



Your Ref: ABP-313777-22
Our Ref: CDS20006237

Uisce Éireann
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21st July 2022

Dear Sir/ Madam,

Re: Strategic Housing Development – Regarding the construction of 100 no. apartments, creche and associated site works at lands at No.2 Firhouse Road, And the former 'Mortons, The Firhouse Inn', Firhouse Road, 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 without infrastructure upgrades by Irish Water.

Please note, according to our records there is an existing water main and sewer running through this site. 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.

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.

In respect of Wastewater:

Connection is feasible to the 225 mm sewer within the site.

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 13th May 2022.

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