



Your Ref: ABP-312430-22
Our Ref: CDS20002792

An Bord Pleanála,
64 Marlborough Street,
Dublin 1

7th February 2022

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

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www.water.ie

Dear Sir/ Madam,

Re: Strategic Housing Development – Demolition of existing building, construction of 144 no. apartments and associated site works. Units 64 and 65, Cherry Orchard Industrial Estate and Kennelsfort Road Upper, Palmerstown, Dublin 10.

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:

New connection feasible without infrastructure upgrade.

In respect of Wastewater:

New connection feasible without infrastructure upgrade.

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.

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) 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.

relating to the observations above should be sent to planning@water.ie

PP. Ali Robinson

Yvonne Harris

Connections and Developer Services