



Your Ref: ABP-313129-22
Our Ref: CDS20007999

An Bord Pleanála,
64 Marlborough Street,
Dublin.

1st July 2022

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

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Re: Strategic Housing Development – Regarding the provision of 633 no. Build to Rent apartments, creche and associated site works at the Former Chadwick's Builders Merchant development, South of Greenhills Road, North of the existing access road serving Greenhills Industrial Estate, Walkinstown, Dublin 12

Dear Sir/ Madam,

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:

Regarding the proposed water connection, a new connection is feasible subject to upgrades.

In order to accommodate the proposed connection at the Premises, upgrade works are required to increase the capacity of the Irish Water network. A new main of 200mm ID is required to be laid for approximately 280m in parallel w 6" V in Greenhills Road, and connected to: the m " V 6" V .This should p m 6" V

The connection point for the proposed development should be made to the newly laid 200mm DI main.

Irish Water currently does not have any plans to extend or commence upgrade works to its network in this area. Should you wish to progress with the connection, the extension works fee will be calculated and be a part of Irish Water connection offer for the Development.

It is required to provide a storage for the average day peak week demand rate of the commercial section for 24-hour period. The supply will have a refill time of 12 hours.

In respect of Wastewater:

Regarding the proposed water connection, a new connection is feasible subject to upgrades.

It will be necessary to carry out further detailed study and investigations to confirm the available capacity and to determine the full extent of any upgrades which may be required to be completed to Irish Water Infrastructure, prior to agreeing to the proposed connection. Should you wish to have such studies and investigations progressed by Irish Water, you will be required to enter into Project Works Service Agreement (PWSA).

Irish Water can confirm that the applicant has engaged with Irish Water and is in the initial stages of entering into a PWSA, to determine the upgrade works necessary to facilitate the proposed development.

Diversions

Irish Water records indicate the presence of an Irish Water asset on the Site which will have to be diverted as part of the Development. It will not be permitted to build over any Irish Water infrastructure. The layout of the development must ensure that this pipe is protected, and adequate separation distances are provided between Irish Water infrastructure and any structures on site. Alternatively, you may enter into a diversion agreement with Irish Water and divert the pipe to accommodate your development. If you wish to proceed with this option, please contact Irish Water at Diversions@water.ie and submit detailed design drawings before submitting your planning application. It will be necessary to provide a wayleave over this pipe to the benefit of Irish Water and ensure that it is accessible for maintenance.

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 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