

Kristian Hogan  
 9 Glenair Manor Delgany  
 Wicklow  
 A63NX30  
 Ireland

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](http://www.water.ie)

22 February 2022

**Re: CDS22001372 pre-connection enquiry - Subject to contract | Contract denied**

**Connection for Housing Development of 3 unit(s) at Townland of Perrystown, Laneway of Muckross Avenue, Perrystown, Dublin 12**

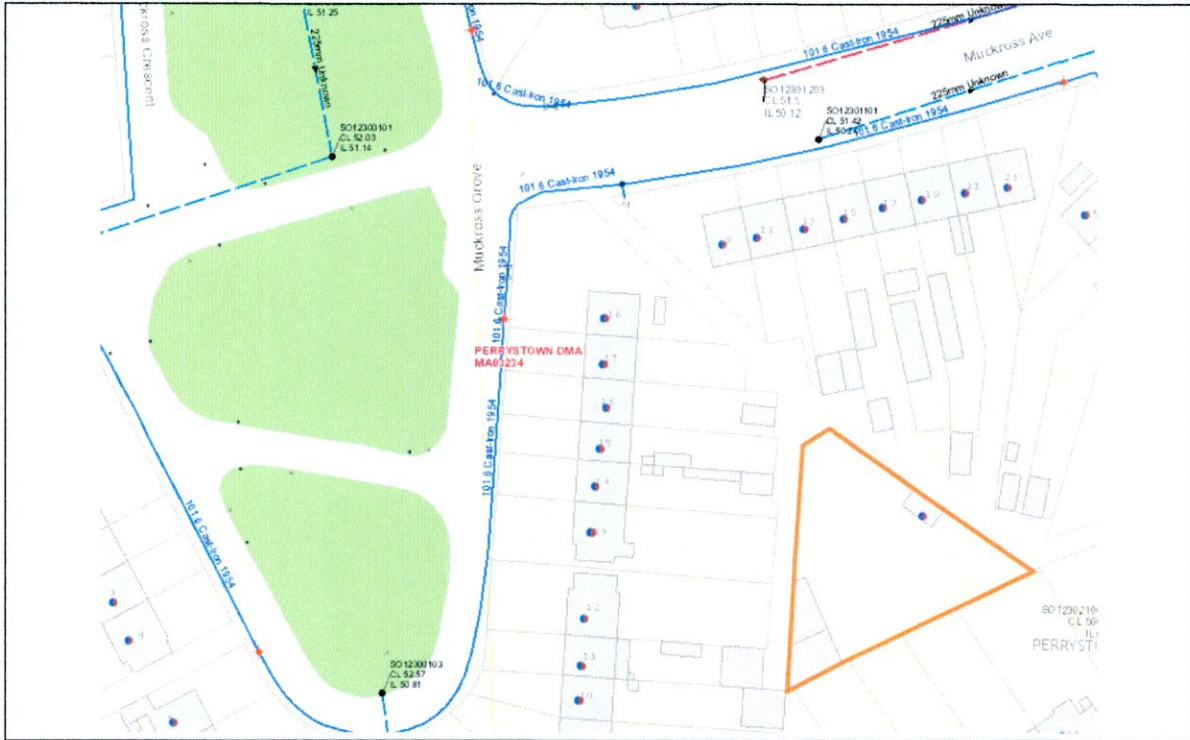
Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Townland of Perrystown, Laneway of Muckross Avenue, Perrystown, Dublin 12 (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	<b>OUTCOME OF PRE-CONNECTION ENQUIRY</b> <u><b>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</b></u>
Water Connection	Feasible subject to upgrades
Wastewater Connection	Feasible subject to upgrades
<b>SITE SPECIFIC COMMENTS</b>	
Water Connection	<p>This Confirmation of Feasibility to connect to the Irish Water infrastructure does not extend to your fire flow requirements. Please note that Irish Water cannot guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you should provide adequate fire storage capacity within your development.</p> <p>Approximately 55m of water network extension will be required for the connection to the 100mm Cast Iron main to the North of the site. These extension works are not currently on Irish Water investment plan therefore, the applicant will be required to fund these local network upgrades. The fee will be calculated at a connection application stage.</p>

	<p>Please be advised that at connection application stage, you have to provide evidence of consent of the Third Party Landowner/s <b>(If applicable)</b>. A wayleave in favour of Irish Water will be required to be provided by the Customer in order for the works to be carried out in the Third Party Land/s</p>
<p>Wastewater Connection</p>	<p>Approximately 95m of wastewater network extension will be required for the connection to the 225mm foul sewer to the North of the site. These extension works are not currently on Irish Water investment plan therefore, the applicant will be required to fund these local network upgrades. The fee will be calculated at a connection application stage.</p> <p>It is the responsibility of the applicant to verify that a gravity connection is feasible.</p> <p>Please be advised that at connection application stage, you have to provide evidence of consent of the Third Party Landowner/s <b>(If applicable)</b>. A wayleave in favour of Irish Water will be required to be provided by the Customer in order for the works to be carried out in the Third Party Land/s</p> <p>Separate storm and foul water connection services have to be provided for the Development. The surface and storm water from the site must be discharged only into an existing storm water network that does not discharge to an IW combined/foul sewer. The connection arrangement should be agreed with the Local Authority Drainage Division.</p>
<p>The design and construction of the Water &amp; Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.</p>	

The map included below outlines the current Irish Water infrastructure adjacent to your site:



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

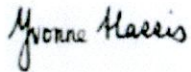
**General Notes:**

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.

- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email [datarequests@water.ie](mailto:datarequests@water.ie)
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Kevin McManmon from the design at [kmcmanmon@water.ie](mailto:kmcmanmon@water.ie) For further information, visit [www.water.ie/connections](http://www.water.ie/connections).

Yours sincerely,



**Yvonne Harris**

**Head of Customer Operations**