

PINNACLE

CONSULTING ENGINEERS

Grosvenor Court
67a Patrick Street
Dun Laoghaire
Dublin

Phone
+353 1 231 1041

Email
dublin@iepinnacl.com

Website
www.pinnacleconsultingengineers.com

Ms. Tracy Armstrong,
Armstrong Fenton Associates,
13 The Seapoint Building,
44-45 Clontarf Road,
Dublin 3, D03 A0H3

22 November 2022

Ref: P200306/so'r

Dear Tracy,

**RE: KELLAND HOMES LTD.,
RESIDENTIAL DEVELOPMENT OF 294 UNITS ON THE
CLONBURRIS SDZ LANDS, TOWNLAND OF CAPPAGH, DUBLIN 22.
PLANNING REG. REF. SDZ22A/0010**

Please find our response to Item No. 7(a), addressing the Request For Additional Information pertaining to the above project, as dated 29th August 2022, together with 6 No. copies of all documentation, as mentioned below:-

Item 7: Services & Infrastructure:

- a) *The applicant is to submit a letter of confirmation of feasibility from Irish Water for water supply and wastewater connections.*

Response:

- a) Refer Appendix A for the Confirmation of Feasibility dated 22nd November 2022, as received in respect of the PCE application which was lodged with Irish Water. The Ref. No. in respect of same is CDS22007147.

It should be noted that the pumping station and receiving pipe network were granted planning permissions under Planning Reg. Ref. No.'s SDZ21A/0006 & SDZ20A/0021 respectively and works are due to commence shortly on same.

As a result of completeness and due to minor revisions to the overall application layout, we have resubmitted copies of our drainage and watermain layouts, listed below for reference.

The following engineering drawings have been prepared in support of the revised application:

- Dwg. No. P200306-200 Rev. P05 titled "General Drainage Layout"
- Dwg. No. P200306-201 Rev. P06 titled "General Watermain Layout & Levels"

Should you have any queries, or require any further clarification on the above, please do not hesitate to contact me.



Shaun O'Reilly
Pinnacle Consulting Engineers
shaun.oreilly@iepinnacle.com
+353 1 231 1044

Encl. (12)

CONFIRMATION OF FEASIBILITY

Shaun O' Reilly

Pinnacle Consulting
Grosvenor Court
67A Patrick Street
Dun Laoighaire
Co. Dublin
A96 W3Y7

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

22 November 2022

**Our Ref: CDS22007147 Pre-Connection Enquiry
Clonburris SDZ, Fonthill Rd./Ninth Lock Rd., Cappagh, Clondalkin,
Dublin 22**

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Irish Water has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Multi/Mixed Use Development of 296 unit(s) at Clonburris SDZ, Fonthill Rd./Ninth Lock Rd., Cappagh, Clondalkin, Dublin 22 (**the Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible Subject to upgrades
- The Development is within the Clonburris Strategic Development Zone. All relevant core water infrastructure within the Zone has to be completed, of adequate capacity and integrity, connected to the Irish Water networks and in operation prior the connection. The infrastructure will be delivered by Clonburris Infrastructure Limited developers.
- A bulk meter will be required on the connection main.

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- **Wastewater Connection** - Feasible Subject to upgrades
 - The Development is within the Clonburris Strategic Development Zone. All relevant core wastewater infrastructures within the Zone has to be completed, of adequate capacity and integrity, connected to the Irish

APPENDIX A

Confirmation of Feasibility dated 22nd November 2022

Ref. No. CDS22007147

Water networks and in operation prior the connection. Pumping Station PS01 will be delivered by Irish Water, and it is scheduled to be completed by Q3/2025 (this may be subject to change)

- An interim connection solution prior to the above infrastructure delivery may be explored. Any interim connection design is to factor in the future implementation of the permanent connection solution which aligns with the Clonburriss strategic Master Plan. Should the applicant wish to explore interim connection measures, please contact Irish Water.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Irish Water.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

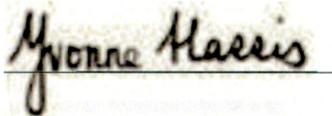
Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Irish Water's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Irish Water's network(s). This is not a connection offer and capacity in Irish Water's network(s) may only be secured by entering into a connection agreement with Irish Water.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,



Yvonne Harris
Head of Customer Operations

Section A - What is important to know?

What is important to know?	Why is this important?
Do you need a contract to connect?	<ul style="list-style-type: none"> • Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Irish Water's network(s). • Before the Development can connect to Irish Water's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Irish Water.
When should I submit a Connection Application?	<ul style="list-style-type: none"> • A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	<ul style="list-style-type: none"> • Irish Water connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	<ul style="list-style-type: none"> • All works to Irish Water's network(s), including works in the public space, must be carried out by Irish Water*. <p>*Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works</p>
Fire flow Requirements	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
Plan for disposal of storm water	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Irish Water's network(s)?	<ul style="list-style-type: none"> • Requests for maps showing Irish Water's network(s) can be submitted to: datarequests@water.ie

<p>What are the design requirements for the connection(s)?</p>	<ul style="list-style-type: none"> • The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Irish Water Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
<p>Trade Effluent Licensing</p>	<ul style="list-style-type: none"> • Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). • More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ <p>**trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)</p>

