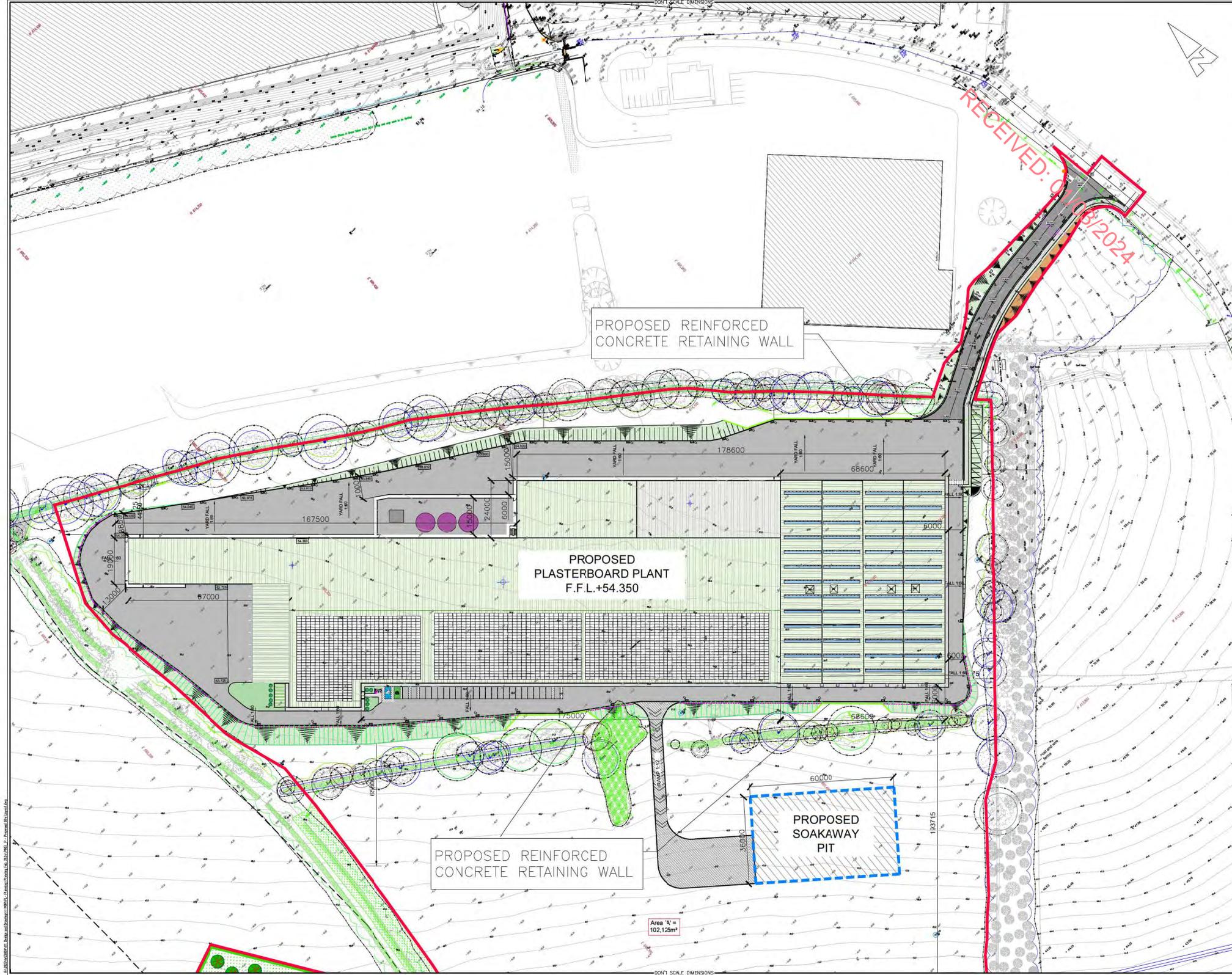


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Appendix 3

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APPENDIX 3-1



PROPOSED REINFORCED
CONCRETE RETAINING WALL

PROPOSED
PLASTERBOARD PLANT
F.F.L. +54.350

PROPOSED REINFORCED
CONCRETE RETAINING WALL

PROPOSED
SOAKAWAY
PIT

Area 'A' =
102,125m²

Health and Safety:
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, THE SPECIFICATION AND THE SAFETY AND HEALTH PLAN.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND HEALTH OF ALL PERSONS EMPLOYED ON THE SITE AND FOR THE SAFETY OF THE PUBLIC. PARTICULAR RISKS SHALL BE REPORTED TO THIS OFFICE IN WRITING.

- Notes:**
- NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF MALONE O'REGAN CONSULTING ENGINEERS. A COPYRIGHT NOTICE IS HEREBY ADVISED AND ORIGINALLY ISSUED.
 - THE APPROVAL OF THE PROJECT SUPERVISOR DESIGN PROCESS IS THE CLIENT'S RESPONSIBILITY.
 - ALL DIMENSIONS IN MM UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS FROM THE COMMENCEMENT OF CONSTRUCTION. DIMENSIONS SHALL BE REPORTED TO THIS OFFICE IN WRITING.

- LEGEND**
- BOUNDARY OF SITE (DMS) AND DIMENSIONS: [Symbol]
 - PROPOSED SITE BOUNDARY: [Symbol]
 - EXISTING CONTOURS: [Symbol]
 - EXISTING RESERVE: [Symbol]
 - EXISTING TREE: [Symbol]
 - EXISTING BUILDING: [Symbol]
 - EXISTING SITE LEVEL: 52.973
 - PROPOSED SITE LEVEL: 52.250
 - PROPOSED VEHICLE CORNERMENT BARRIER: [Symbol]
 - PROPOSED PALISADE FENCE: [Symbol]
 - PROPOSED DOUBLE ENTRANCE GATES: [Symbol]
 - PROPOSED REINFORCED CONCRETE RETAINING WALL: [Symbol]

- PROPOSED CONCRETE SURFACING: [Symbol]
- PROPOSED ACCESS ROAD: [Symbol]
- PROPOSED FERTILISER: [Symbol]
- PROPOSED LANDSCAPING: [Symbol]

PLANNING ISSUE	DATE	ISSUED BY	DATE	APPROVED BY
	29/02/2024	SD		

THIS DRAWING TO BE USED FOR PLANNING PURPOSES ONLY

MDR
MALONE O'REGAN
CONSULTING ENGINEERS

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LONDON: Tel: +44 208 008 8995 Email: london@mdr.ie

Client: GABM LIMITED

at: PLASTERBOARD MANUFACTURING FACILITY AT GORTREENS CO. KILKENNY

Drawing: PROPOSED SITE LAYOUT

Job No	Proj No	Stage	Revision	Scale
W2300B	PS03	PL	P	1:500

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APPENDIX 3-2

CONFIRMATION OF FEASIBILITY

Belview Port,
Co. Waterford.
X91 W424

25 May 2023

**Our Ref: CDS23001741 Pre-Connection Enquiry
Gorteens, Slieverue, Co. Kilkenny**

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Irish Water has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Business Connection of 1 unit(s) at Gorteens, Slieverue, Co. Kilkenny, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection**
 - Feasible Subject to upgrades
 - Please note that the nearest suitable watermain is currently in the ownership of a 3rd party. Should you wish to connect to the watermain you will be required to submit written approval at the time of connection application from the 3rd party confirming permission to connect.
 - In order to complete the proposed connection an extension to the Irish Water water network will be required. The upgrade includes for an extension of approximately 450m. Irish Water currently does not have any plans to extend its network in this area. The delivery of the upgrade works would need to be carried out by Irish Water in accordance with the Irish Water Connection Charging Policy with the cost of such works being borne by the applicant. Please visit www.water.ie/connections/information/charges/ for further information. Should you wish to consider extending the public water

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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

infrastructure to a point whereby you can connect to the Irish Water network, please contact Irish Water.

- Should written permission not be attained a 2.3km extension will be required along with any associated infrastructure upgrades required (valving requirements, metering requirements, monitoring equipment etc). Irish Water currently does not have any plans to extend its network in this area. The delivery of the upgrade works would need to be carried out by Irish Water in accordance with the Irish Water Connection Charging Policy with the cost of such works being borne by the applicant. Please visit www.water.ie/connections/information/charges/ for further information. Should you wish to consider extending the public water infrastructure to a point whereby you can connect to the Irish Water network, please contact Irish Water.

- **Wastewater Connection**

- Feasible Subject to upgrades
- In order to complete the proposed connection an extension to the Irish Water wastewater network will be required. The upgrade includes for an extension of approximately 240m. Irish Water currently does not have any plans to extend its network in this area. The delivery of the upgrade works would need to be carried out by Irish Water in accordance with the Irish Water Connection Charging Policy with the cost of such works being borne by the applicant. Please visit www.water.ie/connections/information/charges/ for further information. Should you wish to consider extending the public wastewater infrastructure to a point whereby you can connect to the Irish Water network, please contact Irish Water.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Irish Water.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

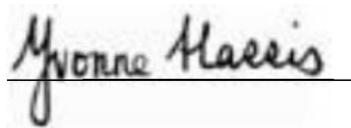
Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Irish Water's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Irish Water's network(s). This is not a connection offer and capacity in Irish Water's network(s) may only be secured by entering into a connection agreement with Irish Water.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,



Yvonne Harris
Head of Customer Operations

Section A - What is important to know?

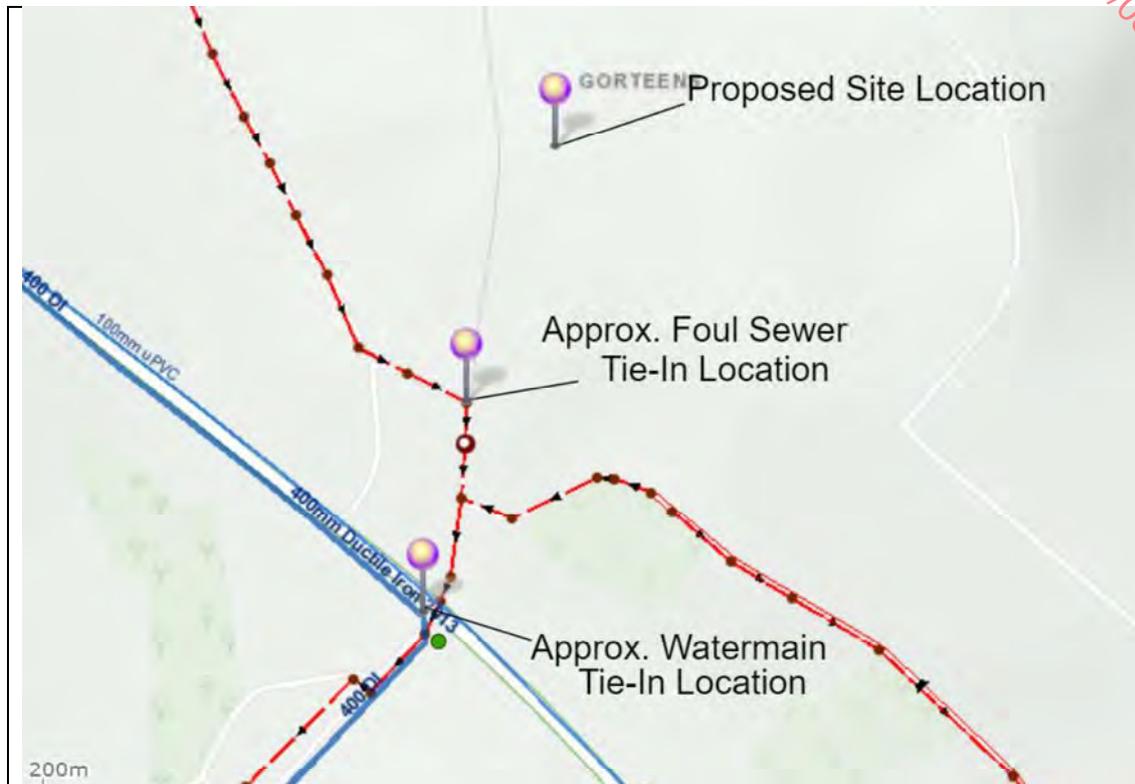
What is important to know?	Why is this important?
<p>Do you need a contract to connect?</p>	<ul style="list-style-type: none"> • Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Irish Water's network(s). • Before the Development can connect to Irish Water's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Irish Water.
<p>When should I submit a Connection Application?</p>	<ul style="list-style-type: none"> • A connection application should only be submitted after planning permission has been granted.
<p>Where can I find information on connection charges?</p>	<ul style="list-style-type: none"> • Irish Water connection charges can be found at: https://www.water.ie/connections/information/charges/
<p>Who will carry out the connection work?</p>	<ul style="list-style-type: none"> • All works to Irish Water's network(s), including works in the public space, must be carried out by Irish Water*. <p>*Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works</p>
<p>Fire flow Requirements</p>	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
<p>Plan for disposal of storm water</p>	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
<p>Where do I find details of Irish Water's network(s)?</p>	<ul style="list-style-type: none"> • Requests for maps showing Irish Water's network(s) can be submitted to: datarequests@water.ie

What are the design requirements for the connection(s)?	<ul style="list-style-type: none">• The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Irish Water Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
Trade Effluent Licensing	<ul style="list-style-type: none">• Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended).• More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ <p>**trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)</p>

Section B – Details of Irish Water’s Network(s)

The map included below outlines the current Irish Water infrastructure adjacent the Development: To access Irish Water Maps email

datarequests@water.ie



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

Note: The information provided on the included maps as to the position of Irish Water’s underground network(s) is provided as a general guide only. The information is based on the best available information provided by each Local Authority in Ireland to Irish Water.

Whilst every care has been taken in respect of the information on Irish Water’s network(s), Irish Water assumes no responsibility for and gives no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided, nor does it accept any liability whatsoever arising from or out of any errors or omissions. This information should not be solely relied upon in the event of excavations or any other works being carried out in the vicinity of Irish Water’s underground network(s). The onus is on the parties carrying out excavations or any other works to ensure the exact location of Irish Water’s underground network(s) 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.

2 Agent details (if applicable):

The fields marked with * in this section are mandatory if using an agent

*Contact name:

Company name (if applicable):

*Postal address:

*Eircode:

Please provide either a landline or a mobile number

Landline:

*Mobile

*Email:

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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 1 (include Site name/Building name/Building number):

G O R T E E N S

*Address 2 G O R T E E N S

*Address 3 S L I E V E R U E

*City/Town S L I E V E R U E

*County K I L K E N N Y Eircode

5 *Irish Grid co-ordinates (proposed connection point):

Eastings (X) 2 6 5 3 7 0 Northings (Y) 1 1 4 0 9 0

Note: Values for Eastings must be between 015,900 and 340,000. Northings, between 029,000 and 362,000
Eg. co-ordinates of GPO, O'Connell St., Dublin: E(X) 315,878 N(Y) 234,619

6 *Local Authority where proposed development is located:

K I L K E N N Y

7 *Has full planning permission been granted? Yes No

If 'Yes', please provide the current or previous planning reference number:

Section D | Water connection and demand details

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

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14 **Approximate date water connection is required:** / /

15 ***What diameter of water connection is required to service the development?** mm

16 ***Is more than one connection required to the public infrastructure to service this development?** Yes No

If 'Yes', how many?

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

Post-development peak hour water demand		l/s
Post-development average hour water demand		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 **Please indicate the industrial water demand (industry-specific water requirements):**

Post-development peak hour water demand	5.24		l/s
Post-development average hour water demand	4.192		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.

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

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

21 **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.

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Calculations

Water demand

The water consumption design calculation is based on the Code of Practice for Water Infrastructure Connections and Developer Services Document IW-CDS-5020-03

Proposed Staff = 40

Water Demand for Plant = 250 l/min

(1) Personnel Use

Full Canteen not provided. 30-60 l/day, say 45 l/day

$(40 \text{ staff} \times 45 \text{ l/per person/day}) + 20\% = 2160 \text{ l/day}$

$2160 \text{ l/day} = 0.025 \text{ l/sec}$

(2) Plant Demand

$250 \text{ l/min} = 4.167 \text{ l/s}$

(3) Average Daily Demand

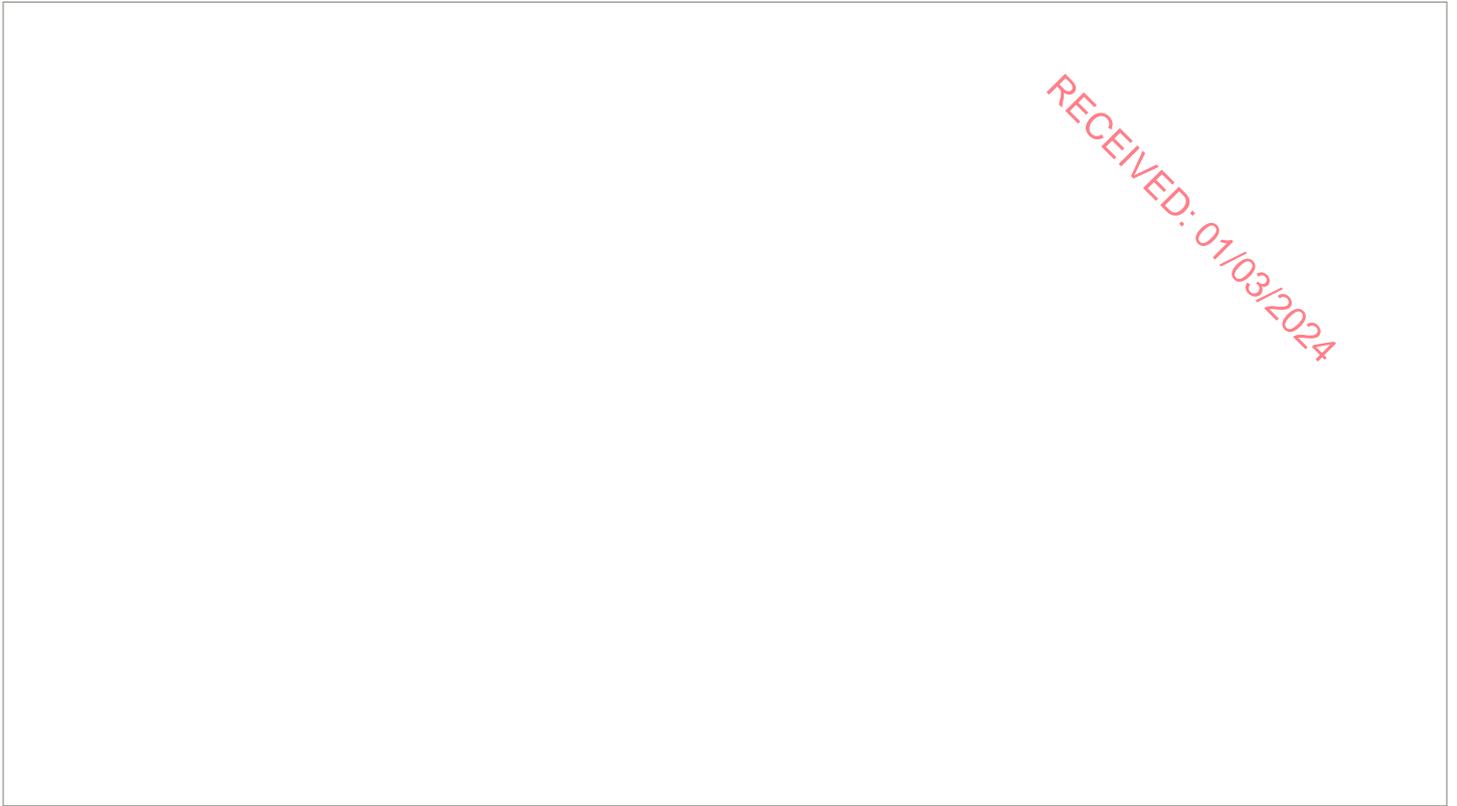
$4.167 + 0.025 \text{ l/s} = 4.192 \text{ l/s}$

(4) Peak Daily Demand

$4.192 \text{ l/s} \times 1.25 = 5.24 \text{ l/s}$

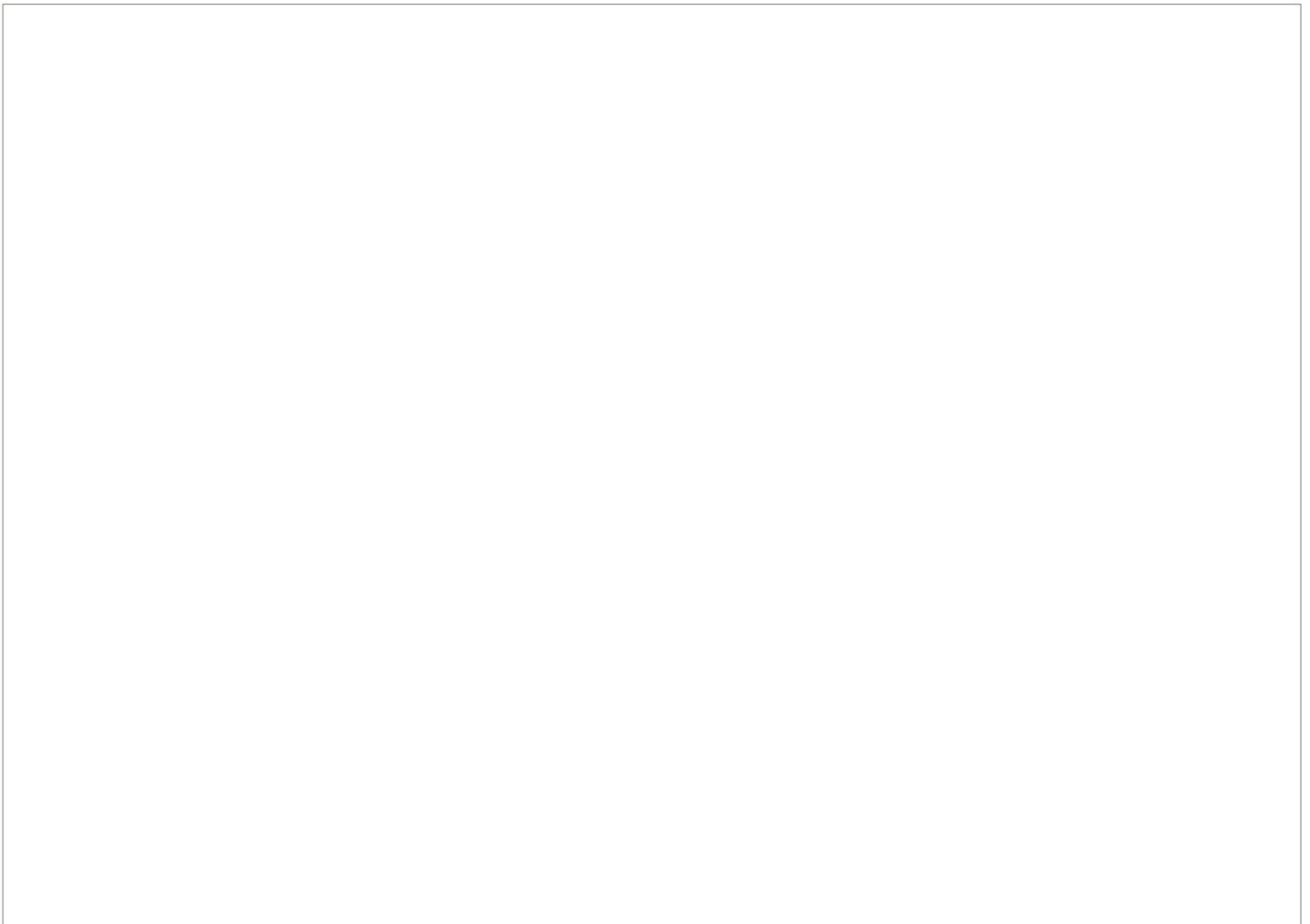
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On-site storage



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Fire flow requirements



Wastewater Loading Rates for Industrial category - Office and/or factory without a canteen (Design Calculation based on IW-CDS-05030-03 Appendix B Section 2.2) = 50 l/day/person

Proposed Development : 50 staff + 10 Visitors = 60

Rate of Flow (Q) : 60 l/day/person x 45 = 2700 l/day

(1) Dry Weather Flow (DWF) : 2700 l/day / (24x60x60) = 0.031 l/s

(2) 6 DWF : 0.188 l/s

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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 for reference.

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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.
- Question 8:** Please indicate if this development is affiliated with a government body/agency, and if so, specify

Section C | Development details

- Question 9:** Please specify the number of different property/premises types by filling in the tables provided.
- Question 9.1:** Please provide additional details if your proposed business use are in the Food Processing, Industrial unit/ Manufacturing, Sports Facility or Other Categories.
- Question 9.2:** Please indicate the maximum expected occupancy in numbers of people according to the proposed development you selected.
- Question 10:** Please indicate the approximate commencement date of works on the development.
- Question 11:** 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 12:** 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 13:** Please indicate if a water connection already exists for this site.
- Question 13.1:** Please indicate if this enquiry concerns an additional connection to one already installed on the site.
- Question 13.2:** 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 14:** Please indicate the approximate date that the proposed connection to the water infrastructure will be required.
- Question 15:** Please indicate what diameter of water connection is required to service this development.

- Question 16:** 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 17:** 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 18:** 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 19:** 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 20:** 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 21:** 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 22:** 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 23:** 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 24:** Please indicate if a wastewater connection to a public sewer already exists for this site.
- Question 24.1:** Please indicate if this enquiry relates to an additional wastewater connection to one already installed.
- Question 24.2:** 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 25:** Please specify the approximate date that the proposed connection to the wastewater infrastructure will be required.
- Question 26:** Please indicate what diameter of wastewater connection is required to service this development.
- Question 27:** Please indicate if more than one connection is required to service this development. Please indicate number required.
- Question 28:** 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 29:** 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 30:** 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 31:** 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 32:** Please specify if the development needs to pump its wastewater discharge to gain access to Irish Water infrastructure.
- Question 33:** 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 34:** 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 35:** 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.

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