

Declan O'Sullivan,
 Kavanagh Burke Consulting Engineers,
 F3 Calmount Park
 Ballymount
 Dublin 12
 D12Y05

19 July 2022

Re: CDS22002085 pre-connection enquiry - Subject to contract | Contract denied

Connection for Multi/Mixed Use Development of 455 domestic units and creche at Sector 3, Aikens Village, Stepside, Dublin 18

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Sector 3, Aikens Village, Stepside, Dublin 18 (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	<p style="text-align: center;">OUTCOME OF PRE-CONNECTION ENQUIRY</p> <p style="text-align: center;"><u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u></p>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible Subject to upgrades
SITE SPECIFIC COMMENTS	
Water Connection	<p>A connection is feasible to the 8" / 200mm UPVC main (Green line on screenshot below)</p> <p>A bulk meter is required on the connection main</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

Wastewater Connection

In order to accommodate the proposed connection at the Premises, upgrade works are required to increase the capacity of wastewater network. A storage tank (c. 500m³) to mitigate the impact of storm water in the network is required. The storage tank will be required to cater for future development in the area arising from modelling carried out of the potential future zoned development lands within the collection catchment over a 10 – 15 year time horizon. These upgrade works are not currently on the Irish Water investment plan therefore, the applicant will be required to fund these upgrades. Please engage with Irish Water to progress this project.

As flood risk in the early stages of development will be low, execution of the agreement to progress the storage project will be sufficient to allow Irish Water to facilitate some connections (to be agreed with IW) prior to completion of the project.

Site supervision of the development by Irish Water Field Engineers will ensure quality control on site, including preventing misconnections prevention, to further mitigate flood risk.

The design and construction of the Water & 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.

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



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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.

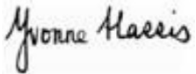
General Notes:

- 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
- 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 team at kmcmanmon@water.ie For further information, visit www.water.ie/connections.

Yours sincerely,



Yvonne Harris

Head of Customer Operations