

Your Ref: ABP-313825-22

Our Ref: CDS21004893

An Bord Pleanála,  
64 Marlborough Street,  
Dublin.

21<sup>st</sup> July 2022

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Baile Átha Cliath 1  
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Irish Water  
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Ireland

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

Dear Sir/ Madam,

**Re:** Strategic Housing Development – 7 year permission for the construction of 344 no. residential units (130 no. houses, 214 no. apartments), creche and associated site works at the lands at Dublin Road and the Shinkeen Road, within the townlands of Donaghcumper and Ballyoulster, Celbridge, Co. Kildare.

Irish Water has reviewed the plans and particulars submitted for this Strategic Housing Development Application and based on the details provided by the applicant to Irish Water as part of their Pre-Connection Enquiry, and on the capacity available in the local networks, Irish Water has the following observations:

**In respect of Water:**

A water connection is feasible without an infrastructure upgrade by Irish Water.

A local upgrade is required to facilitate the proposed connection at the Development, upgrade works are required to increase the capacity the water network (approx. 400m of new 200mm watermain required to replace an existing 150mm watermain). Irish Water does not currently have any plans to carry out the works required to provide the necessary upgrade and capacity. The applicant will be required to fund these works and it is expected that these works will be delivered in the public domain and will require a crossing of the M4 motorway. Engagement with the relevant authority in respect of the crossing will be required.

**In respect of Wastewater:**

There are significant wastewater network capacity constraints in the Celbridge area. Irish Water's Capital Investment Plan projects in the Lower Liffey Valley Catchments such as the Lower Liffey Valley Drainage Area Plan (DAP) scheduled to be completed Q2 2022 (this may be subject to change) and Irish Water's Capital Investment Plan project the Primrose Hill Pumping Station Project which will provide strategic solutions to the overall capacity constraints of the area. The

Primrose Hill Pumping Station project is scheduled to be completed by Q4 2023 (this may be subject to change).

In addition, a wastewater network extension is required to facilitate this development. Irish Water currently has a project on its current investment plan which plans to deliver the required network extension. This upgrade project is currently scheduled to be completed by 2025 (this may be subject to change).

The applicant is required to continue to engage with Irish Water and Kildare County Council Water Services to maximise certainty on the timelines for any network hydraulic & condition network assessments, upgrades or storm water separation proposals that may be required to be delivered and / or development phasing arrangements so as to align available network capacity with the additional flows generated by the proposed development. Local network assessments would need to be carried out ahead of a connection agreement with Irish Water.

Please note, any storm water separation arrangements will need to be agreed between the applicant and Kildare County Council ahead of any connection application. Irish Water does not accept surface water into the sewer network.

### **Design Acceptance:**

The applicant (including any designers/contractors or other related parties appointed by the applicant) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development redline boundary 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 the applicants Design Submission.

Irish Water can confirm that the applicant has received a Statement of Design Acceptance dated 27<sup>th</sup> May 2022 for the proposed water and / or wastewater infrastructure within the Development's redline boundary.

### **Planning Recommendation:**

Irish Water respectfully requests the board condition(s) any grant as follows:

1. The applicant shall sign a connection agreement with Irish Water prior to any works commencing and connecting to the Irish Water network.
2. Irish Water does not permit any build over of its assets and separation distances as per Irish Waters Standards Codes and Practices shall be achieved.

(a) Any proposals by the applicant to build over/near or divert existing water or wastewater services subsequently occurs, the applicant shall submit details to Irish Water for assessment of feasibility and have written confirmation of feasibility of diversion(s) from Irish Water prior to connection agreement.

3. All development shall be carried out in compliance with Irish Water Standards codes and practices.

Queries relating to the observations above should be sent to [planning@water.ie](mailto:planning@water.ie)

PP. Ali Robinson

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**Yvonne Harris**  
Connections and Developer Services