

Planning Information Report

For

COU of Residential Units

At

Westpark Crescent, City West.

Client: Suites Hotel Management CLG

Date March 2022

Reference C2101

JOSEPH CUNNINGHAM & ASSOCIATES LTD

chartered engineers • project managers • surveyors

Aspen House, 76 Seatown, Dundalk, Co.Louth

Tel. 042 9335425 – Fax: 042 9329187 – Email: jcunningham@jcassoc.net

Also at: No.3 Cannon Row, Navan, Co. Meath. Tel: 042 9078378

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1.0 SITE LOCATION AND DESCRIPTION

The Westpark development is located immediately to the south of the N7 Dual carriageway, to the west of Garters Lane (a regional road) and to the north-eastern periphery of the City West Hotel and Golf Course complex. The subject site, while historically forming part of the overall Citywest Hotel and Golf Course complex, is physically separate and distinct from the rest of the complex. There is a public footpath on Garters Lane which connects the Westpark development to the main entrance road of the Hotel. The subject site is triangular in shape facing in a south-west to north-east direction and is situated on a relatively flat site. The north and east boundaries are clearly defined by hedgerows and fence lines while the south-west boundary which is adjacent to the adjoining site is an open boundary and not well defined. The existing residential block of 20 units (known as Westpark Crescent) on the site were built in early 2000 (Reg. Ref. S01A/0051) and forms a crescent shape building which is a full two storey high building with a dormer style mezzanine level as a third storey. The existing residential units consists of 10 no two bed ground floor units and 10 no duplex type units over the first floor and second floors, giving 20 no residential units in total, see Appendix 1 for photos of the existing site.



Figure 1 Outline of Existing Site

There is an existing entrance from Garters Lane which serves the adjoining units. The entrance to Westpark Crescent is served by this entrance road from Garters Lane and traverses the adjoining site before entering the Crescent Units site from the south west direction.

The subject site is situated near public transport services. Dublin Bus currently provides commuter services in the area, with a bus stop directly outside the 'Westpark Apartments' entrance. The Luas Lane A1 Citywest is open and located approximately 600 meters to the south of the site.

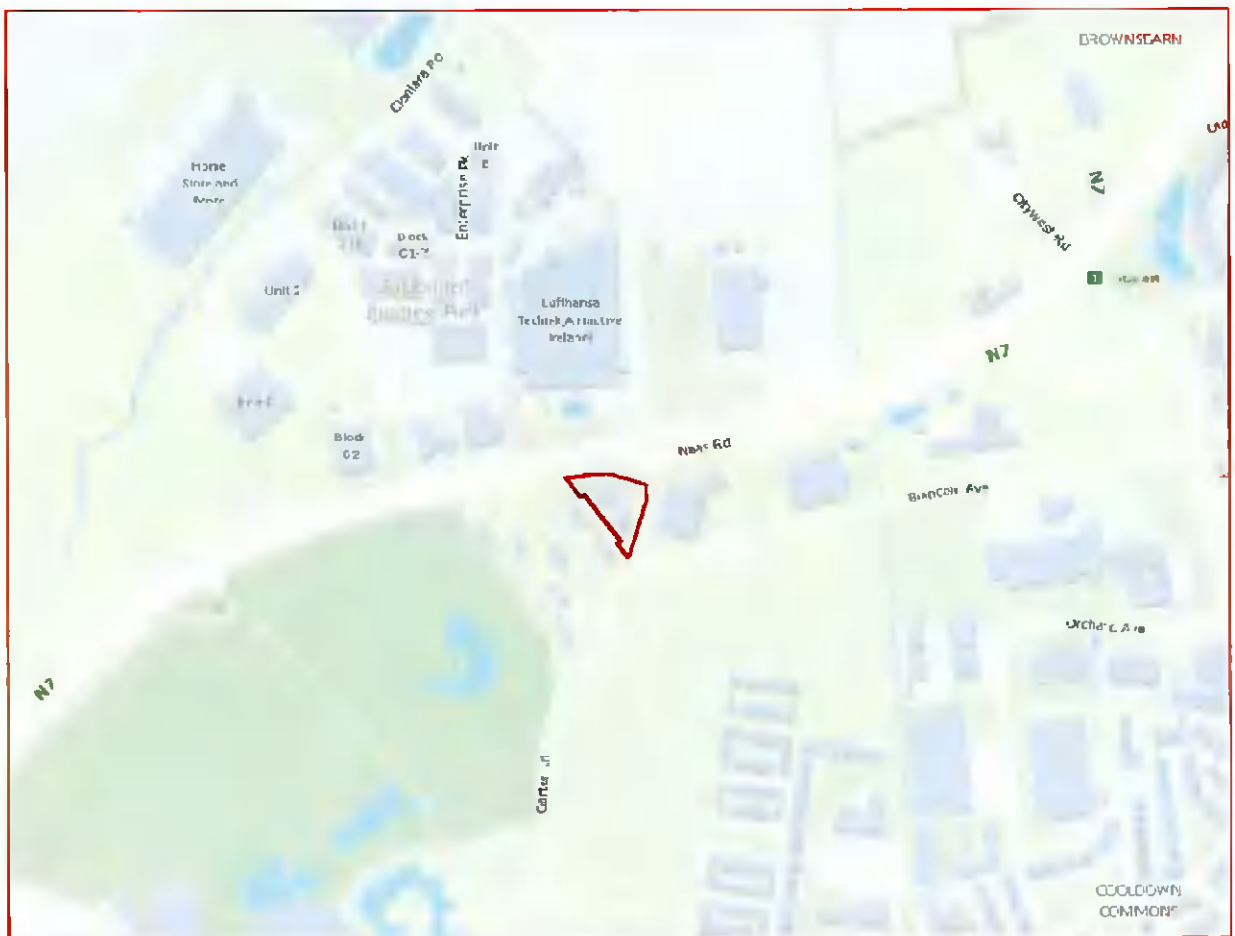


Figure 2 Location of Existing Site (OSi Map)

2.0 PROPOSED DEVELOPMENT

The existing units are termed as short-term letting (tourist) units which were originally connected to the City West Hotel. As the CWH has now changed ownership and the units in Westpark Crescent are privately owned and no longer connected to the CWH is it proposed to apply for COU of these units to full apartment type living accommodation in order to regularise the current situation.

The layout of the existing units mainly consists of two bed type dwellings with open plan living / kitchen, bathroom and some storage. While the duplex type units have a mezzanine floor which is used as a living space. The proposal is for the conversion of these units to full apartment type units to ensure that there is full compliance with the standards outlined in the '*Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2015)*'.

The proposed works will mainly consist of the following (Please refer to Drg No C2101-P04, P05 & P06):

- All units will remain 2-bedroom, 3 person dwellings (one double bedroom and one single bedroom) as the room areas of the small bedroom in each unit does not meet the minimum area requirement of 11.4m² for a double bedroom, actual area = 10.7m²
- Additional private amenity space in the form of increase in existing balcony areas / new balconies (Ground & First floor units).
- Additional Storage space to meet current standards.
- Public Amenity Space (external).

The private & public open space should fit into the context aesthetically and in terms of appropriate scale. A pleasant landscaped private amenity space will have a positive visual impact on the locality and blend in with the adjacent units where possible.

The modifications in principles should maintain a sensitivity for the context of the site and locality, while introducing a modern style development. These modifications will also establish a high-quality residential dwelling that respond to its surrounds in a way that elevates the inhabitant's experience of the development.

3.0 DESIGN AND PLANNING STANDARDS

3.1 Proposed Modifications

Basis for the design & compliance standards is SDCC Development Plan 2016-2022.

The scale, design and material utilised in the proposal is in keeping with the existing surrounding elevations, character of the streetscape in terms of a continuous elevations of adjoining units and in accordance with all planning policy and to ensure that the design and arrangement of dwellings are complementary and reflect the existing character of the settlement.

3.2 Design and Planning Standards

The Development Plan outlines that all apartments must accord with or exceed the open space and floor area standards set out in Appendix 1 of the *'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DECLG (2015)'* and the minimum floor areas set out in Table 11.21 of the South Dublin County Council Development Plan 2016 – 2022.

Drawings prepared for this application demonstrates the compliance in accordance with the apartment guidelines and minimum space standards outlined below.

Table 11.21: Minimum Space Standards for Apartments

TYPE OF UNIT	APARTMENTS	PRIVATE OPEN SPACE	COMMUNAL OPEN SPACE	STORAGE
Studio	40 sq.m	4 sq.m	4 sq.m	3 sq.m
One Bedroom	45 sq.m	5 sq.m	5 sq.m	3 sq.m
Two Bedroom	73 sq.m	7 sq.m	7sq.m	6 sq.m
Three Bedrooms	90 sq.m	9 sq.m	9 sq.m	9 sq.m

Figure 3 Minimum Space Standards for Apartments (SDCCDP 2016-2022)

3.3 Zoning

According to the SDCC Development Plan 2016- 2022, the site is zoned Objective F 'to preserve and provide for open space and recreational amenities'.

The Development Plan also provides for 'Local Zoning Objective 9' which relates to 'Citywest Designation Resort Complex, Saggart'.

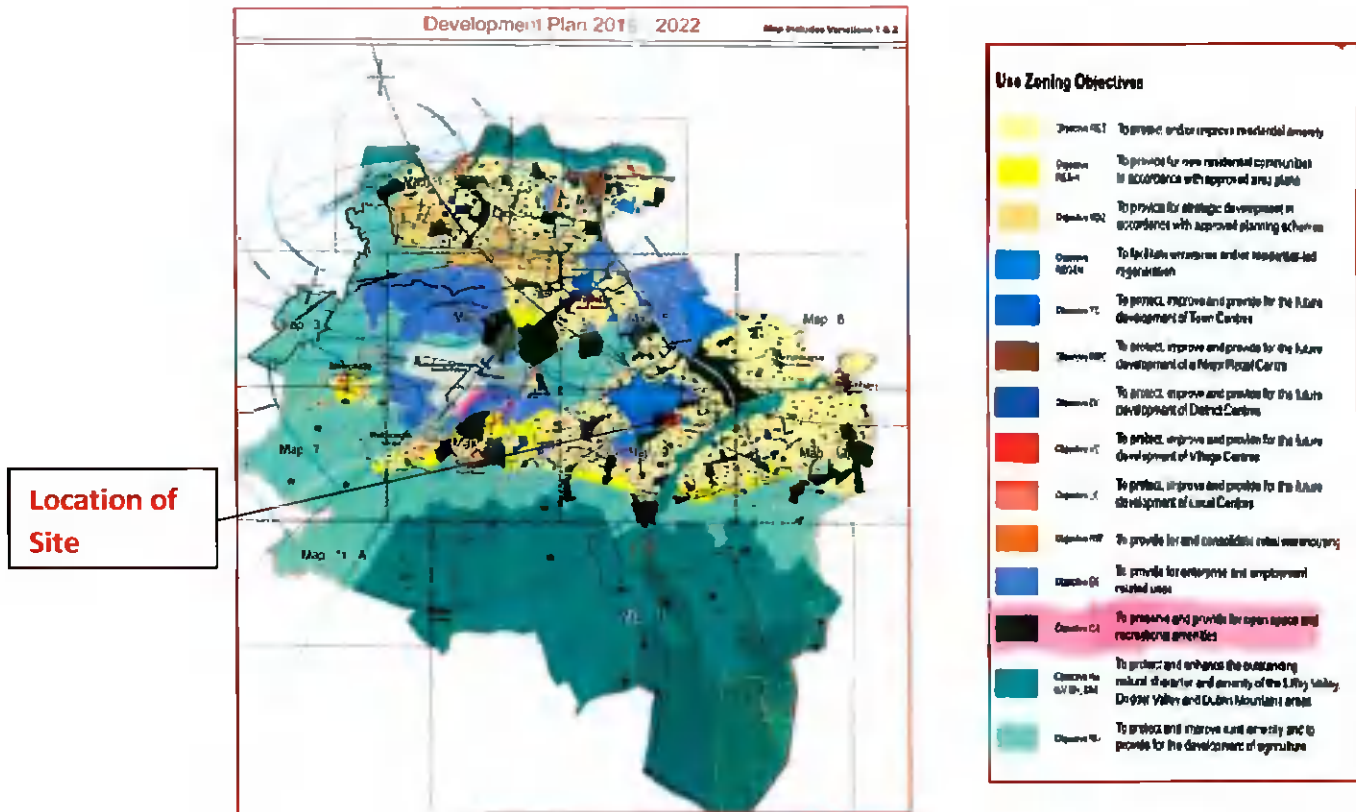


Figure 4 SDCC Development Plan 2016 - 2022 - Zoning Map

3.4 Internal Space Requirements

Recommended minimum internal space requirements for houses and apartments are set down in the DoEHLG documents Quality Housing for Sustainable Communities 2007 and Sustainable Urban Housing: Design Standards for New Apartments (2015). Living room and bedroom spaces are well proportioned in terms of floor shapes and ceiling heights so as to provide a high quality living environment for the occupants. The units will comprise of 2 bedroom, 3 person

type dwellings (1 double and 1 single bedroom) in order to comply with the above space requirements.

Apartment 4 - Type 1 - 2Bed/3P Apt-63sqm		
Room Name	Area	Space Recommendations
Apt No. 4		
Private amenity space	6.0 m ²	6 sqm Combined
Storage	2.2 m ²	5 sqm Combined
Storage	2.8 m ²	5 sqm Combined
Hall	5.2 m ²	-
WC	4.3 m ²	-
Bedroom 2	10.8 m ²	20.1 sqm Combined
Bedroom 1	10.1 m ²	20.1 sqm Combined
Kitchen/Dining/Living	28.0 m ²	28 sqm Combined
	69.4 m ²	

Apartment 14 - Type 1 - 2Bed/3P Apt-63sqm		
Room Name	Area	Space Recommendations
Apt No. 14		
Private amenity space	8.6 m ²	6 sqm Combined
Storage	1.2 m ²	5 sqm Combined
Storage	3.9 m ²	5 sqm Combined
Hall	6.8 m ²	-
WC	4.2 m ²	-
Bedroom 2	11.2 m ²	20.1 sqm Combined
Bedroom 1	11.2 m ²	20.1 sqm Combined
Kitchen/Dining/Living	51.6 m ²	28 sqm Combined
	98.7 m ²	

Apartment 6 - Type 2 - 2Bed/3P Apt-63sqm		
Room Name	Area	Space Recommendations
Apt No. 6		
Private amenity space	6.0 m ²	6 sqm Combined
Storage	3.3 m ²	5 sqm Combined
Storage	1.7 m ²	5 sqm Combined
Hall	5.4 m ²	-
WC	5.5 m ²	-
Bedroom 2	11.1 m ²	20.1 sqm Combined
Bedroom 1	12.4 m ²	20.1 sqm Combined
Kitchen/Dining/Living	28 m ²	28 sqm Combined
	73.4 m ²	

Apartment 16 - Type 2 - 2Bed/3P Apt-63sqm		
Room Name	Area	Space Recommendations
Apt No. 16		
Private amenity space	8.6 m ²	6 sqm Combined
Storage	1.1 m ²	5 sqm Combined
Storage	4.2 m ²	5 sqm Combined
Hall	6.7 m ²	-
WC	4.2 m ²	-
Bedroom 2	11.8 m ²	20.1 sqm Combined
Bedroom 1	14.1 m ²	20.1 sqm Combined
Kitchen/Dining/Living	72.2 m ²	28 sqm Combined
	122.9 m ²	

Apartment 10 - Type 3 - 2Bed/3P Apt-63sqm		
Room Name	Area	Space Recommendations
Apt No. 10		
Private amenity space	6.0 m ²	6 sqm Combined
Storage	2.8 m ²	5 sqm Combined
Storage	2.2 m ²	5 sqm Combined
Hall	5.3 m ²	-
WC	4.4 m ²	-
Bedroom 2	10.5 m ²	20.1 sqm Combined
Bedroom 1	10.2 m ²	20.1 sqm Combined
Kitchen/Dining/Living	43.4 m ²	28 sqm Combined
	84.8 m ²	

Apartment 20 - Type 3 - 2Bed/3P Apt-63sqm		
Room Name	Area	Space Recommendations
Apt No. 20		
Private amenity space	2.5 m ²	6 sqm Combined
Private amenity space	13.0 m ²	6 sqm Combined
Storage	5.0 m ²	5 sqm Combined
Hall	6.5 m ²	-
WC	4.5 m ²	-
Bedroom 2	12.6 m ²	20.1 sqm Combined
Bedroom 1	10.7 m ²	20.1 sqm Combined
Kitchen/Dining/Living	65.6 m ²	28 sqm Combined
	120.4 m ²	

Figure 5 Schedule of Proposed Apartment Types

3.5 Privacy and Security

Opposing balconies and windows at above ground floor level have an adequate separation distance, designed to safeguard privacy without compromising internal residential amenity.

3.6 Disabled Access

Due to the flat nature of the existing site and ground levels, disabled access can be easily provided to the existing ground floor units which accounts for 50% of the total dwellings.

3.7 Building Height

The existing building is c. 11.0m height from ground level to ridge line and 8.55m to eaves for the main three storey building and will not exceed in any of the proposed modifications. All external elevations will remain as it is except the north-east facing elevation where it is proposed to provide an additional private amenity space for the ground floor apartments and extend existing private amenity space on the first floor units in line with the ground floor proposal.

(See Elevation Drg. No C2101 – P07)

3.8 Parking Facilities

Car parking layout has been revised to cater for the requirements, 27 no. car parking spaces is provided in accordance with the standards set out in Chapter 11, Table 11.24 of the SDCC Development Plan 2016 – 2022, with 10% of the spaces being electric charging spaces and 5% being mobility spaces. 20 no. bicycle parking spaces will be provided and designed in accordance with the requirements of the ‘National Cycle Manual, NTA (2011)’ as illustrated on the proposed site layout plan Drg. No C2101 – P03 and P11 to serve the proposed residential apartment units.

Table 11.24: Maximum Parking Rates (Residential Development)

DWELLING TYPE	NO. OF BEDROOMS	ZONE 1	ZONE 2
Apartment	1 Bed	1 space	0.75 space
	Duplex		
	2 bed	1.25 space	1 space
	3 bed+	1.5 spaces	1.25 space
House	1 Bed	1 space	1 space
	2 Bed	1.5 space	1.25
	3+ bed	2 space	1.5

Figure 6 Maximum Parking Rates (SDCCDP, 2016-2022)

3.9 Landscaping and Amenity

Landscaping should present a pleasant aspect aided by high quality landscape design, including tree planting within both public and private domains. Private landscaping and planting are indicated on Drg No C2101-P10 and ensures that the units are not dominated by extensive areas of elevational walls, thereby not detracting from the quality of the environment. The landscape drawing shows and includes semi-mature indigenous trees and shrubs and reduces the visual impact of structures on surrounding areas. Infill / additional tree and shrub infill are also proposed to the existing northern boundary line separating the N7, which will enhance noise mitigation measures from the N7 Dual Carriage way.

The overall quantum and quality of public open space and landscaping is provided in total of 500m² which exceeds the minimum 10% requirement of the total site area and is in compliance of *'Guidelines for Planning Authorities on sustainable Residential Development in Urban Areas, 2009'*. *This public amenity space to the east and west of the site will consist of new paving, new landscaping with features and seating for the residents amenity and relaxation.*

Note; There is also an existing play area adjacent to the east of the site.

The location of existing bin storage and proposed bicycle parking shelter within the complex are indicated on Drg. No C2101 – P11.

3.10 Proposed Amendments to Conditions

The planning application will seek to amend the previous permission by removing the requirement that Westpark Crescent can only be used as part of the established City West Hotel and resort complex, namely Conditions No 6 of Reg. Ref. S01A/0051.

Condition No. 6 restricts the occupation of the units are requires:

'That the proposed development shall be occupied and used only as part of the existing hotel complex on the extended site. Individual units within the complex shall be used for short-term tourist accommodation lettings only. Any change will require a grant of planning permission from the Planning authority or An Board Pleanála on appeal.'

This planning application proposes that the above condition of permission application Reg. Ref. S01A/0051 would be amended to remove the requirement that the Westpark Crescent can only be occupied and used only as part of the existing hotel complex. The proposed amendments are intended to regularise the planning status of the Westpark crescent to be consistent with the changed ownership.

3.11 Roads and Traffic

The development site has a single access onto the public road, Garters Lane, which together with pedestrian footpaths and bicycle lanes. The main entrance onto Garters Lane has been upgraded under **PP Reg. Ref. SD16A/0441**, in accordance with the current requirements and regulations.

Based on the previous Traffic and Transportation Assessment for the adjoining Blocks under planning Ref. SD16A/0441, this proposal for COU will not have any significant impact in terms of traffic volumes from that of the existing similar use and therefore we would consider the that the recent upgrading works to this entrance are adequate for the road user safety and caters for the link/junction capacity.

3.12 Letter of consent

A letter of consent from the Management company / owners has been signed to accompany the planning application. (See attached Letter of Consent in Appendix)

3.13 Drainage and Utilities

Westpark Crescent is currently served by an existing storm, foul and watermain utilities which connects each unit to the public network system within the site. See Drg No's C2101 – P08 & P09.

Storm Sewer– There are existing 150mm diameter storm sewer within the existing site. This storm sewer loops around the front and rear of the building and drains all storm & rainwater from the site and discharges to the existing storm sewer on Garters Lane. **Note:** No works are being proposed to this storm sewer.

Foul Sewer – There is existing 150mm diameter foul sewer that runs adjacent to the front elevation of the building and serves the existing ground floor and first floor units. This foul sewer connects to FMH01 where it converts to a 225mm diameter line before entering the main public sewer on Garters Lane.

Note: No works are being proposed to this existing foul sewer.

Refer to pre-connection confirmation received from Irish Water on 24th November 2021 included in Appendix 4.

Water Main – There is an existing 100mm diameter watermain to the front elevation of the building that serves all the existing units of Westpark Crescent. There is water stop valves located externally for each unit.

Note: No works are being proposed to this existing main water connections.

Refer to pre-connection confirmation received from Irish Water on 24th November 2021 included in Appendix 4.

External Public Lighting: There is existing public lighting to the car parking areas together with fixed external wall lighting provided to serve the rear of the building. See Drg. No. C2101 – P03 for layouts and details.

4.0 PLANNING HISTORY

Previous planning permissions relate to the site, some of the applications are as follows:

- Reg. Ref. S01A/0051 – Original planning application was granted for twenty number hotel suites apartments arranged in crescent shape, 3 storey block, new access via previously permitted development plan reference No. S95A/0477, S97A/0293 and subsequent permission, with associated access road, parking, landscaping, siteworks and services.
- Reg. Ref. SD02A/0411 – Planning application was granted for retention of alterations to the rear elevation including provision of minor extensions and slight alterations to fenestration to previously approved crescent shaped development. Application Ref. S01A/0051 at lands of Citywest Golf Club.

Planning Permissions Relating to Adjoining Units:

- Planning permission Reg. Ref. SD13A/0190 was granted by South Dublin County Council on the 19th of December 2013 for omission of condition of conditions attached to Reg. Ref. S95A/0477, S97A/0293 and S97A0294 in respect of existing development comprising Blocks known as Thomas Scurlock, Dean Swift, Mary Mercer, James Harold, James O'Toole and Reception.
- A very similar PA was granted in 2017 on the adjoining site for a COU from short term tourist accommodation units to provide 84 residential apartment units. Planning Permission **Reg. Ref. SD16A/0441** for COU of 80 short term tourist accommodation units (34 - 1 bed, 46 – 2 bed units) to provide 84 residential apartment units.
- **Pre-Planning: A Pre-Planning meeting** took place remotely via Teams on 11th of March 2021 with the executive Planner of SDCC, Sarah Watson, Michael Malone of Falcondale (Management Co) and Joseph Cunningham of JCA.

5.0 BIBLIOGRAPHY

- SDCC Development Plan 2016 – 2022
- DoEHLG documents Quality Housing for Sustainable Communities 2007
- Sustainable Urban Housing: Design standards for New Apartments 2015
- Guidelines for Planning Authorities on sustainable Residential Development in Urban Areas, 2009z

6.0 APPENDIX

Appendix 1 – Photographs



Photo 1- Front/ Side Elevation of Existing Units



Photo 2- Showing Front Elevation of the units at The Crescent



Photo 3- Showing the Rear Elevation



Photo 4- Showing Adjacent Units on the site which received a similar COU under Ref:SD/6A/0441

Appendix 2 – Drawing List



Client:

Suites Hotel Management CLG

HEAD OFFICE
ASPEN HOUSE
76 SEATOWN
DUNDALK
CO. LOUTH
TEL. 042 9335425
WWW.JCASSOC.NET

NAVAN
OFFICE
3 CANNON
ROW
NAVAN
CO. MEATH
TEL. 046
9078378
E-Mail:

Project:
Job No.

C.O.U. of Residential Units at D24 CA26
C2101

Form 204 Rev

Drawing Issue & Register Sheet

Dwg. No.	Description	Date	18-Mar-22							
		Revision								
C2101-P01	Site Location Map	<input checked="" type="checkbox"/>								
C2101-P02	Existing Site Layout Plan	<input checked="" type="checkbox"/>								
C2101-P03	Proposed Site Layout Plan	<input checked="" type="checkbox"/>								
C2101-P04	Existing & Proposed Ground Floor Plan	<input checked="" type="checkbox"/>								
C2101-P05	Existing & Proposed First Floor Plan	<input checked="" type="checkbox"/>								
C2101-P06	Existing & Proposed Second Floor Plan	<input checked="" type="checkbox"/>								
C2101-P07	Existing & Proposed Front Elevations	<input checked="" type="checkbox"/>								
C2101-P08	Existing Storm & Foul Layout	<input checked="" type="checkbox"/>								
C2101-P09	Existing Watermain Layout	<input checked="" type="checkbox"/>								
C2101-P10	Proposed Landscape Plan	<input checked="" type="checkbox"/>								
C2101-P11	Bicycle Shelter / Bin Storage Details	<input checked="" type="checkbox"/>								

Distribution									
Client:									
Contractor:									
Project Manager:									
Architect/Engineer	JCA								
Quantity Surveyor:									
M & E Eng.:									
Auctioneer:									
Other (Specify):									

Purpose									
For Discussion	(D)								
For Level A	(A)								
For Planning Permission	(P)	P							
For Level B	(B)								
For Tender	(T)								
For Construction	(C)								
For Information	(I)								

E- Sent by e-mail

JOSEPH CUNNINGHAM & ASSOCIATES LTD

Appendix 3 – Letter of Consent

SUITES HOTEL MANAGEMENT CLG

C/O Falcondale Properties Ltd, Main Street, Newbridge, Co. Kildare

Planning Department
South Dublin County Council
26 Cois Na hAbhann,
Old Bawn, Tullaght,
Dublin 24.

Planning Application Change of Use from short Term Lettings to Apartment Type Units at Westpark Crescent, Gartery Lane, Saggart, Dublin 24.

23/3/22

Dear Sirs,

Further to above, we wish to confirm that Suites Hotel Management CLG are the Management Company of the existing apartment block known as Westpark Crescent, Gartery Lane, Saggart. We also wish to confirm that we have contacted the individual owners of each of the 20 units and they have no objection to the above planning application. We therefore give our consent for a submission of a planning application for a proposed change of use of the above residential units to apartment type dwellings which is being submitted on our behalf to South Dublin Co Co.

Yours faithfully,

For and on behalf of Suites Hotel Management CLG




Terry McCormack
Director



Donal Johnston
Director

CRO: 411887 Dir: J. Cunningham, T. McCormack, D. Johnston, T: 045 438-800

Appendix 4 – Irish Water Pre - Connection Approval



Ulster Street
Boreen CP 448
Offg. Buncrana, Co. Donegal
Cathain Three
Cathain Three

Irish Water
PO Box 448
Boreen City
Boreen City
Cathain Three

www.irishwater.ie

Sultes Hotel Management Ltd,
C/O Falcondale Properties,
25A Main St,
Newbridge,
Co.Kildare

24 November 2021

Re: CDS21007984 pre-connection enquiry - Subject to contract | Contract denied
Connection for Housing Development of 20 unit(s) at No's 1-20 Westpark Crescent, Gartars Lane, Dublin 24, Dublin

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at No's 1-20 Westpark Crescent, Gartars Lane, Dublin 24, Dublin (the Premises). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY <u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
SITE SPECIFIC COMMENTS	
Water Connection	This Confirmation of Feasibility to connect to the Irish Water infrastructure also does not extend to your fire flow requirements. Please note that Irish Water can not guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you should provide adequate fire storage capacity within your development

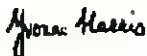
Stéirshliú / Directors: Cathal Marley (Chairman), Noel Gleeson, Eamon Gullen, Yvonne Hanly, Brendan Murphy, Marie O'Dwyer
 Oifig Chláraithe / Registered Office: Teach Cúlraí, 24-25 S-aid Thuaidh, Bally Átha Cléirigh, D01 NP88 / Cowell House, 24-25 Tabor Street, Dublin 1, D01 NP88
 Is cúideachta ghinearálta íomlána é seo faoi theorainneacha na Fíricí Breasa / Irish Water is a designated activity company, limited by shares.
 Úráilte Chláraithe in Éirinn / Registered in Ireland No.: 539363

General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Kevin McManmon from the design team at kmcmanmon@water.ie For further information, visit www.water.ie/connections.

Yours sincerely,



Yvonne Harris

Head of Customer Operations

