



Your Ref: LRD23A/0004  
Our Ref: CDS22008208

South Dublin County Council  
Planning Department,  
County Hall Tallaght,  
Dublin 24,  
D24 A3XC

**Uisce Éireann**  
Bosca OP 6000  
Baile Átha Cliath 1  
Éire

**Irish Water**  
PO Box 6000  
Dublin 1  
Ireland

**T:** +353 1 89 25000  
**F:** +353 1 89 25001  
[www.water.ie](http://www.water.ie)

16<sup>th</sup> March 2023

Dear Sir/ Madam,

**Re:** Large Scale Residential Development– Regarding development of 385no. residential units and associated site works in the townland of Adamstown, Lucan, Co. Dublin.

Irish Water has reviewed the plans and particulars submitted for this Large-Scale Residential 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 upgrade by Irish Water

**In respect of Wastewater:**

Feasible subject to infrastructure upgrades by Irish Water, namely;

The Development is a part of Clonburris Development Zone. In order to facilitate the proposed Development, all relevant core wastewater infrastructure within the Zone is required to be completed,. Prior to connection to the Irish Water network /completion of the subject development. These works includes the provision of the Clonburris Pumping Station, associated rising main and foul network (Northern Sewer Route) to be delivered by Clonburris Infrastructure Ltd (CIL).

As noted in Irish Water's Confirmation of Feasibility, on an interim basis, a connection may be permitted in advance of completion of the Northern Sewer Infrastructure (to be delivered by CIL), subject to the delivery of Clonburris Pumping Station 01 (to be delivered by Irish Water), available capacity in PS01 at the moment, progress of works on the Northern Sewer Infrastructure and connection from customer site to PS01 (to be delivered by the Customer and CIL).

### **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 18<sup>th</sup> January 2023.

### **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](mailto:planning@water.ie)

PP. Ali Robinson

---

**Yvonne Harris**  
Connections and Developer Services