

Large Scale Residential Development at Dunboyne North, Co. Meath

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Large Scale
Residential Development
at Dunboyne North, Co. Meath

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CHAPTER 1 Introduction

Appendix 1.1 Consultation Responses



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Appendix 1.1 Consultation Responses

Appendix 1.1 – Consultation Responses

As part of the consultation process for this EIAR, letters were sent out via email and post in August 2023 to the following statutory bodies:

- Bat Conservation Ireland
- Bord Gáis
- Environmental Protection Agency
- ESB
- Fáilte Ireland
- The Health Service Executive (HSE)
- The National Transport Authority (NTA)
- Department of Education
- Department of Housing, Local Government, and Heritage
- Department of Tourism, Culture, Arts, Gaeltacht, Sport & Media
- Geological Survey Ireland
- The Health and Safety Authority (HSA)
- The Heritage Council
- Inland Fisheries Ireland
- Office of Public Works (OPW)
- Transport Infrastructure Ireland (TII)
- Uisce Éireann

An example of the letter sent to the above statutory bodies is provided on the following page.

Responses were received via email from the following bodies:

- The Health and Safety Authority (HSA)
- Geological Survey Ireland
- Uisce Éireann

These responses are provided in the following pages.

In addition, a response from Inland Fisheries Ireland was received via phonecall on Thursday 31st August 2023. The following key points and concerns were raised:

- SuDS
 - Management of SuDs crucial
 - Requested inclusion of nature-based solutions as much as possible.
 - Suggested inclusion of open ponds as a nature-based solution and noted tree pits are tokenistic.
 - Assumed discharging to river Tolka and noted mitigation measures will be required to minimise impact.
- River Tolka
 - Noted river is a salmonid system.
 - Also noted it is a shallow river and therefore vulnerable.
 - Bridge span should be designed with a narrow span to minimise impact on river.
 - Would like to see green riparian buffer along River Tolka maintained.

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Geological Survey Ireland
Dept of the Environment, Climate and
Communications
Block 1,
Booterstown Hall
Booterstown,
Blackrock
Co. Dublin, A94 N2R6

16 August 2023

By email: GSIPlanning@gsi.ie

Re: Dunboyne Large Scale Residential Development – Consultation on the preparation of an Environmental Impact Assessment Report for a proposed Large Scale Residential Development.

A Chara,

We are acting on behalf of Glenveagh Homes Ltd in the preparation of an Environmental Impact Assessment Report (EIAR) for a proposed Large Scale Residential Development at Dunboyne, Co. Meath.

Research and baseline analysis for the EIAR has commenced and an impact assessment will be carried out following completion of the design of the proposed development.

If you have any comments in relation to the potential environmental impacts of the proposed development, I would be grateful if you would forward them to me as soon as is convenient. The details of the site location, project description, and proposed works are outlined further below.

Proposed Development

Glenveagh Homes Ltd are seeking permission for the construction of c. 269 no. residential units, a creche, and all associated landscaping, amenity areas, and site development works at Dunboyne, Co. Meath. The proposal will also include the construction of a new link road to the south, including a bridge over the River Tolka, and improvements to the R157 to the west.

Site Location and Description

The subject site has a gross site area of c. 14.13ha and a net site area of c. 5.18ha. The gross site area includes for road improvements and drainage infrastructure.

The site is located c. 1.45km north of Dunboyne town centre and immediately south of the M3 Parkway Train Station car park. The R157 bounds the site to the west and the M3 lies to the east of the site, beyond the Navan Road and the train line.

The River Tolka flows to the east of the site and the red line boundary will extend over this river to include for the proposed bridge associated with the proposed link road.

The site is zoned for residential development and is located within the Dunboyne North Masterplan (MP22) lands. The lands to the south of the site are currently greenfield and are zoned for employment use. An application has been submitted on the lands to the north of the site for a single storey commercial building and associated car parking (MCC Ref: 23/60065).



Figure 1 Approximate Net Site Area

ElAR Structure and Content

The ElAR is divided into three volumes as follows:

- Volume 1: Non-Technical Summary
- Volume 2: Main Environmental Impact Assessment Report
- Volume 3: Appendices

The overall structure of Volume 2 of the ElAR is as follows:

Chapter	Chapter Title
1.	Introduction
2.	Site Location and Project Description
3.	Alternatives Considered
4.	Population and Human Health
5.	Land, Soils, and Geology
6.	Hydrology and Hydrogeology
7.	Air Quality
8.	Climate Change
9.	Noise and Vibration
10.	Landscape and Visual Impact
11.	Material Assets: Traffic and Transport

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12.	Material Assets: Service Infrastructure and Utilities
13.	Biodiversity
14.	Cultural Heritage and Archaeology
15.	Significant Interaction of Impacts
16.	Summary of Mitigation Measures and Monitoring
17.	Screening for Major Accidents

Each chapter is to include the following elements:

- Introduction and Methodology
- Description of the Existing Environment
- Impact Assessment. Each discipline will consider impacts under the following headings:
 - Do-Nothing Scenario
 - Construction Phase
 - Operational Phase

In assessing impacts regard will be had to direct impacts, indirect impacts, and cumulative impacts. Where relevant, reference may also be made to 'synergistic impacts' or 'secondary impacts'. The assessment of impacts will have regard to the EPA guidelines and advice notes for preparing EIAR.

Based on an initial appraisal, it is considered that there are no known proposed projects in the vicinity of the proposed development which, together with the proposed development, could result in significant negative cumulative impacts. As the EIA progresses any relevant permitted or proposed projects will be included in the assessment.

The EIAR will also consider:

- Mitigation Measures
- Residual Impacts

Summary

In summary, this EIAR will consider the potential impact of the proposed development, in combination with the relevant planning applications in the vicinity.

The EIAR is being co-ordinated by McCutcheon Halley Chartered Planning Consultants. If you have any comments in relation to the potential environmental impacts of the proposed, I would be grateful if you would forward them to me as soon as is convenient.

You can email any comments to me at skavanagh@mhplanning.ie

Yours sincerely,



Saoirse Kavanagh

McCutcheon Halley



RECEIVED: 21/09/2023

28 August 2023

Saoirse Kavanagh
McCutcheon Hally
6 Joyce House
Ballincollig
Cork, P31 YX97

Re: Dunboyne Large Scale Residential Development – Consultation on the preparation of an EIAR for a proposed Large Scale Residential Development.

Your Ref: n/a
Our Ref: 23/214

Dear Saoirse,

Geological Survey Ireland is the national earth science agency and is a division of the Department of the Environment, Climate and Communications. We provide independent geological information and gather various data for that purpose. Please see our [website](#) for data availability. We recommend using these various data sets, when conducting the EIAR, SEA, planning and scoping processes. Use of our data or maps should be attributed correctly to 'Geological Survey Ireland'.

The publicly available data referenced/presented here, should in no way be construed as Geological Survey Ireland support for or objection to the proposed development or plan. The data is made freely available to all and can be used as independent scientific data in assessments, plans or policies. It should be noted that in many cases this data is a baseline or starting point for further site specific assessments.

With reference to your email received on the 16 August 2023, concerning the proposed Dunboyne Large Scale Residential Development, Geological Survey Ireland would encourage use of and reference to our datasets. Please find attached a list of our publicly available datasets that may be useful to the environmental assessment and planning process. We recommend that you review this list and refer to any datasets you consider relevant to your assessment. The remainder of this letter and following sections provide more detail on some of these datasets.

Geoheritage

A national inventory of geoheritage sites known as County Geological Sites (CGSs) is managed by the Geoheritage Programme of Geological Survey Ireland. CGSs, as adopted under the National Heritage Plan, include sites that are of national importance which have been selected as the very best examples for NHA (Natural Heritage Areas) designation. NHA designation will be completed in partnership with the National Parks and Wildlife Service (NPWS). CGSs are now routinely included in County Development Plans and in the GIS of planning departments, to ensure the recognition and appropriate protection of geological heritage within the planning system. CGSs can be viewed online under the Geological Heritage tab on the online [Map Viewer](#).

The audit for Co. Meath was carried out in 2007. The full report details can be found [here](#). **Our records show that there are no CGSs in the vicinity of the proposed residential development.**

Groundwater

Geological Survey Ireland's [Groundwater and Geothermal Unit](#), provides advice, data and maps relating to groundwater distribution, quality and use, which is especially relevant for safe and secure drinking water supplies and healthy ecosystems.

Proposed developments need to consider any potential impact on specific groundwater abstractions and on groundwater resources in general. We recommend using the groundwater maps on our [Map viewer](#) which should include: wells; drinking water source protection areas; the national map suite - aquifer, groundwater vulnerability, groundwater recharge and subsoil permeability maps. For areas underlain by limestone, please refer to the karst specific data layers (karst features, tracer test database; turlough water levels (gwlevel.ie). Background information is also provided in the Groundwater Body Descriptions. Please read all disclaimers carefully when using Geological Survey Ireland data.



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The Groundwater Data Viewer indicates an aquifer classed as a 'Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zone' underlies the proposed development. The Groundwater Vulnerability map indicates the area covered is classed as 'Low' to 'Moderate' Vulnerability.

There is a groundwater drinking water abstraction within the residential development area for which there is a source protection area: Dunboyne Public Water Scheme (PWS).

Link to report at:

https://secure.dccae.gov.ie/GSI_DOWNLOAD/Groundwater/Reports/SPZ/MH_PWSS_SPZ_Dunboyne_June_2004_GSI.pdf

Key to groundwater protection in general, and protection of specific drinking water supplies, is preventing ingress of runoff to the aquifer. With any infrastructure projects such as roads and housing, design of any drainage will need to be cognisant of this supply scheme and the interactions between surface water and groundwater as well as run-off. Appropriate design should be undertaken by qualified and competent persons to include mitigation measures as necessary, such as SUDs or other drainage mitigation measures. Note that there could be other groundwater abstractions in the locality for which Geological Survey Ireland has not undertaken studies, and a robust assessment should be undertaken by qualified and competent persons. Given the nearby drinking water source, the effects of any potential contamination / dewatering as a result of the development would need to be assessed.

[GWClimate](#) is a groundwater monitoring and modelling project that aims to investigate the impact of climate change on groundwater in Ireland. This is a follow on from a previous project (GWFlood) and the data may be useful in relation to Flood Risk Assessment (FRA) and management plans. Maps and data are available on the [Map viewer](#).

Geological Survey Ireland has completed Groundwater Protection Schemes (GWPSs) in partnership with Local Authorities, and there is now national coverage of GWPS mapping. A Groundwater Protection Scheme provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater. **The Groundwater Protection Response overview and link to the main reports is here:** <https://www.gsi.ie/en-ie/programmes-and-projects/groundwater/projects/protecting-drinking-water/what-is-drinking-water-protection/county-groundwater-protection-schemes/Pages/default.aspx>

Geological Mapping

Geological Survey Ireland maintains online datasets of bedrock and subsoils geological mapping that are reliable and accessible. We would encourage you to use these data which can be found [here](#), in your future assessments.

Please note we have recently launched QGIS compatible bedrock (100K) and Quaternary geology map data, with instructional manuals and videos. This makes our data more accessible to general public and external stakeholders. QGIS compatible data can be found in our downloadable bedrock 100k .zip file on the [Data & Maps](#) section of our website.

Natural Resources (Minerals/Aggregates)

Geological Survey Ireland provides data, maps, interpretations and advice on matters related to minerals, their use and their development in our [Minerals section](#) of the website. The Active Quarries, Mineral Localities and the Aggregate Potential maps are available on our [Map Viewer](#).

We would recommend use of the Aggregate Potential Mapping viewer to identify areas of High to Very High source aggregate potential within the area. In keeping with a sustainable approach we would recommend use of our data and mapping viewers to identify and ensure that natural resources used in the proposed development are sustainably sourced from properly recognised and licensed facilities, and that consideration of future resource sterilization is considered.

Geochemistry of soils, surface waters and sediments

Geological Survey Ireland provides baseline geochemistry data for Ireland as part of the Tellus programme. Baseline geochemistry data can be used to assess the chemical status of soil and water at a regional scale and to support the assessment of existing or potential impacts of human activity on environmental chemical quality. Tellus is a national-scale



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mapping programme which provides multi-element data for shallow soil, stream sediment and stream water in Ireland. At present, mapping consists of the border, western and midland regions. Data is available at <https://www.gsi.ie/en-ie/data-and-maps/Pages/Geochemistry.aspx>.

Guidelines

The following guidelines may also be of assistance:

- Institute of Geologists of Ireland, 2013. Guidelines for the Preparation of the Soils, Geology and Hydrogeology Chapters of Geology in Environmental Impact Statements.
- [EPA, 2022](#). Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR)

Other Comments

Should development go ahead, all other factors considered, Geological Survey Ireland would much appreciate a copy of reports detailing any site investigations carried out. The data would be added to Geological Survey Ireland's national database of site investigation boreholes, implemented to provide a better service to the civil engineering sector. Data can be sent to the Geological Mapping Unit, at <mailto:GeologicalMappingInfo@gsi.ie>, 01-678 2795.

I hope that these comments are of assistance, and if we can be of any further help, please do not hesitate to the Geological Survey Ireland Planning Team at GSIPlanning@gsi.ie.

Yours sincerely,

Geoheritage and Planning Programme

Enc: Table - Geological Survey Ireland's Publicly Available Datasets Relevant to Planning, EIA and SEA processes.

Geological Survey Ireland's Publicly Available Datasets Relevant to Planning, EIA and SEA processes
following European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018
(S.I. No. 296 of 2018)

Geological Survey Ireland Programme	Dataset	Relevant EIA Topic	Coverage	Description / Notes / Limitations	Link to Geological Survey Ireland map viewer
Geohazards	Landslide: National landslide database and landslide susceptibility map	Land & Soil/Climate/Landscape	National	Associated guidance documentation relating to the National Landslide Susceptibility Map is also available.	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=b68cf1e4a904a5981f950e9b9c5625c
Geohazards	Groundwater Flooding (Historic)	Water	Regional	Provide information of historic flooding, both surface water and groundwater. [A lack of flooding presented in any specific location of the map only indicates that a flood has not been detected. It does not indicate that a flood cannot occur in that location at present or in the future]	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=848f83c85799430b086f2f9c735b1cc
Geohazards	Groundwater Flooding (Predictive)	Water	Regional	Provides information on the probability of future karst groundwater flooding (where available). [The maps do not, and are not intended to, constitute advice. Professional or specialist advice should be sought before taking, or refraining from, any action on the basis of the flood maps]	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=848f83c85799430b086f2f9c735b1cc
Geohazards	Radon Map	Land & Soils/Air	National		http://www.epa.ie/radiation/radonmap/
Geohazards	County Geological Sites as adopted by National Heritage Plan and listed in County Development Plans	Land & Soils/Landscape	Regional	All geological heritage sites identified by Geological Survey Ireland are categorised as CGS pending any further NHA designation by NPWS.	https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0b2fde2aaac3c228
Geological Mapping	Bedrock geology:	Land & Soils	National	1:100,000 scale and associated memoirs.	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7ee1b6ab8d5&scale=0
Geological Mapping	Bedrock geology:	Land & Soils	Regional	1:50,000 scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7ee1b6ab8d5&scale=0
Geological Mapping	Quaternary geology: Sediments	Land & Soils	National	1:50,000 scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7ee1b6ab8d5&scale=0
Geological Mapping	Quaternary geology: Geomorphology	Land & Soils	National	1:50,000 scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7ee1b6ab8d5&scale=0
Geological Mapping	Physiographic units:	Land & Soils	National	Broad-scale physical landscape units mapped at 1:100,000 scale in order to be represented as a cartographic digital map at 1:250,000 scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=afa7a420fc54877843aca107c5c62b
Geological Mapping	GeoUrban: Spatial geological data for the greater Dublin and Cork areas	Land & Soils	Regional	includes 3D models	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=9768f4818b794c16093beb2212a850ce6&scale=0
Geological Mapping	Geotechnical database	Land & Soils	National	Digitised geotechnical and Site Investigation Reports and boreholes which can be accessed through online downloads	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=a2718be1873d47a585a3f0415b4a724c
Goldmine	Historical data sets including geological memoirs and 6" to 1 mile geological mapping records	Land & Soils/Water	National	available online	https://secure.dcaa.gov.ie/goldmine/index.html
Groundwater & Geothermal	Groundwater resources (aquifers)	Water	National	Data limited to 1:100,000 scale; sites should be investigated at local scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Groundwater recharge.	Water	National	Data limited to 1:40,000 scale; sites should be investigated at local scale; long term annual average recharge	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Groundwater vulnerability.	Water	National	Data limited to 1:40,000 scale; sites should be investigated at local scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Group scheme and public supply source protection areas.	Water	National	Not all PWS / GWS have SPZ / ZOC. Check with IW / coco / NFGWS for private supplies.	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Groundwater Protection Schemes	Water	National	Data is limited to scale of 1:40,000. Data does not include all of the source protection areas	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Catchment and WFD management units.	Water	National		https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	karst specific data layers	water	National	For areas underlain by limestone, includes karst features, tracer test database; turf/rough water levels (gwlevel.ie)	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Wells and Springs	Water	National	Not comprehensive, there may be unrecorded wells and springs	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Groundwater body Descriptions	Water	National	Not exhaustive; only those in designated SACs; could be other GWDTEs; for more information contact NPWS / EPA / site investigations Also, Roadmap for a Policy and Regulatory Framework for Geothermal Energy, November 2020	https://www.gsi.ie/en-ie/programmes-and-projects/groundwater-and-geothermal-unit/activities/understanding-ireland-groundwater/Pages/Groundwater-bodies.aspx
Groundwater & Geothermal	Geothermal Suitability maps	Land & Soils/Water	National		https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=9eae46bee08de41278b90a991d60c0b9e
Marine & Coastal Unit	INFOMAR - Ireland's national marine mapping programme; providing key baseline data for Ireland's	Water	National		https://secure.dcaa.gov.ie/GSI/INFOMAR_VIEWER/
Marine & Coastal Unit	CHERISH - Coastal change project (Climate, Heritage and Environments of Reefs, Islands, and Headlands)	Water	Regional		http://www.cherishproject.eu/en/
Marine & Coastal Unit	Coastal Vulnerability Index (CVI).	water / Land & Soils	Regional	Currently the project is being carried out on the east coast and will be rolled out nationally	https://www.gsi.ie/en-ie/programmes-and-projects/marine-and-coastal-unit/projects/Pages/Coastal-Vulnerability-Index.aspx
Minerals	Aggregate potential	Land & Soils/Material Assets	National	Consideration of mineral resources and potential resources as a material asset which should be explicitly recognised within the environmental assessment process	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=ee8c4c285a49413aa6f1344416dc9956
Minerals	Active quarries	Land & Soils	National		https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=ee8c4c285a49413aa6f1344416dc9956
Minerals	Historic mines	Land & Soils/Cultural Heritage	National	Inventory and Risk Classification 2009. Environmental Protection Agency, Economic Minerals Division and Geological Survey Ireland (DECC).	https://gis.epa.ie/EPAMaps/default?zesting=7&northing=7&lid=EPA:LEMA_Facilities_Extractive_Facilities
Tellus	Geochemical data: multi-element data for shallow soil, stream sediment and stream water	Land & Soils	Regional	A national mapping programme	https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b99642707f72754
Tellus	Airborne geophysical data including radiometrics, electromagnetics and magnetics	Land & Soils	Regional	A national mapping programme	https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b99642707f72754
Tellus	urban geochemistry mapping (Dublin SURGE project).	Land & Soils	Regional		https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b99642707f72754

- Notes:
- The maps and data listed above are available on the Geological Survey Ireland map viewer <https://www.gsi.ie/en-ie/data-and-maps/Pages/default.aspx>
 - Please read all disclaimers carefully when using Geological Survey Ireland data
 - Geological Survey Ireland and Irish Concrete Federation published guidelines for the treatment of geological heritage in the extractive industry in 2008.



An tÚdarás Sláinte agus Sábháilteachta
Health and Safety Authority

☎ 0818 289 389 ✉ landuseplanning@hsa.ie 🌐 www.hsa.ie

RECEIVED: 21/09/2023

Saoirse Kavanagh,
McCutcheon Halley

Our Ref: 4156

24/08/2023

Re: Consultation on EIAR Preparation - Dunboyne LRD

Dear Saoirse

I wish to acknowledge receipt of your correspondence dated 16/08/2023, regarding the above which has been noted.

If you have any queries please contact the undersigned.

Yours sincerely

Geoff Hynes
Inspector,
COMAH, Chemical Production & Storage (CCPS)

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Uisce Éireann
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www.water.ie

For the attention of Saoirse Kavanagh
6 Joyce House,
Barrack Square,
Ballincollig, Cork.
Eircode: P21 YX97

Date: 25th August 2023

By Email: skavanagh@mhplanning.ie

Re: EIA Scoping Request – Proposed LRD consisting of the construction of c. 269 no. residential units, a creche, and all associated landscaping, amenity areas, and site development works at Dunboyne, Co. Meath.

Dear Saoirse Kavanagh,

Uisce Éireann has received notification of your Environmental Impact Assessment (EIA) scoping request relating to Glenveagh Homes Ltd.'s forthcoming application to construct 269 no. residential units within Dunboyne, Co. Meath.

Please see attached, Uisce Éireann's scoping opinion in relation to Water Services. On receipt of the planning referral, Uisce Éireann will review the finalised Environmental Impact Assessment Report (EIAR) as part of the planning process.

Queries relating to the terms and the EIA scoping opinions below should be directed to planning@water.ie

PP. *Ali Robinson*

Yvonne Harris

Connections and Developer Services

Uisce Éireann's Response to EIA Scoping Requests

At present, Uisce Éireann does not have the capacity to advise on the scoping of individual projects. However, in general the following aspects of Water Services should be considered in the scope of an EIA where relevant;

- a) Where the development proposal has the potential to impact an Uisce Éireann Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Uisce Éireann's Drinking Water Source(s) during the construction and operational phases of the development. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of the report.
- b) Where the development proposes the backfilling of materials, the applicant is required to include a waste sampling strategy to ensure the material is inert.
- c) Mitigations should be proposed for any potential negative impacts on any water source(s) which may be in proximity and included in the environmental management plan and incident response.
- d) Any and all potential impacts on the nearby reservoir as public water supply water source(s) are assessed, including any impact on hydrogeology and any groundwater/ surface water interactions.
- e) Impacts of the development on the capacity of water services (*i.e. do existing water services have the capacity to cater for the new development*). This is confirmed by Uisce Éireann in the form of a Confirmation of Feasibility (COF). If a development requires a connection to either a public water supply or sewage collection system, the developer is advised to submit a Pre-Connection Enquiry (PCE) enquiry to Uisce Éireann to determine the feasibility of connection to the Uisce Éireann network.

All pre-connection enquiry forms are available from <https://www.water.ie/connections/connection-steps/>.
- f) The applicant shall identify any upgrading of water services infrastructure that would be required to accommodate the proposed development.
- g) In relation to a development that would discharge trade effluent – any upstream treatment or attenuation of discharges required prior to discharging to an Uisce Éireann collection network.

- h) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to minimise and or / stop surface waters from combined sewers.
- i) Any physical impact on Uisce Éireann assets – reservoir, drinking water source, treatment works, pipes, pumping stations, discharges outfalls etc. including any relocation of assets.
- j) When considering a development proposal, the applicant is advised to determine the location of public water services assets, possible connection points from the applicant's site / lands to the public network and any drinking water abstraction catchments to ensure these are included and fully assessed in any pre-planning proposals. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of the applicant's intended development to datarequests@water.ie
- k) Other indicators or methodologies for identifying infrastructure located within the applicant's lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.
- l) Any potential impacts on the assimilative capacity of receiving waters in relation to Uisce Éireann discharge outfalls including changes in dispersion / circulation characterises. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified within the report.
- m) Any potential impact on the contributing catchment of water sources either in terms of water abstraction for the development (*and resultant potential impact on the capacity of the source*) or the potential of the development to influence / present a risk to the quality of the water abstracted by Uisce Éireann for public supply should be identified within the report.
- n) Where a development proposes to connect to an Uisce Éireann network and that network either abstracts water from or discharges wastewater to a "protected"/ sensitive area, consideration as to whether the integrity of the site / conservation objectives of the site would be compromised should be identified within the report.
- o) Mitigation measures in relation to any of the above ensuring a zero risk to any Uisce Éireann drinking water sources (Surface and Ground water).

This is not an exhaustive list.

Please note:

- Where connection(s) to the public network is required as part of the development proposal, applicants are advised to complete the Pre-Connection Enquiry process and have received a Confirmation of Feasibility letter from Uisce Éireann ahead of any planning application.
- Uisce Éireann will not accept new surface water discharges to combined sewer networks.

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