



Your Ref: ABP-313145-22
Our Ref: CDS20004359

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1st July 2022

Dear Sir/ Madam,

Re: Strategic Housing Development – 655 no. residential units (257 no. houses, 398 no. apartments), childcare facility and associated site works. In the townland of Boherboy, Saggart Road, Co. Dublin.

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:

Irish Water has several assets (strategic water trunk mains) running within the vicinity of the proposed works. The applicant has engaged with Irish Waters Diversion Section (DIV21103) where it has been determined that no diversion will be required and based on the information provided which included the documents outlined in Appendix A of the Statement of Design Acceptance, Irish Water has no objection to the applicants proposals.

In respect of Wastewater:

In order to facilitate this connection, the network must be extended for approx.130m via private land/s. Any required consents will be agreed by the applicant. Also, approximately 510m of the 225 mm receiving sewer must be upsized/twinned to accommodate the additional load as the sewer has no sufficient capacity to cater for the Development. Irish Water currently does not have any plans to commence extension or upgrade works to its network in this area, should the applicant wish to progress they will be required to fund these works. A wayleave in favour of Irish Water will be required over the infrastructure that is not located within the Public Domain.

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. A Statement of Design Acceptance was issued by Irish Water on 17th November 2021.

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