



Your Ref: ABP-311616-21
Our Ref: CDS19003311

An Bord Pleanála,
64 Marlborough Street,
Dublin 1

11th November 2021

Uisce Éireann
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Baile Átha Cliath 1
Éire

Irish Water
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Dear Sir/ Madam,

Re: Strategic Housing Development – 131 no. residential units (21 no. houses, 110 no. apartments), childcare facilities and associated site works. Stocking Lane, Ballyboden, Dublin 16.

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 our networks, Irish Water has the following observations.

In respect of Water:

The connection should be made from 6” ID cast-iron main in Stocking Lane. Approximately 20 m network extension will be required for the connection. Irish Water currently does not have any plans to upgrade its network in this area. The applicant will be required to fund these network upgrades. It is expected that these works will be in the public domain.

Design Acceptance:

Irish Water confirms that the applicant has been issued with a statement of design acceptance for proposals within the redline boundary. 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 the boundary of the Development to Irish Water’s network(s) (the “Self-Lay Works”), as reflected in the applicants Design Submission.

Planning Recommendations:

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 our network.

2. Irish Water does not permit any build over of its assets and separation distances as per Irish Waters Standards Codes and Practices must be achieved.
 - (a) Where any proposals by the applicant to build over or divert existing water or wastewater services subsequently occurs the applicant 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 is to 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

PP. Ali Robinson

Yvonne Harris

Connections and Developer Services