T H D U B L I N C O U N T Y C O U N C I L

7 \*Has full planning permission been granted? Yes  No   
If 'Yes', please provide the current or previous planning reference number:  
[Empty grid for reference number]

## Section C | Development details

8 Please outline the domestic and/or industry/business use proposed:

Property type	Number of units	Property type	Number of units	Property type	Number of units
House		Apartments		Agricultural	
Office		School		Retail unit	
Residential care home		Institution		Industrial unit	
Hotel		Factory		Other	
Other (please specify type)	Gas power plant				

9 \*Approximate start date of proposed development:

0 1 / 1 0 / 2 0 2 2

10 \*Is the development multi-phased?

Yes  No

If 'Yes', application must include a master-plan identifying the development phases and the current phase number.

If 'Yes', please provide details of variations in water demand volumes and wastewater discharge loads due to phasing requirements.

11 \*Please indicate the type of connection required by ticking the appropriate box below:

- Water**  Please go to Section D
- Wastewater**  Please go to Section E
- Both**  Please complete both Sections D and E

## Section D | Water connection and demand details

- 12 **\*Is there an existing connection to public water mains at the site?** Yes  No
- 12.1 If yes, is this enquiry for an additional connection to one already installed? Yes  No
- 12.2 If yes, is this enquiry to increase the size of an existing connection? Yes  No

13 **Approximate date water connection is required:** 01 / 10 / 2022

14 **\*What diameter of water connection is required to service the development?** 100 mm

- 15 **\*Is more than one connection required to the public infrastructure to service this development?** Yes  No   
 If 'Yes', how many?

16 **Please indicate the business water demand (shops, offices, schools, hotels, restaurants, etc.):**

Post-development peak hour water demand	0.1157	l/s
Post-development average hour water demand	0.1	l/s

Please include calculations on the attached sheet provided. Where there will be a daily/weekly/seasonal variation in the water demand profile, please provide all such details.

17 **Please indicate the industrial water demand (industry-specific water requirements):**

Post-development peak hour water demand	0	l/s
Post-development average hour water demand	0	l/s

Please include calculations on the attached sheet provided. Where there will be a daily/weekly/seasonal variation in the water demand profile, please provide all such details.

18 **What is the existing ground level at the property boundary at connection point (if known) above Malin Head Ordnance Datum?**

74.80 m

19 **What is the highest finished floor level of the proposed development above Malin Head Ordnance Datum?**

74.90 m

20 **Is on-site water storage being provided?** Yes  No

Please include calculations on the attached sheet provided.









Please note that if you are sending us your application form and any associated documentation by email, the maximum file size that we can receive in any one email is 35MB.

**Please note, if mandatory fields are not completed the application will be returned.**

Irish Water is subject to the provisions of the Freedom of Information Act 2014 (“FOIA”) and the codes of practice issued under FOIA as may be amended, updated or replaced from time to time. The FOIA enables members of the public to obtain access to records held by public bodies subject to certain exemptions such as where the requested records may not be released, for example to protect another individual’s privacy rights or to protect commercially sensitive information. Please clearly label any document or part thereof which contains commercially sensitive information. Irish Water accepts no responsibility for any loss or damage arising as a result of its processing of freedom of information requests.

## Calculations

### Water demand

The gas plant will either be remotely operated or will have a small operational workforce.

There is no process water requirement.

The potable water supply has been calculated assuming there may be a maximum of 20 people on the site at the same time. This would be an unlikely and/or infrequent occurrence. It is assumed on a worst case scenario that 500 liters per person per day would be required. This equates to 0.1157 l/s.

The attached mapping shows the location of the site and the existing water mains infrastructure in Profile Park.

## On-site storage

n/a

## Fire flow requirements

TBC with final design but provisionally assumed there may be a tank on site which would not exceed 500m<sup>3</sup>.

The gas plant will either be remotely operated or will have a small operational workforce.

There is no process wastewater arising from the operation of this plant.

The wastewater volumes have been calculated assuming there may be a maximum of 20 people on the site at the same time. This would be an unlikely and/or infrequent occurrence. It is assumed on a worst case scenario that 120 liters per person per day is the required volume for wastewater calculations. This equates to 0.1157 l/s.

The attached mapping shows the location of the site and the existing sewer infrastructure in Profile Park.

N/A

## Guide to completing the pre-connection enquiry form

This form should be completed by applicants enquiring about the feasibility of a water and/or wastewater connection to Irish Water infrastructure.

The Irish Water Codes of Practice are available at [www.water.ie](http://www.water.ie) for reference.

### Section A | Applicant Details

- Question 1:** This question requires the applicant or company enquiring about the feasibility of a connection to identify themselves, their postal address, and to provide their contact details.
- Question 2:** If the applicant has employed a consulting engineer or an agent to manage the enquiry on their behalf, the agent's address and contact details should be recorded here.
- Question 3:** Please indicate whether it is the applicant or the agent who should receive future correspondence in relation to the enquiry.

### Section B | Site details

- Question 4:** This is the address of the site requiring the water/wastewater service connection and for which this enquiry is being made.
- Question 5:** Please provide the Irish Grid co-ordinates of the proposed site. Irish grid positions on maps are expressed in two dimensions as Eastings (E or X) and Northings (N or Y) relative to an origin. You will find these coordinates on your Ordnance Survey map which is required to be submitted with an application.
- Question 6:** Please identify the Local Authority that is or will be dealing with your planning application, for example Cork City Council.
- Question 7:** Please indicate if planning permission has been granted for this application, and if so, please provide the planning permission reference number.

### Section C | Development details

- Question 8:** Please specify the number of different property/premises types by filling in the tables provided.
- Question 9:** Please indicate the approximate commencement date of works on the development.
- Question 10:** Please indicate if a phased building approach is to be adopted when developing the site. If so, please provide details of the phase master-plan and the proposed variation in water demand/wastewater discharge as a result of the phasing of the development.
- Question 11:** Please indicate the type of connection required by ticking the appropriate box and proceed to complete the appropriate section or sections.

### Section D | Water connection and demand details

- Question 12:** Please indicate if a water connection already exists for this site.
- Question 12.1:** Please indicate if this enquiry concerns an additional connection to one already installed on the site.
- Question 12.2:** Please indicate if you are proposing to upgrade the water connection to facilitate an increase in water demand. Irish Water will determine what impact this will have on our infrastructure.
- Question 13:** Please indicate the approximate date that the proposed connection to the water infrastructure will be required.
- Question 14:** Please indicate what diameter of water connection is required to service this development.
- Question 15:** Please indicate if more than one connection is required to service this development. Please note that the connection size provided may be used to determine the connection charge.
- Question 16:** If this connection enquiry concerns a business premises, please provide calculations for the water demand and include your calculations on the calculation sheet provided. Business premises include shops, offices, hotels, schools, etc. Demand rates (peak and average) are site specific. Average demand is the total daily volume divided by a 24-hour time period and expressed in litres per second (l/s). For design purposes, please refer to the Irish Water Codes of Practice for Water Infrastructure.

- Question 17:** If this connection enquiry is for an industrial premises, please calculate the water demand and include your calculations on the calculation sheet provided. Demand rates (peak and average) are site specific. Average demand is the total daily volume divided by a 24-hour time period and expressed in litres per second (l/s). The peak demand for sizing of the pipe network will be as per the specific business production requirements. For design purposes, please refer to the Irish Water Codes of Practice for Water Infrastructure.
- Question 18:** Please specify the ground level at the location where connection to the public water mains will be made. This is required in order to determine if there is sufficient pressure in the existing water infrastructure to serve your proposed development. Levels should be quoted in metres relative to Malin Head Ordnance Datum.
- Question 19:** Please specify the highest finished floor level on site. This is required in order to determine if there is sufficient pressure in the existing water infrastructure to serve your proposed development. Levels should be quoted in metres relative to Malin Head Ordnance Datum.
- Question 20:** If storage is required, water storage capacity of 24-hour water demand must usually be provided at the proposed site. In some cases, 24-hour storage capacity may not be required, for example 24-hour storage for a domestic house would be provided in an attic storage tank. Please calculate the 24-hour water storage requirements and include your calculations on the attached sheet provided. Please also confirm that on-site storage is being provided by ticking the appropriate box.
- Question 21:** The water supply system shall be designed and constructed to reliably convey the water flows that are required of the development including fire flow requirements by the Fire Authority. The Fire Authority will provide the requirement for fire flow rates that the water supply system will have to carry. Please note that while flows in excess of your required demand may be achieved in the Irish Water network and could be utilised in the event of a fire, Irish Water cannot guarantee a flow rate to meet your fire flow requirement. To guarantee a flow to meet the Fire Authority requirements, you should provide adequate fire storage capacity within your development. Please include your calculations on the attached sheet provided, and further provide confirmation of the Fire Authority requirements.
- Question 22:** Please identify proposed additional water supply sources, that is, do you intend to connect to the public water mains or the public mains and supplement from other sources? If supplementing public water supply with a supply from another source, please provide details as to how the potable water supply is to be protected from cross contamination at the premises.

## **Section E | Wastewater connection and discharge details**

- Question 23:** Please indicate if a wastewater connection to a public sewer already exists for this site.
- Question 23.1:** Please indicate if this enquiry relates to an additional wastewater connection to one already installed.
- Question 23.2:** Please indicate if you are proposing to upgrade the wastewater connection to facilitate an increased discharge. Irish Water will determine what impact this will have on our infrastructure.
- Question 24:** Please specify the approximate date that the proposed connection to the wastewater infrastructure will be required.
- Question 25:** Please indicate what diameter of wastewater connection is required to service this development.
- Question 26:** Please indicate if more than one connection is required to service this development. Please indicate number required.
- Question 27:** If this enquiry relates to a business premises, please provide calculations for the wastewater discharge and include your calculations on the attached sheet provided. Business premises include shops, offices, hotels, schools, etc. Discharge rates (peak and average) are site specific. Average discharge is the total daily volume divided by a 24-hour time period and expressed in litres per second (l/s). For design purposes, please refer to the Irish Water Codes of Practice for Wastewater Infrastructure.
- Question 28:** If this enquiry relates to an industrial premises, please provide calculations for the wastewater discharge and include your calculations on the calculation sheet provided. Discharge rates (peak and average) are site specific. Average discharge is the total daily volume divided by a 24-hour time period and expressed in litres per second (l/s). The peak discharge for sizing of the pipe network will be as per the specific business production requirements. For design purposes, please refer to the Irish Water Codes of Practice for Wastewater Infrastructure.



- Question 29:** Please specify the maximum and average concentrations and the maximum daily load of each of the wastewater characteristics listed in the wastewater organic load table (if not domestic effluent), and also specify if any other significant concentrations are expected in the effluent. Please complete the table and provide additional supporting documentation if relevant. Note that the concentration shall be in mg/l and the load shall be in kg/day. Note that for business premises (shops, offices, schools, hotels, etc.) for which only domestic effluent will be discharged (excluding discharge from canteens/restaurants which would require a Trade Effluent Discharge licence), there is no need to complete this question.
- Question 30:** In exceptional circumstances, such as brownfield sites, where the only practical outlet for storm/surface water is to a combined sewer, Irish Water will consider permitting a restricted attenuated flow to the combined sewer. Storm/surface water will only be accepted from brownfield sites that already have a storm/surface water connection to a combined sewer and the applicant must demonstrate how the storm/surface water flow from the proposed site is minimised using sustainable urban drainage system (SUDS). This type of connection will only be considered on a case by case basis. Please advise if the proposed development intends discharging surface water to the combined wastewater collection system.
- Question 31:** Please specify if the development needs to pump its wastewater discharge to gain access to Irish Water infrastructure.
- Question 32:** Please specify the ground level at the location where connection to the public sewer will be made. This is required to determine if the development can be connected to the public sewer via gravity discharge. Levels should be quoted in metres relative to Malin Head Ordnance Datum.
- Question 33:** Please specify the lowest floor level of the proposed development. This is required in order to determine if the development can be connected to the public sewer via gravity discharge. Levels should be quoted in metres relative to Malin Head Ordnance Datum.
- Question 34:** Please specify the proposed invert level of the pipe exiting the property to the public road.

## **Section F | Supporting documentation**

Please provide additional information as listed.

## **Section G | Declaration**

Please review the declaration, sign, and return the completed application form to Irish Water by email or by post using the contact details provided in Section G.

Water and wastewater calc as provided.

This is the initial query with IW based on the planning desing which is still a 'live' process. Follow up post planning connection application will also be made to IW.

It is hoped planning permissio will be secured in Q3 2021.

A large, empty rectangular box with a thin black border, occupying most of the page. It is intended for the user to write their notes.