APPENDIX C RECORDS OF CORRESPONDENCE WITH UISCE ÉIREANN



CONFIRMATION OF FEASIBILITY

Ciaran McGee

Rouhan & O' Donovang Arena House Arena Road Sandyford Dublin 18

2 September 2024

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

Uisce Éireann PO Box 448 South City Delivery Office Cork City

www.water.ie

Our Ref: CDS24004948 Pre-Connection Enquiry Parkmore Industrial Estate, Long Mile Road, Dublin

Dear Applicant/Agent,

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

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Multi/Mixed Use Development of 501 unit(s) at Parkmore Industrial Estate, Long Mile Road, Dublin, (the **Development**).

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

- Water Connection Feasible without infrastructure upgrade by Uisce Éireann
- As per Uisce Éireann GIS records (please see Section B of this letter), Uisce Éireann assets are present on the site. The Developer must demonstrate that proposed structures and works will not inhibit access for maintenance or endanger structural or functional integrity of the assets during and after the works. For design submissions and queries related to diversion/build near or over, please contact UÉ Diversion Team via email address diversions@water.ie
- Wastewater Connection Feasible Subject to upgrades
- In order to accommodate the proposed connection approximately 360m of network extension will be required in R112 (between R110 and R810) to divert flow from the 225m sewer to the 9B trunk sewer. All upgrade

works will be funded by the Developer. The fees will be calculated at a connection application stage.



This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann 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 Uisce Éireann.

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 Uisce Éireann's Network(s)

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

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

Yours sincerely,

Dermot Phelan

Connections Delivery Manager

Section A - What is important to know?

What is important to know?	Why is this important?					
Do you need a contract to connect?	 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 Uisce Éireann's network(s). 					
	 Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann. 					
When should I submit a Connection Application?	A connection application should only be submitted after planning permission has been granted.					
Where can I find information on connection charges?	Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/					
Who will carry out the connection work?	 All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. 					
	*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					
Fire flow Requirements	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	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 Uisce Éireann's network(s)?	Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie					

What are the design requirements for the connection(s)?	•	The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice, available at www.water.ie/connections
Trade Effluent Licensing	•	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/ **trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)

Section B – Details of Uisce Éireann's Network(s)

The map included below outlines the current Uisce Éireann infrastructure adjacent the Development: To access Uisce Éireann Maps email datarequests@water.ie



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Note: The information provided on the included maps as to the position of Uisce Éireann's underground network(s) is provided as a general guide only. The information is based on the best available information provided by each Local Authority in Ireland to Uisce Éireann.

Whilst every care has been taken in respect of the information on Uisce Éireann's network(s), Uisce Éireann assumes no responsibility for and gives no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided, nor does it accept any liability whatsoever arising from or out of any errors or omissions. This information should not be solely relied upon in the event of excavations or any other works being carried out in the vicinity of Uisce Éireann's underground network(s). The onus is on the parties carrying out excavations or any other works to ensure the exact location of Uisce Éireann's underground network(s) 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.



Ciaran McGee Rouhan & O' Donovang Arena House Arena Road Sandyford Dublin 18 D12V8P6

26 February 2025

Uisce Éireann Bosca OP 448 Oifig Sheachadta na Cathrach Theas

Cathair Chorcaí **Uisce Éireann**PO Box 448
South City
Delivery Office

www.water.ie

Cork City

Re: Design Submission for Parkmore Industrial Estate, Long Mile Road, Dublin (the "Development")
(the "Design Submission") / Connection Reference No: CDS24004948

Dear Ciaran McGee.

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Uisce Éireann has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before you can connect to our network you must sign a connection agreement with Uisce Éireann. This can be applied for by completing the connection application form at www.water.ie/connections. Uisce Éireann's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)(https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Uisce Éireann's network(s) (the "Self-Lay Works"), as reflected in your Design Submission. Acceptance of the Design Submission by Uisce Éireann does not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Uisce Éireann representative:

Name: Alicia Ros Bernal

Email: ailciarosbernal.bernal@water.ie

Yours sincerely,

Dermot Phelan

Connections Delivery Manager

Stiúrthóirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares. Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

Appendix A

Document Title & Revision

- PIE-ROD-HUT-SW_AE-DR-CU-30001 (Proposed Water Supply Layout)
- PIE-ROD-HDG-SW_AE-DR-CD-30001 (Proposed Foul Water Drainage Layout Sheet 1)
- PIE-ROD-HDG-SW_AE-DR-CD-30002 (Proposed Foul Water Drainage Layout Sheet 2)
- PIE-ROD-HDG-SW_AE-DR-CD-30003 (Proposed Foul Water Drainage Layout Sheet 3)
- PIE-ROD-HDG-SW_AE-DR-CD-30005 (Proposed Car Park Drainage Layout Blocks A to C)
- PIE-ROD-HDG-SW AE-DR-CD-30006 (Proposed Car Park Drainage Layout Block D)
- PIE-ROD-HDG-SW_AE-DR-CD-30010 (Proposed Foul Drainage Long Sections Sheet 1)
- PIE-ROD-HDG-SW_AE-DR-CD-30011 (Proposed Foul Drainage Long Sections Sheet 2)
- PIE-ROD-HDG-SW_AE-DR-CD-30012 (Proposed Foul Drainage Long Sections Sheet 3)

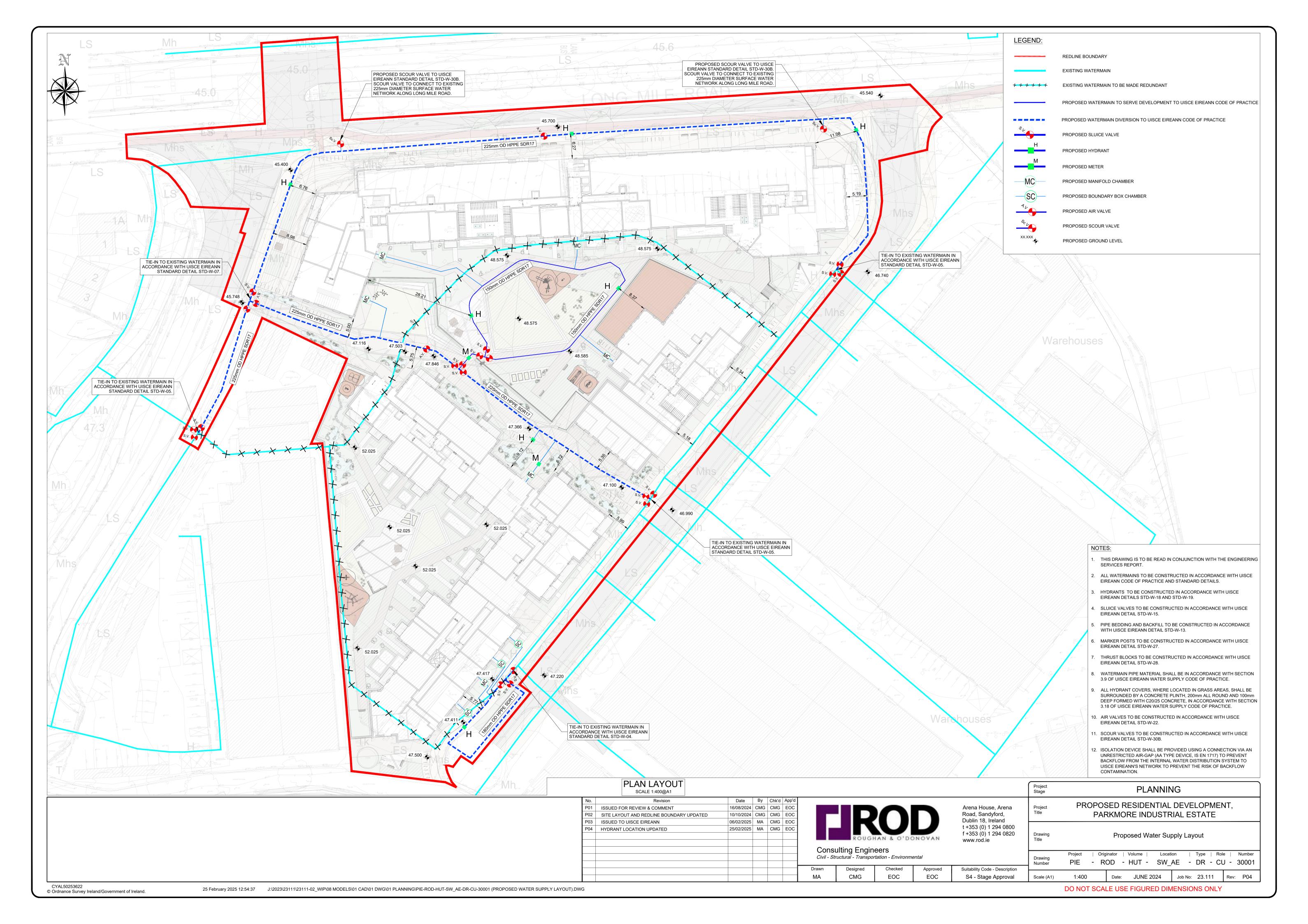
Additional comments

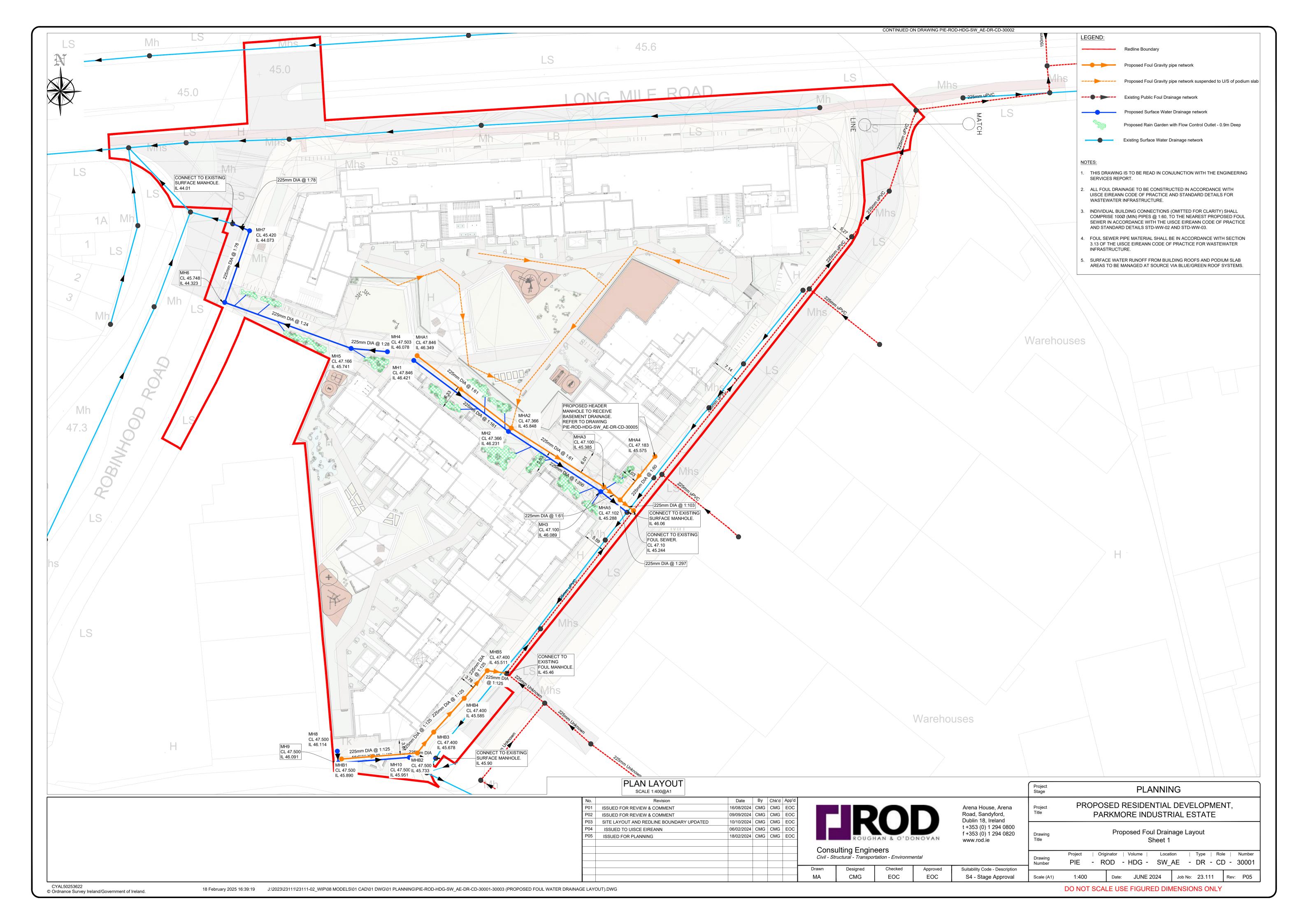
The design submission will be subject to further technical review at connection application stage.

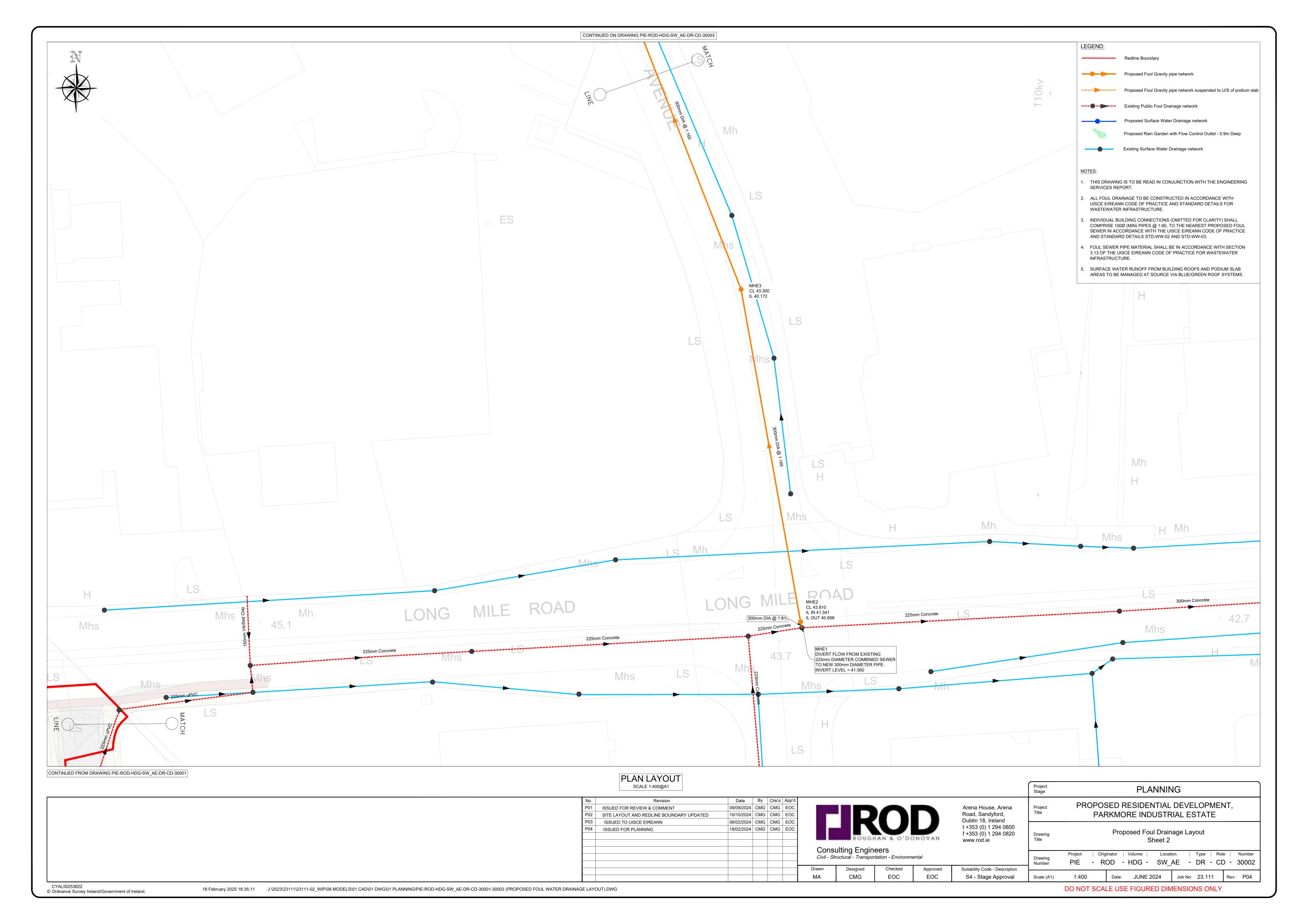
Uisce Éireann cannot guarantee that its Network in any location will have the capacity to deliver a particular flow rate and associated residual pressure to meet the requirements of the relevant Fire Authority, see Section 1.17 of Water Code of Practice

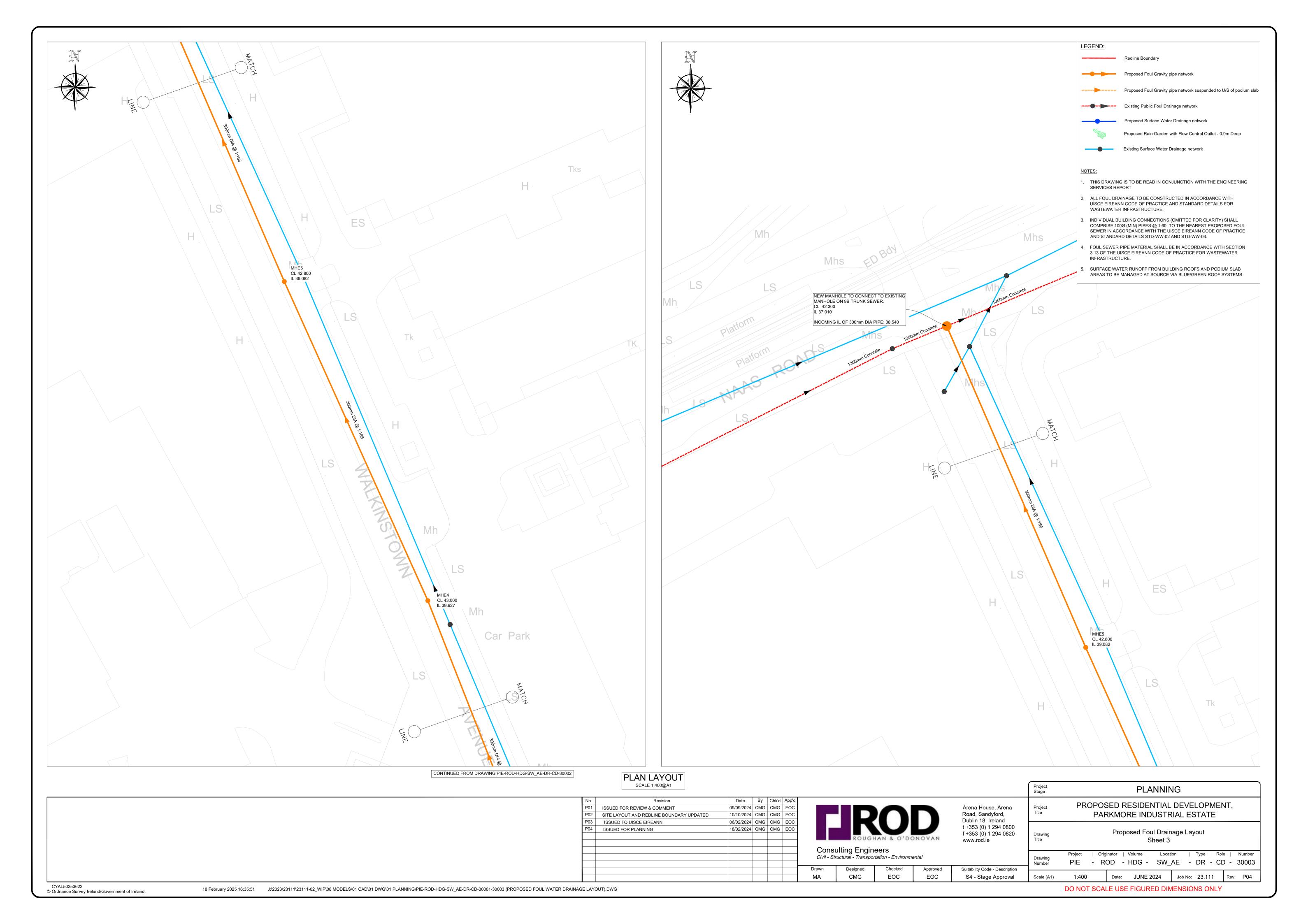
For further information, visit www.water.ie/connections

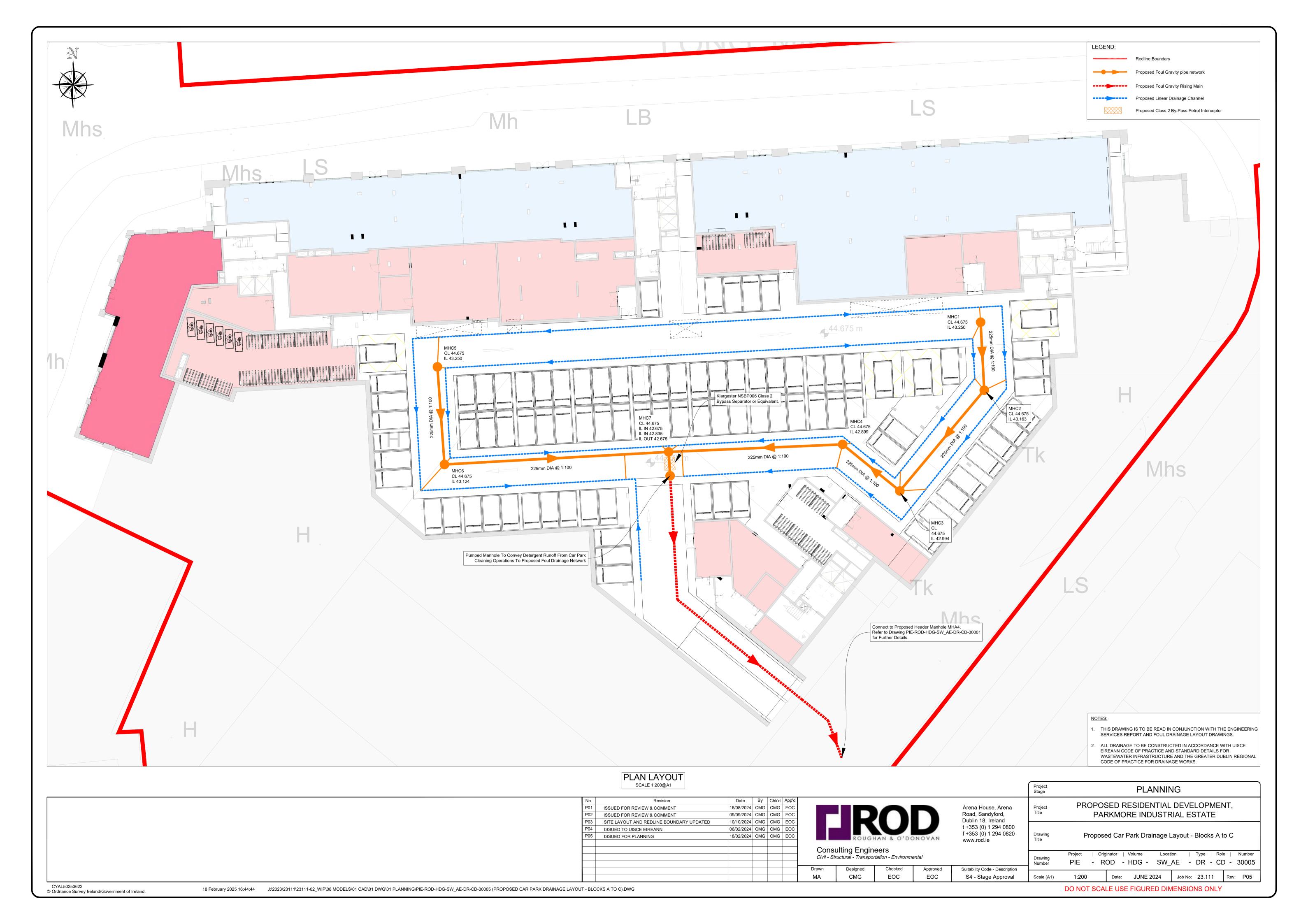
Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Uisce Éireann will not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.

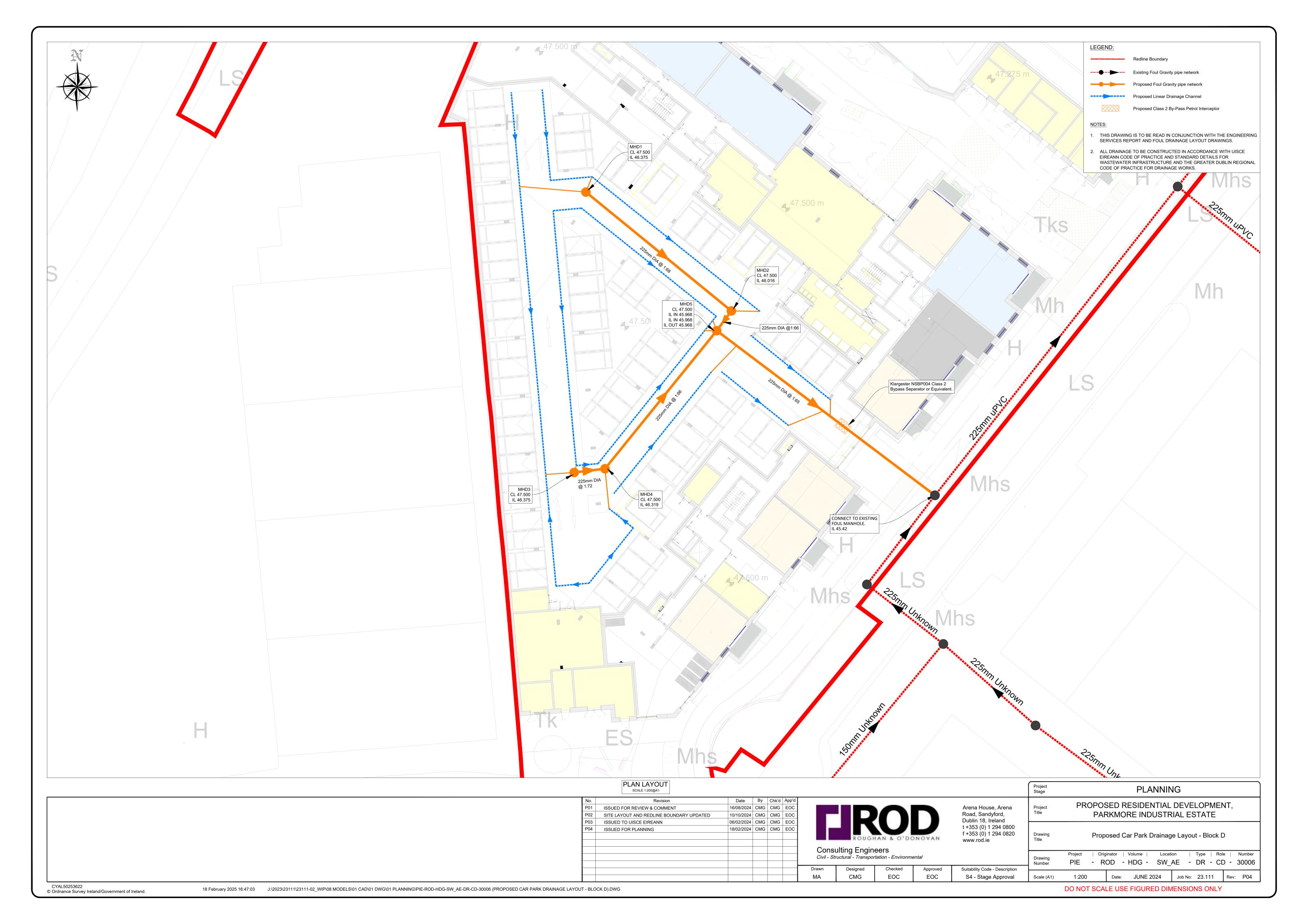


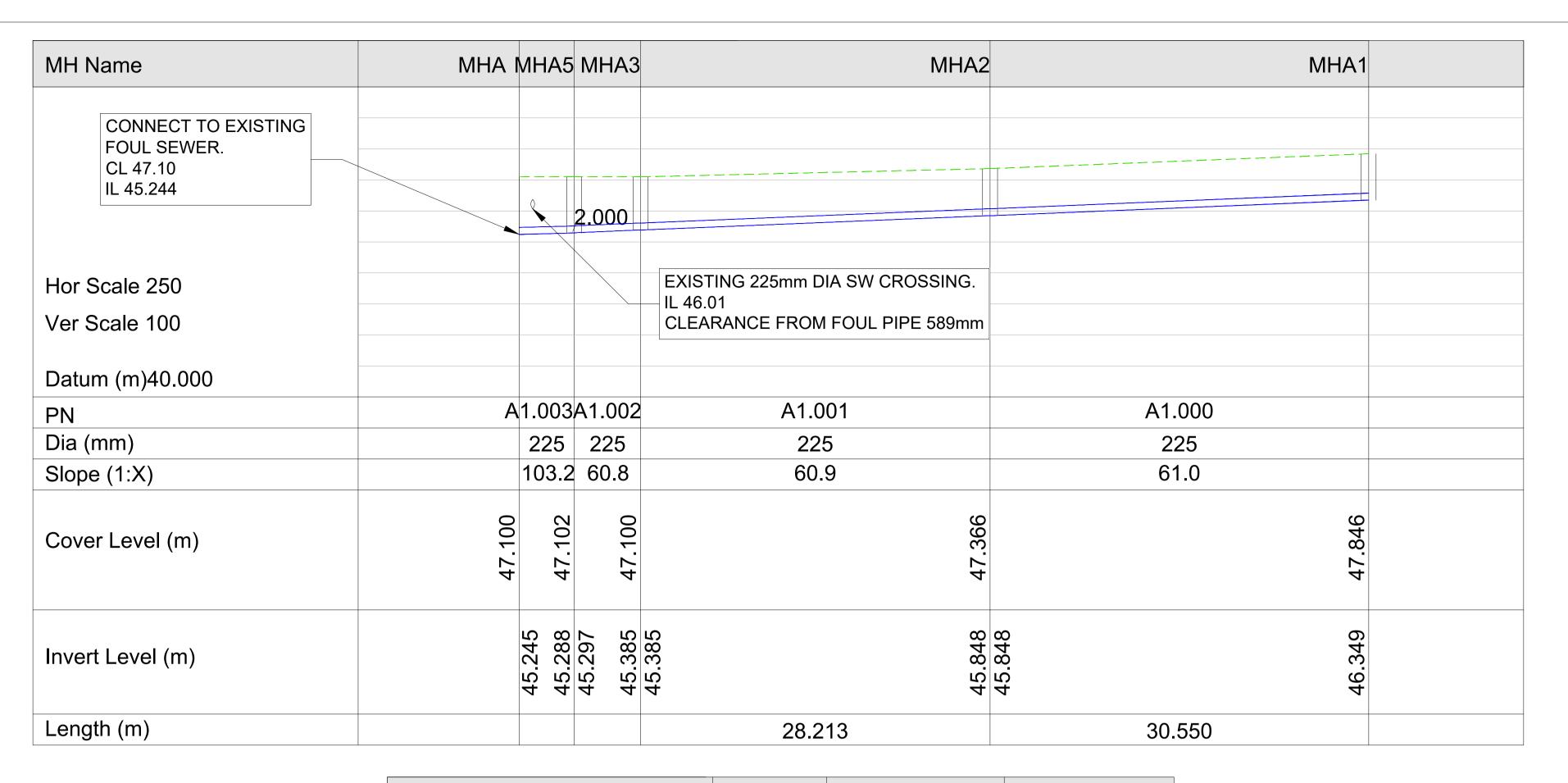












MH Name	MHA5	MHA4	
		1.002	
Hor Scale 250			
Ver Scale 100			
Datum (m)40.000			
PN		A2.000	
Dia (mm)		225	
Slope (1:X)		60.0	
Cover Level (m)	47.102	47.183	
Invert Level (m)		45.336	
Length (m)		14.333	

PROPOSED HEADER MANHOLE TO RECEIVE BASEMENT DRAINAGE. REFER TO DRAWING PIE-ROD-HDG-SW_AE-DR-CD-30005

LONGITUDINAL SECTION

A1 @ HORIZONTAL SCALE 1:250 A1 @ VERTICAL SCALE 1:100

No.	Revision	Date	Ву	Chk'd	App'd				
P01	ISSUED TO UISCE EIREANN	06/02/2024	MA	CMG	EOC				ĺ
P02	ISSUED FOR PLANNING	18/02/2024	MA	CMG	EOC				
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						Drawn	Designed	Checked	
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						MA	CMG	EOC	

Arena House, Arena Road, Sandyford, Dublin 18, Ireland t +353 (0) 1 294 0800 f +353 (0) 1 294 0820 www.rod.ie

Suitability Code - Description

S4 - Stage Approval

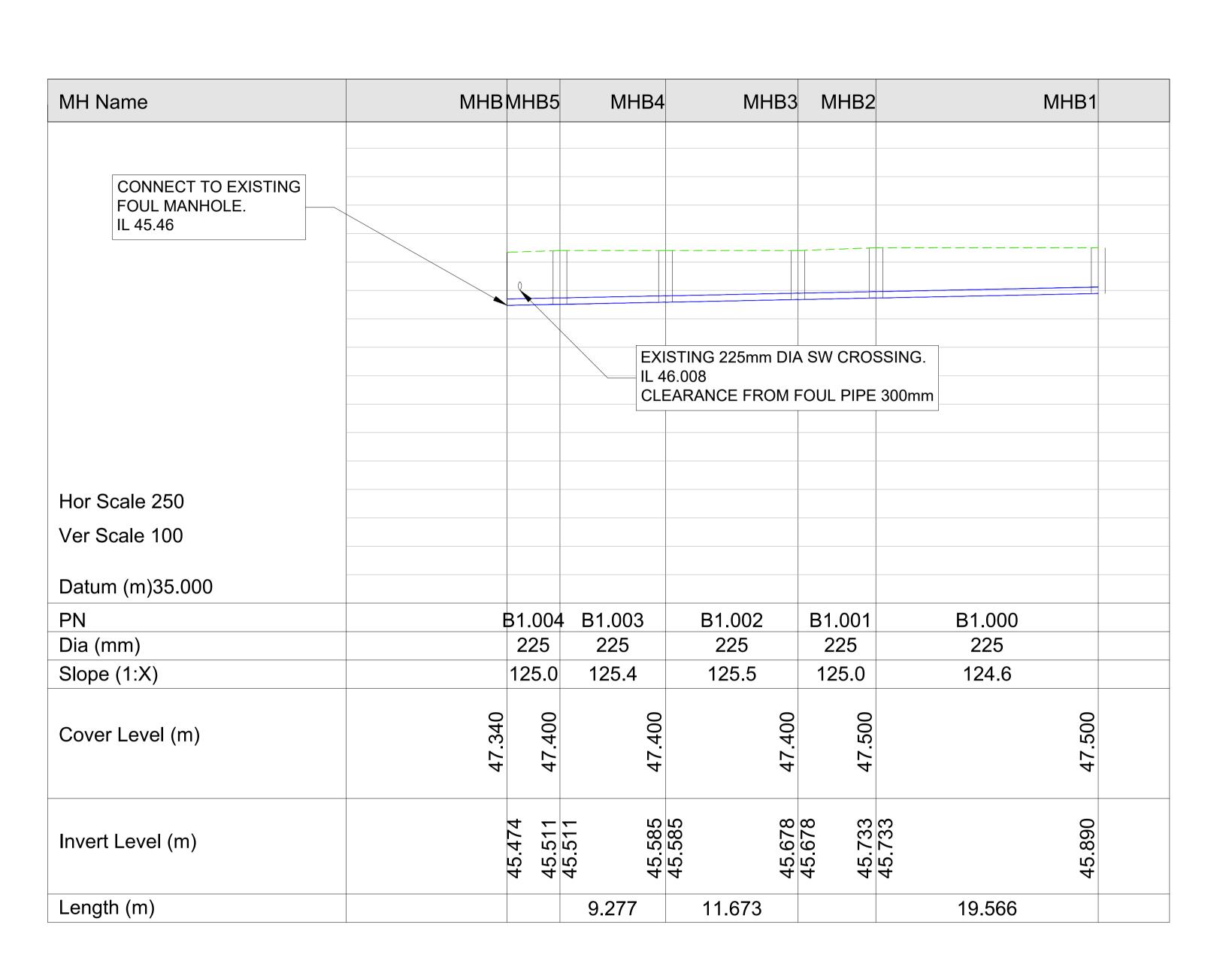
PLANNING PROPOSED RESIDENTIAL DEVELOPMENT, PARKMORE INDUSTRIAL ESTATE Proposed Foul Drainage Long Sections

Date: JANUARY 2025 | Job No: 23.111 | Rev: P02

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING SERVICES REPORT.

2. ALL FOUL DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH UISCE EIREANN CODE OF PRACTICE FOR WATER INFRASTRUCTURE.

3. FOUL SEWER PIPE MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 3.9 OF WATER CODE OF PRACTICE.



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE

 ALL FOUL DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH UISCE EIREANN CODE OF PRACTICE FOR WATER INFRASTRUCTURE.

6. FOUL SEWER PIPE MATERIAL SHALL BE IN ACCORDANCE WITH

SECTION 3.9 OF WATER CODE OF PRACTICE.

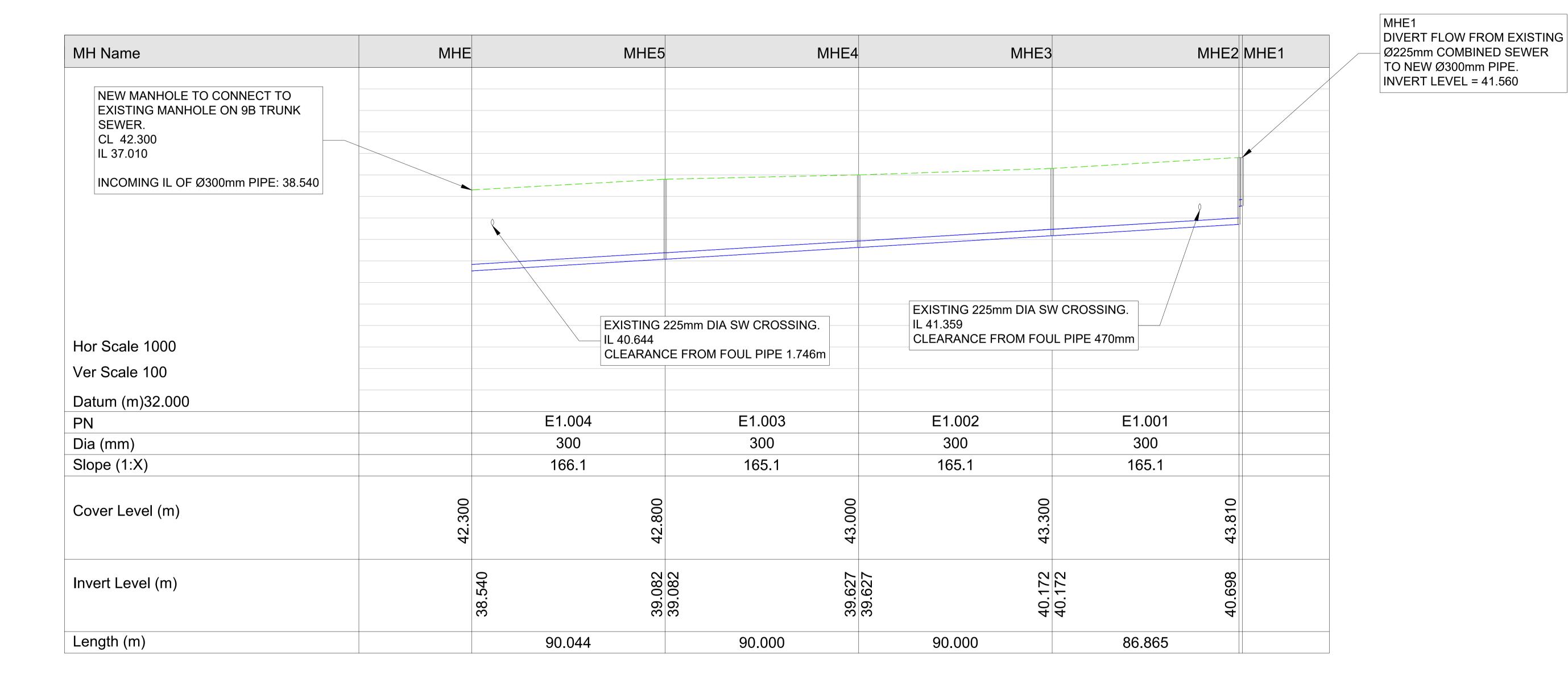
ENGINEERING SERVICES REPORT.

LONGITUDINAL SECTION A1 @ HORIZONTAL SCALE 1:250 A1 @ VERTICAL SCALE 1:100 **PLANNING** Revision Date By Chk'd App'd PROPOSED RESIDENTIAL DEVELOPMENT, 06/02/2024 MA CMG EOC Arena House, Arena ISSUED TO UISCE EIREANN Road, Sandyford, Dublin 18, Ireland PARKMORE INDUSTRIAL ESTATE 18/02/2024 MA CMG EOC ISSUED FOR PLANNING t +353 (0) 1 294 0800 Proposed Foul Drainage Long Sections f +353 (0) 1 294 0820 Drawing Title www.rod.ie Sheet 2 Consulting Engineers Civil - Structural - Transportation - Environmental Drawing Number PIE - ROD - HDG - SW_AE - DR - CD - 30011 Checked Approved Suitability Code - Description Designed MA CMG EOC EOC Date: JANUARY 2025 | Job No: 23.111 | Rev: P02 S4 - Stage Approval CYAL50253622 DO NOT SCALE USE FIGURED DIMENSIONS ONLY 18 February 2025 16:41:20 J:\2023\23111\23111-02_WIP\08 MODELS\01 CAD\01 DWG\01 PLANNING\PIE-ROD-HDG-SW_AE-DR-CD-30010-30013 (PROPOSED FOUL DRAINAGE LONG SECTIONS SHEET 1-4).DWG © Ordnance Survey Ireland/Government of Ireland.

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LONGITUDINAL SECTION A1 @ HORIZONTAL SCALE 1:1000 A1 @ VERTICAL SCALE 1:100

No.	Revision	Date	Ву	Chk'd	App'o
P01	ISSUED TO UISCE EIREANN	06/02/2024	MA	CMG	EOC
P02	ISSUED FOR PLANNING	18/02/2024	MA	CMG	EOC

Consulting Engineers
Civil - Structural - Transportation - Environmental

Designed

CMG

Checked

EOC

Approved

EOC

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Suitability Code - Description

S4 - Stage Approval

PROPOSED RESIDENTIAL DEVELOPMENT, PARKMORE INDUSTRIAL ESTATE

Proposed Foul Drainage Long Sections
Sheet 3

Drawing Title Drawing Number PIE - ROD - HDG - SW_AE - DR - CD - 30012 Date: JANUARY 2025 | Job No: 23.111 | Rev: P02

PLANNING