



Your Ref: ABP-313590-22
Our Ref: CDS21006258

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22th June 2022

Dear Sir/ Madam,

Re: Strategic Housing Development – Regarding the construction of 197 no. apartments, a childcare facility and associated site works at lands on Greenhills Road (north of Bancroft Park, south/west of Hibernian Industrial Estate and east of Airton Road Junction), Tallaght, Dublin 24.

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:

Feasible subject to the provision of c.100m of network extension to the existing 9" AC mains, as detailed in the Confirmation of Feasibility, issued by Irish Water dated 18th October 2021.

In respect of Wastewater:

Feasible subject to the following:

Irish Water can facilitate the connection subject to the development adhering to strict flow management. This is to ensure no further detriment in the downstream network resulting from the new connections to the existing sewer.

The flow control and storage measures will be installed, owned, operated and managed by the developer locally on the subject site. In addition, the applicant

is required to incorporate bypass pipes to facilitate the future connection, when IW have completed works to increase the capacity in the local network.

These temporary measures are required until Irish Water have increased capacity in the downstream network. The network upgrade works to increase the capacity are included in IW's Dodder Valley Drainage Area Plan. This project is at an advanced stage with modelling works now complete. The project is scheduled for Stage 4 Completion (Strategy, Optioneering & Future Solutions Design) in Q3 2024.

Design Acceptance:

Please note, at the time of preparing this submission Irish Water could not confirm if a Statement of Design Acceptance had been issued for the subject application. On review of the documentation submitted in support of the proposed development, a Confirmation of Feasibility has been included in the Engineering Services Report, however, no Statement of Design Acceptance is present.

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 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

PP. Ali Robinson

Yvonne Harris
Connections and Developer Services