



Your Ref: ABP-313760-22
Our Ref: CDS21001249

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21st July 2022

Dear Sir/ Madam,

Re: Strategic Housing Development – Regarding the construction of 310 no. Build to Rent apartments, creche and associated site works at lands at Belgard Square East, Belgard Road and Blessington Road, 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 without substantial infrastructure upgrades by Irish Water.

Please note, on-site water storage will be required, for the average day peak week demand rate of the commercial section, for 24-hour period with 12- hour re-fill time.

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:

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 1st June 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