



Esaivani Naicker

Block S
East Point Business Park
Dublin 3
Co. Dublin
D03H3F4

Uisce Éireann
Boxa OP 448
Oifig Sheachdta na
Cathrach Thosaigh
Cathair Chorcaí

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

www.water.ie

20 January 2022

Re: CDS22000078 pre-connection enquiry - Subject to contract | Contract denied

Connection for Multi/Mixed Use Development of 377 apartment unit(s), Creche and retail unit at Blakes, The Hill, Dublin

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Blakes, The Hill, Dublin (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	OUTCOME OF PRE-CONNECTION ENQUIRY <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>
Water Connection	Feasible subject to upgrades
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
SITE SPECIFIC COMMENTS	
Water Connection	Approximately 140m of network extension will be required in the public domain for the water connection to be carried out to the network at the North East of the site as per applicant submitted drawings. These extension works are not currently on the 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. A bulk meter will be required on the connection main. With regards the secondary connection to the network to the West of the site, the feasibility of the connection along with the location of the connection point will be determined at connection application stage.

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www.water.ie

29 March 2022

**Re: Design Submission for Blakes, The Hill, Dublin (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS22000078**

Dear Esaivani Naicker,

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, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’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 Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Fionán Ginty
Phone: 01 8925734
Email: fginty@water.ie

Yours sincerely,



Yvonne Harris
Head of Customer Operations

Appendix A

Document Title & Revision

- 20-071-P123-Proposed Foul Water Drainage Layout-GA Plan
- 20-071-P124-Proposed Foul Water Drainage Layout-Sht 1 of 2
- 20-071-P125-Proposed Foul Water Drainage Layout-Sht 2 of 2
- 20-071-P140-Water Supply Layout-GA Plan
- 20-071-P141-Proposed Water Supply-Sht 1 of 3
- 20-071-P142-Proposed Water Supply-Sht 2 of 3
- 20-071-P143-Proposed Water Supply-Sht 3 of 3

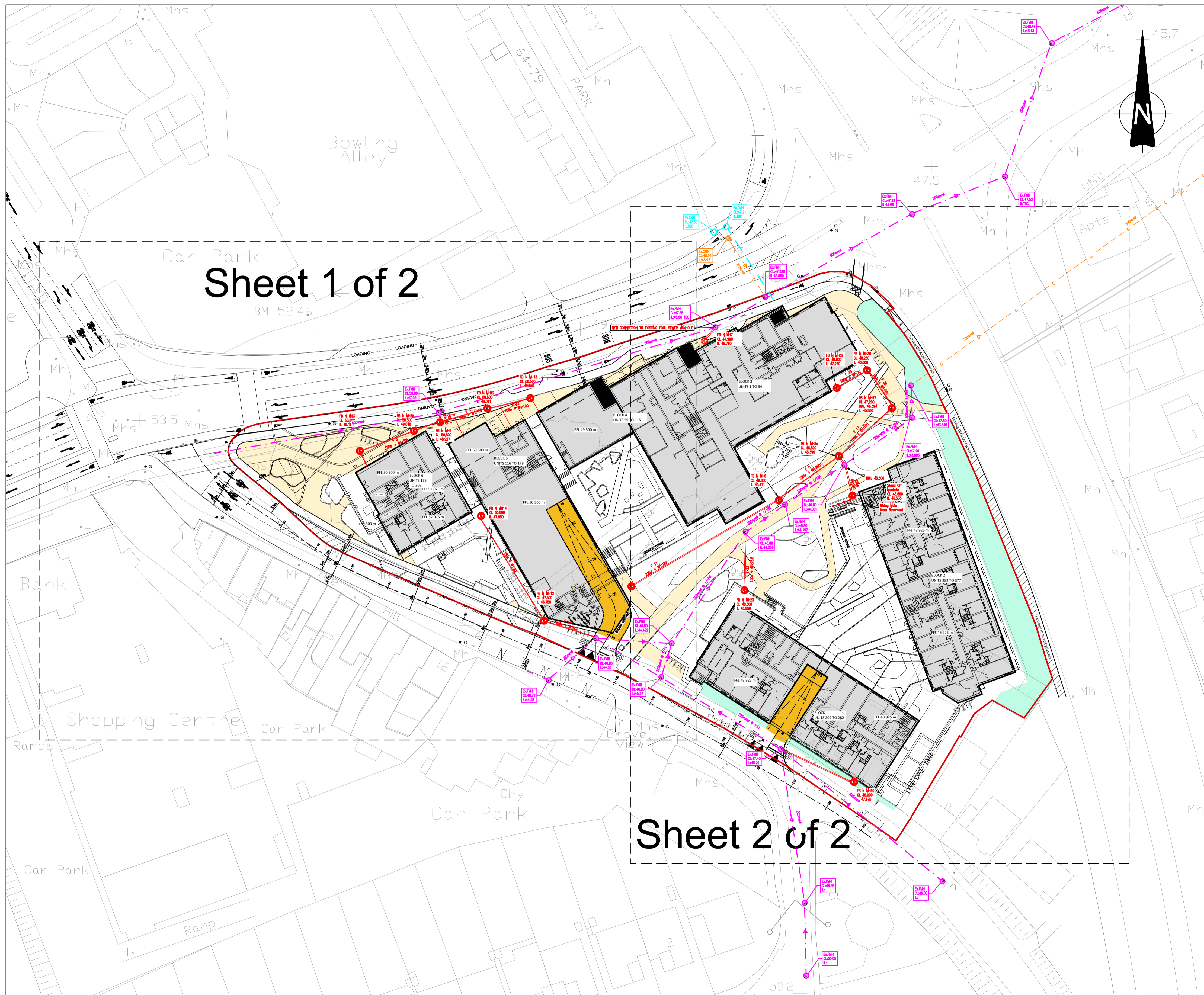
Additional Comments

- The design submission will be subject to further technical review at connection application stage.
- Diversion agreement required via <https://www.water.ie/connections/developer-services/diversion-and-build-over/> (details previously agreed with Irish Water and were deemed feasible).

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 Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

- NOTES:
- DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS.



Sheet 1 of 2

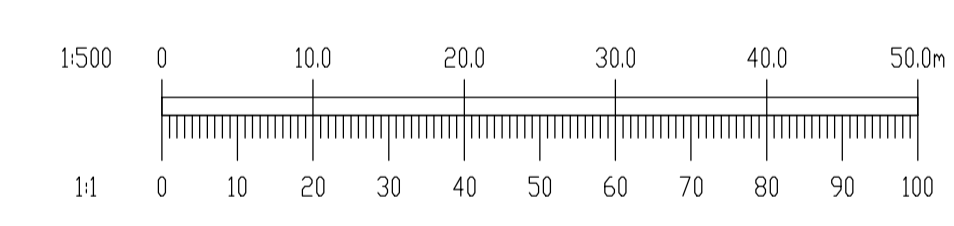
Sheet 2 of 2

LEGEND

- 150mm ϕ 1:150 FWH 1 PROPOSED FOUL WATER SEWER & MANHOLE WITH MANHOLE REFERENCE, COVER & INVERT LEVEL
- c EXISTING COMBINED SEWER
- EXISTING FOUL WATER SEWER

NOTE:
PUBLIC FOUL PIPE MATERIAL TO BE U-PVC (STIFFNESS CLASS 8) AND IN COMPLIANCE WITH SECTION 3.13 OF IRISH WATER CODE OF PRACTICE.

NOTE:
FOUL SEWERS TO BE CONSTRUCTED WITH CONCRETE SURROUND IN ACCORDANCE WITH IRISH WATER STD-WW-08 WHERE VERTICAL CLEARANCE FROM SURFACE WATER IS LESS THAN 300mm AND WHERE DEPTH OF COVER TO ROAD IS LESS THAN 1.2m



REV.	DATE	AMENDMENT	DRN	APPD

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Engineering Consultants

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CLIENT CAIRN HOMES

ARCHITECT OMP ARCHITECTS

PROJECT BLAKES RESIDENTIAL DEVELOPMENT,
STILLORGAN,
CO. DUBLIN.

TITLE
**PROPOSED FOUL WATER DRAINAGE LAYOUT
GA PLAN**

DRAWN G.Byrne	DESIGNED EN	APPROVED BG	DATE MAR. '22
SCALE 1:500 ϕ A1	JOB NO. 20-071	DRG. NO. P123	REVISION

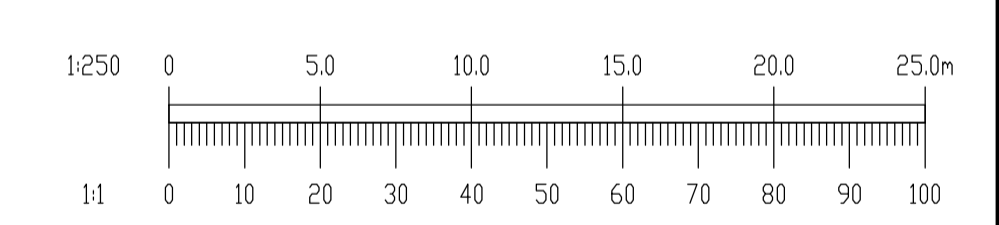
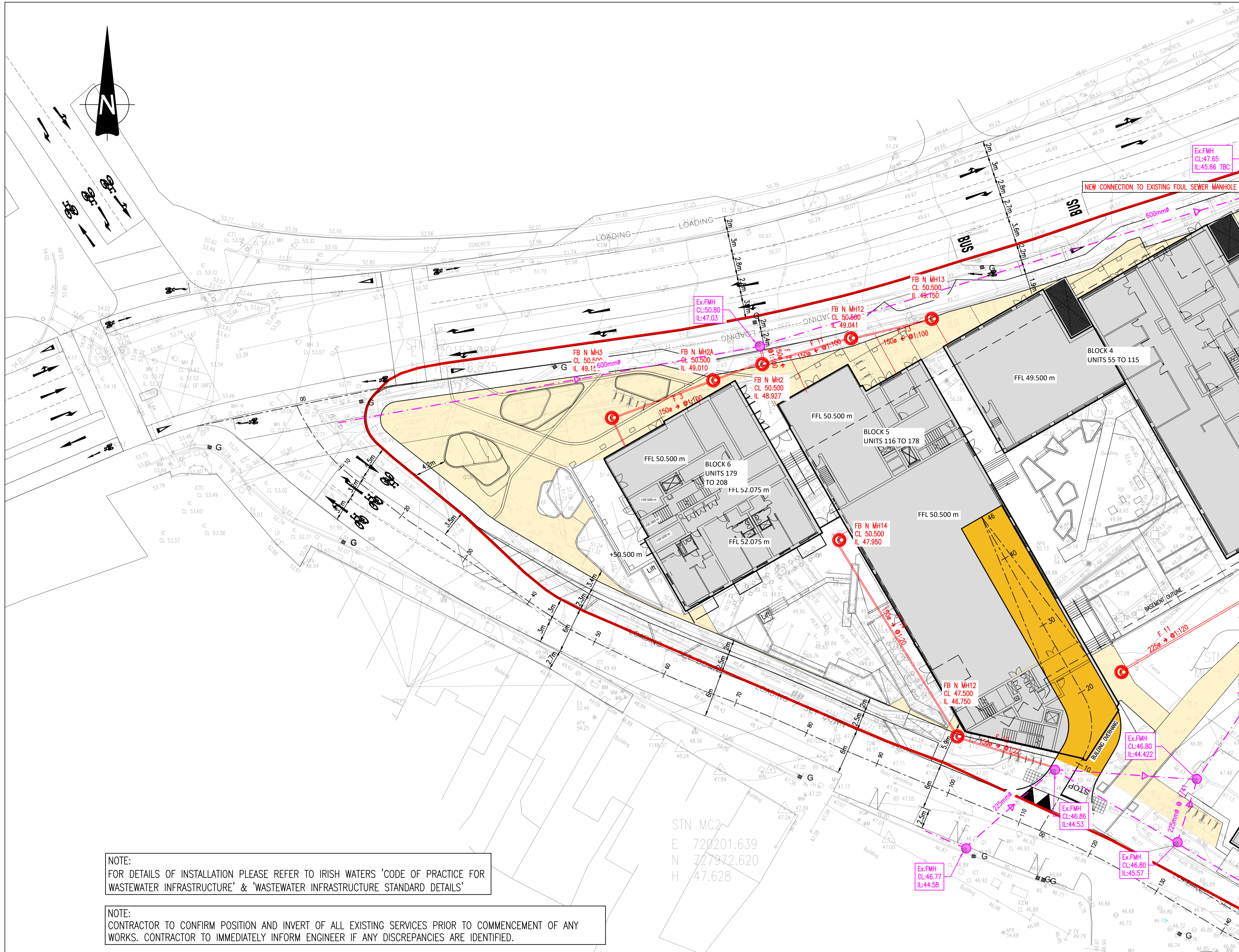
PLAN VIEW
PROPOSED FOUL WATER DRAINAGE LAYOUT – GA PLAN
SCALE 1:500 ϕ A1

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LEGEND

- 150mm Ø @ 1:150 FMH 1 PROPOSED FOUL WATER SEWER & MANHOLE WITH MANHOLE REFERENCE, COVER & INVERT LEVEL
- CL XX.XXm
- IL XX.XXm
- c — EXISTING COMBINED SEWER
- - - - - EXISTING FOUL WATER SEWER

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TITLE **PROPOSED FOUL WATER DRAINAGE LAYOUT
SHEET 1 OF 2**

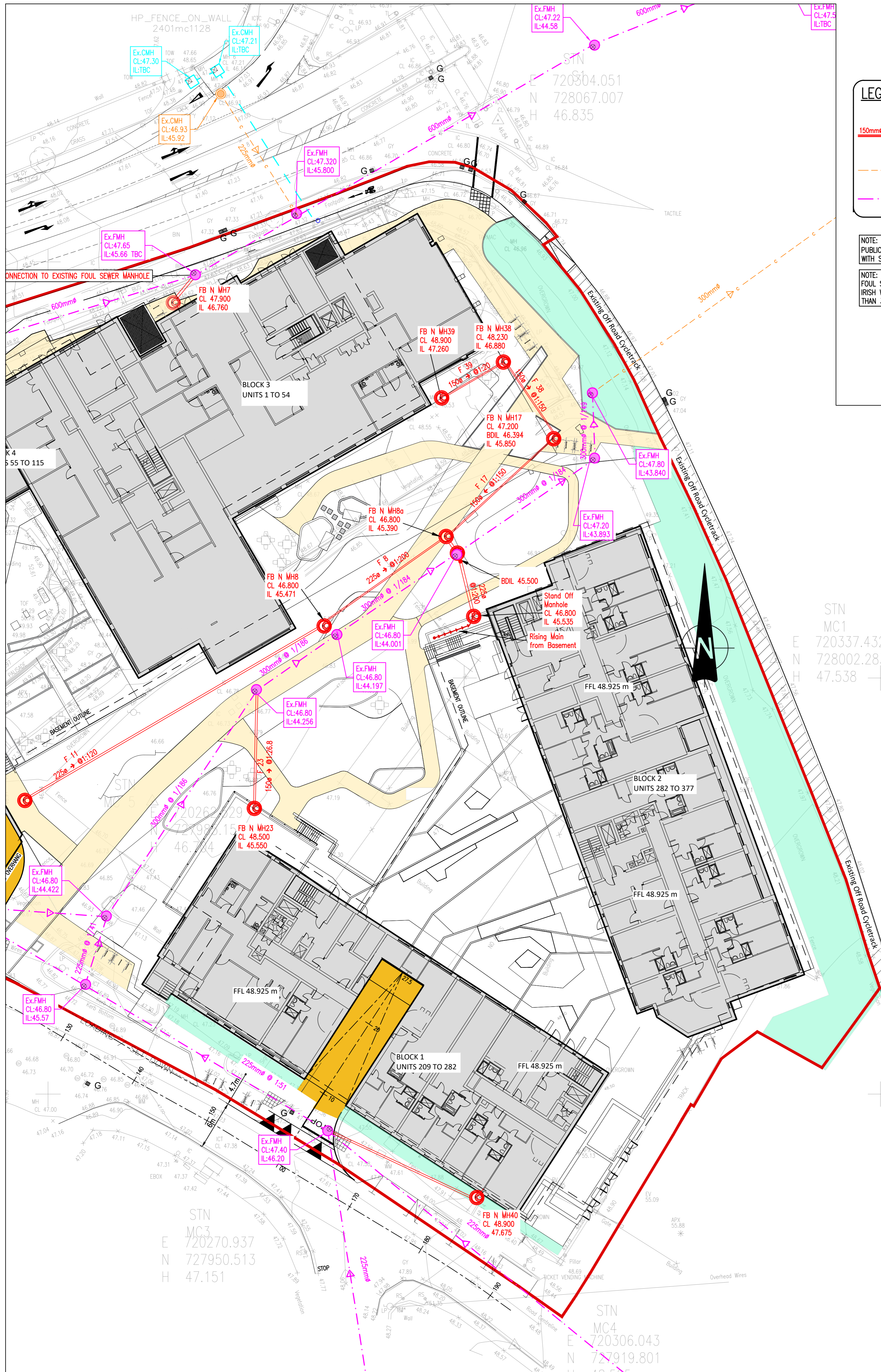
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G.Byrne	EN	BG	MAR. '22
SCALE	JOB NO.	DRG. NO.	REVISION
1:250 @A1	20-071	P124	

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NOTE:
FOR DETAILS OF INSTALLATION PLEASE REFER TO IRISH WATERS 'CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE' & 'WASTEWATER INFRASTRUCTURE STANDARD DETAILS'

NOTE:
CONTRACTOR TO CONFIRM POSITION AND INVERT OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORKS. CONTRACTOR TO IMMEDIATELY INFORM ENGINEER IF ANY DISCREPANCIES ARE IDENTIFIED.

PLAN VIEW
PROPOSED FOUL WATER DRAINAGE LAYOUT – SHEET 1 OF 2
SCALE 1:250 @A1



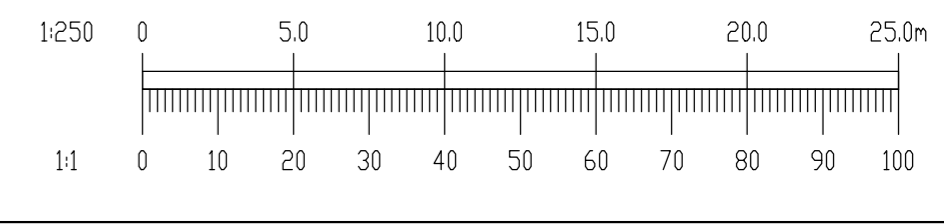
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LEGEND

- 150mm @ 1:150 FWH 1 CL XX.XXX IL XX.XXX: PROPOSED FOUL WATER SEWER & MANHOLE WITH MANHOLE REFERENCE, COVER & INVERT LEVEL
- - - c - - -: EXISTING COMBINED SEWER
- - - - -: EXISTING FOUL WATER SEWER

NOTE:
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NOTE:
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PLAN VIEW
PROPOSED FOUL WATER DRAINAGE LAYOUT – SHEET 2 OF 2
 SCALE 1:250 @A1

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CLIENT	CAIRN HOMES
ARCHITECT	OMP ARCHITECTS
PROJECT	BLAKES RESIDENTIAL DEVELOPMENT, STILLORGAN, CO. DUBLIN.
TITLE	PROPOSED FOUL WATER DRAINAGE LAYOUT SHEET 2 OF 2

DRAWN	DESIGNED	APPROVED	DATE
G.Byrne	EN	BG	MAR '22
SCALE	JOB NO.	DRG. NO.	REVISION
1:250 @A1	20-071	P125	

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LEGEND WATER SUPPLY

- 200mm ϕ PROPOSED 200mm ϕ P.E. WATERMAIN
- 150mm ϕ PROPOSED 150mm ϕ P.E. WATERMAIN
- | SV PROPOSED SLUICE VALVE
- | H PROPOSED HYDRANT
- | BB PROPOSED COMMERCIAL CONNECTIONS AND BOUNDARY BOX
- | AV PROPOSED AIR VALVE
- | ScV PROPOSED SCOUR VALVE
- EXISTING WATERMAIN TO BE REMOVED
- EX XXX ϕ EXISTING WATERMAIN
- | EX SV EXISTING SLUICE VALVE
- | EX H EXISTING HYDRANT
- IRISH WATER PLANNED WATERMAIN

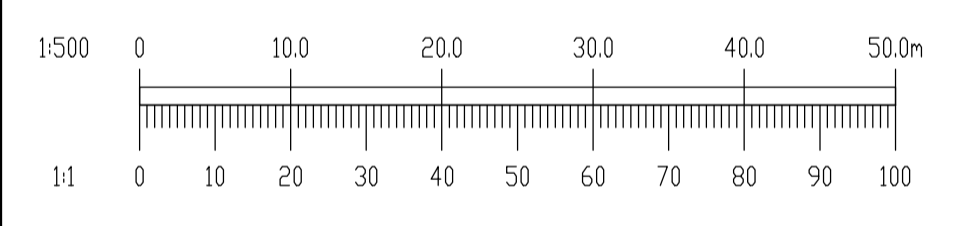
Sheet 3 of 3

NOTE: "WATERMAIN WORKS IN PUBLIC AREAS TO BE CARRIED OUT BY IRISH WATER AS PART OF THE CONNECTION APPLICATION PROCESS"

Sheet 1 of 3

NEW CONNECTION TO FUTURE PUBLIC WATERMAIN IN AGREEMENT WITH IRISH WATER

- NOTE: WATERMAIN MATERIAL TO BE PE 100 (SDR 11 OR 17) IN COMPLIANCE WITH SECTION 3.9 OF IRISH WATER, "WATER SUPPLY INFRASTRUCTURE CODE OF PRACTICE"
- NOTE: AIR VALVE AND HYDRANTS COVERS, WHERE LOCATED IN GRASS AREAS, SHALL BE SURROUNDED BY A CONCRETE PLINTH IN COMPLIANCE WITH SECTION 3.18 OF IRISH WATER, "WATER SUPPLY INFRASTRUCTURE CODE OF PRACTICE"
- NOTE: THRUST BLOCKS TO BE PROVIDED AT EACH BEND ALONG THE COURSE OF THE WATERMAIN IN COMPLIANCE WITH SECTION 4.6 OF IRISH WATER, "WATER SUPPLY INFRASTRUCTURE CODE OF PRACTICE"
- NOTE: ENSURE DEPTH OF COVER TO WATERMAIN CROWN IS ACHIEVED IN COMPLIANCE WITH SECTION 3.11 OF IRISH WATER, "WATER SUPPLY INFRASTRUCTURE CODE OF PRACTICE"
- NOTE: "METERS FOR APARTMENTS OR SIMILAR PROPERTIES WILL BE INSTALLED INTERNALLY WITHIN THE PREMISES IN ACCORDANCE WITH THE BUILDING CONTROLS AUTHORITY REQUIREMENTS AND SUBJECT TO REVIEW BY IRISH WATER" SEE SECTION 3.15.2 OF THE IRISH WATER CODE OF PRACTICE.



REV.	DATE	AMENDMENT	DRN	APPD

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CLIENT **CAIRN HOMES**

ARCHITECT **OMP ARCHITECTS**

PROJECT **BLAKES RESIDENTIAL DEVELOPMENT, STILLORGAN, CO. DUBLIN.**

TITLE **PROPOSED WATER SUPPLY LAYOUT GA PLAN**

DRAWN G.Byrne	DESIGNED EN	APPROVED BC	DATE MAR. '22
SCALE 1:500 @A1	JOB NO. 20-071	DRG. NO. P140	REVISION

Sheet 2 of 3

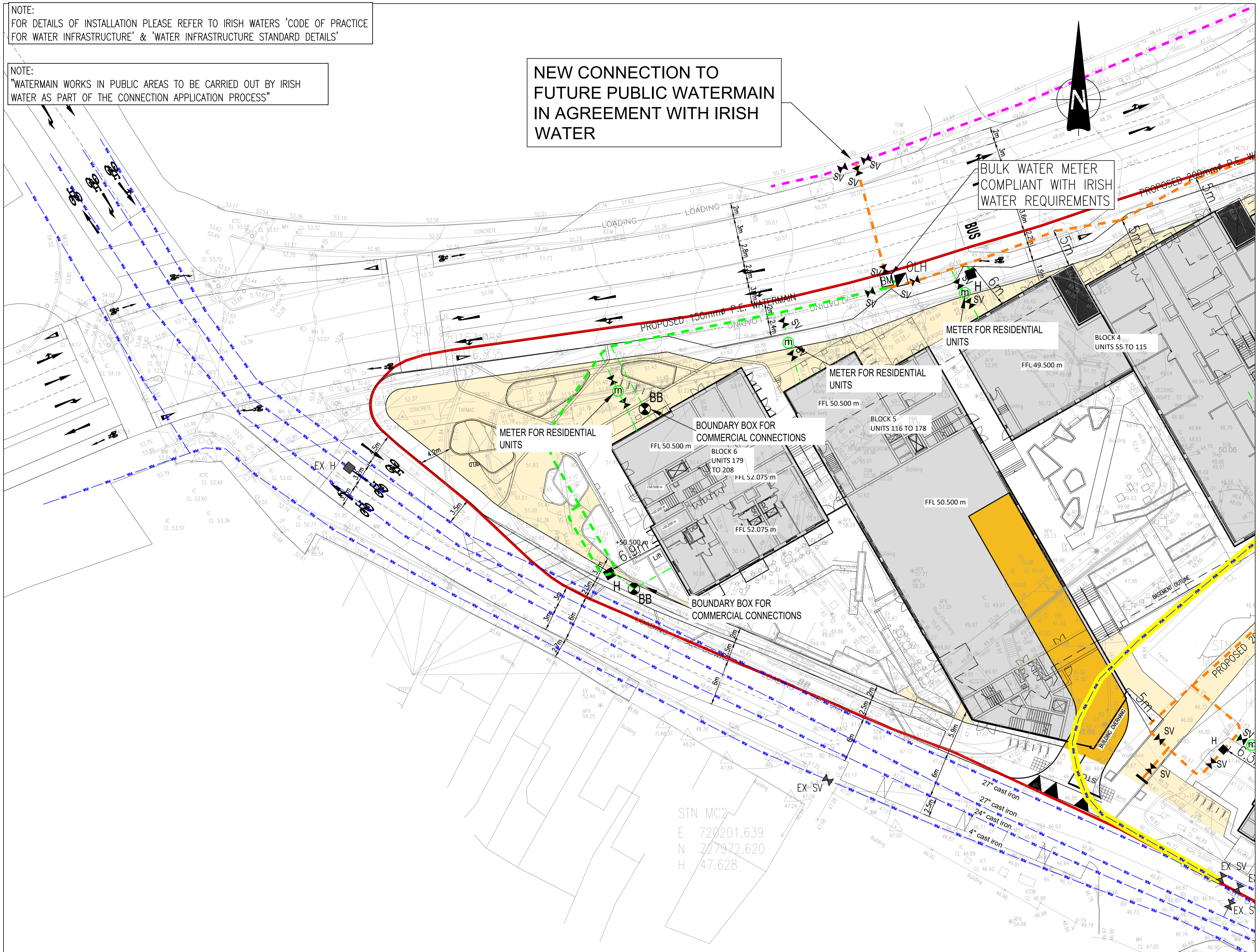
PLAN VIEW
PROPOSED WATER SUPPLY - GA PLAN
SCALE 1:500 @A1

NOTE:
FOR DETAILS OF INSTALLATION PLEASE REFER TO IRISH WATERS 'CODE OF PRACTICE FOR WATER INFRASTRUCTURE' & 'WATER INFRASTRUCTURE STANDARD DETAILS'

NOTE:
"WATERMAIN WORKS IN PUBLIC AREAS TO BE CARRIED OUT BY IRISH WATER AS PART OF THE CONNECTION APPLICATION PROCESS"

NEW CONNECTION TO
FUTURE PUBLIC WATERMAIN
IN AGREEMENT WITH IRISH
WATER

BULK WATER METER
COMPLIANT WITH IRISH
WATER REQUIREMENTS



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LEGEND WATER SUPPLY

- 200mm ϕ PROPOSED 200mm ϕ P.E. WATERMAIN
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- SV PROPOSED SLUICE VALVE
- H PROPOSED HYDRANT
- BB PROPOSED COMMERCIAL CONNECTIONS AND BOUNDARY BOX
- AV PROPOSED AIR VALVE
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- EXISTING WATERMAIN TO BE REMOVED
- EX XXX ϕ EXISTING WATERMAIN
- EX SV EXISTING SLUICE VALVE
- EX H EXISTING HYDRANT
- IRISH WATER PLANNED WATERMAIN

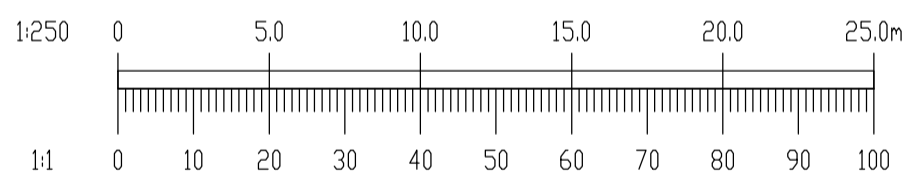
NOTE:
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NOTE:
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NOTE:
"METERS FOR APARTMENTS OR SIMILAR PROPERTIES WILL BE INSTALLED INTERNALLY WITHIN THE PREMISES IN ACCORDANCE WITH THE BUILDING CONTROLS AUTHORITY REQUIREMENTS AND SUBJECT TO REVIEW BY IRISH WATER" SEE SECTION 3.15.2 OF THE IRISH WATER CODE OF PRACTICE.



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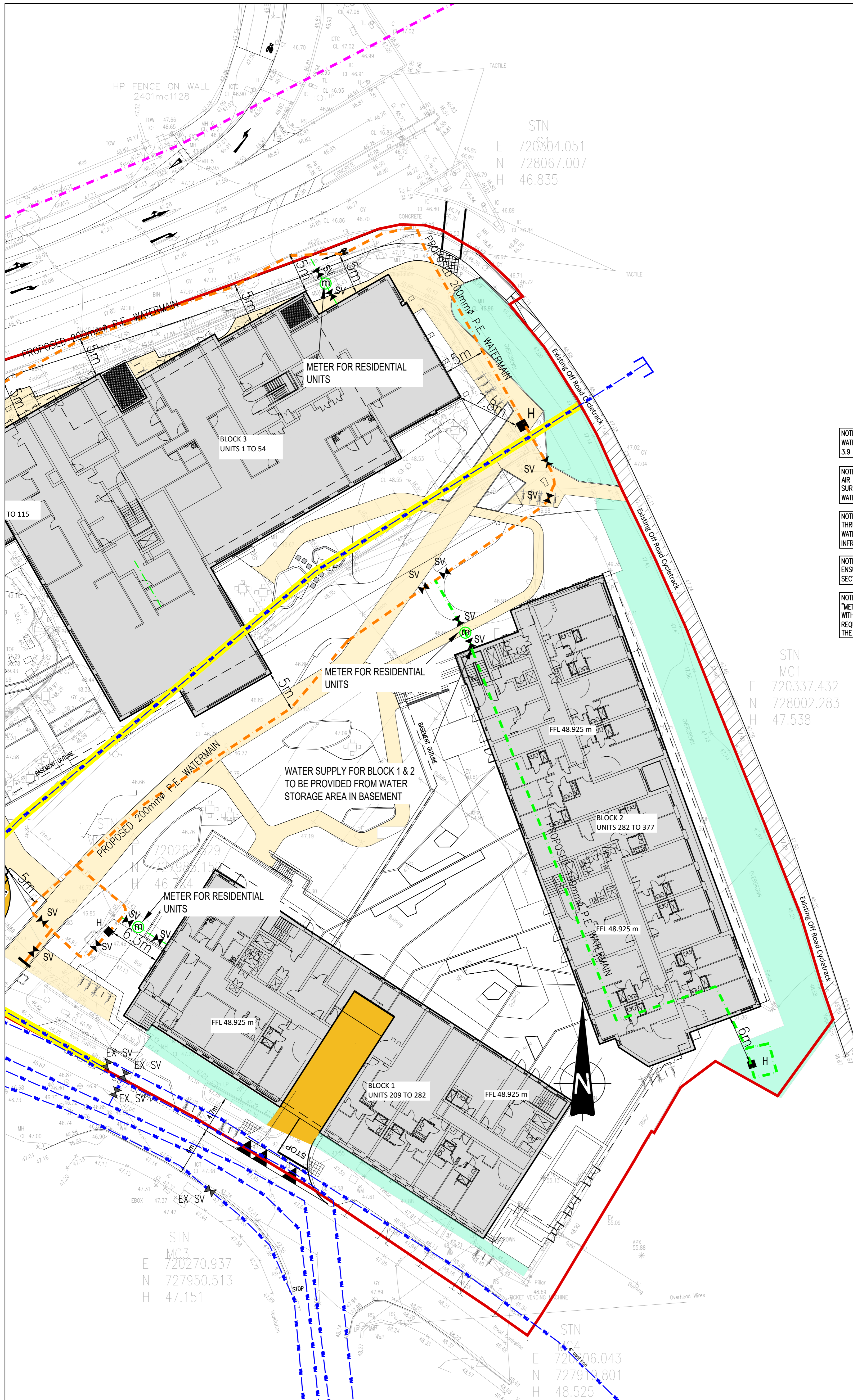
CLIENT CAIRN HOMES
ARCHITECT OMP ARCHITECTS
PROJECT BLAKES RESIDENTIAL DEVELOPMENT,
STILLORGAN,
CO. DUBLIN.

TITLE
**PROPOSED WATER SUPPLY
SHEET 1 OF 3**

DRAWN G.Byrne	DESIGNED EN	APPROVED BG	DATE MAR. '22
SCALE 1:250 @A1	JOB NO. 20-071	DRG. NO. P141	REVISION

PLAN VIEW
PROPOSED WATER SUPPLY – SHEET 1 OF 3
SCALE 1:250 @A1

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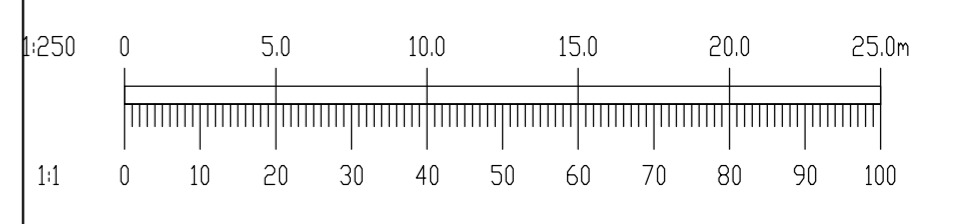
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- EX XXX ϕ EXISTING WATERMAIN
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- EX H EXISTING HYDRANT
- - - IRISH WATER PLANNED WATERMAIN

- NOTE: WATERMAIN MATERIAL TO BE PE 100 (SDR 11 OR 17) IN COMPLIANCE WITH SECTION 3.9 OF IRISH WATER, 'WATER SUPPLY INFRASTRUCTURE CODE OF PRACTICE'
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STN
MC1
E 720337.432
N 728002.283
H 47.538



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PROJECT BLAKES RESIDENTIAL DEVELOPMENT,
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CO. DUBLIN.

TITLE
PROPOSED WATER SUPPLY
SHEET 2 OF 3

DRAWN G.Byrne	DESIGNED EN	APPROVED BG	DATE MAR '22
SCALE 1:250 @A1	JOB NO. 20-071	DRG. NO. P142	REVISION

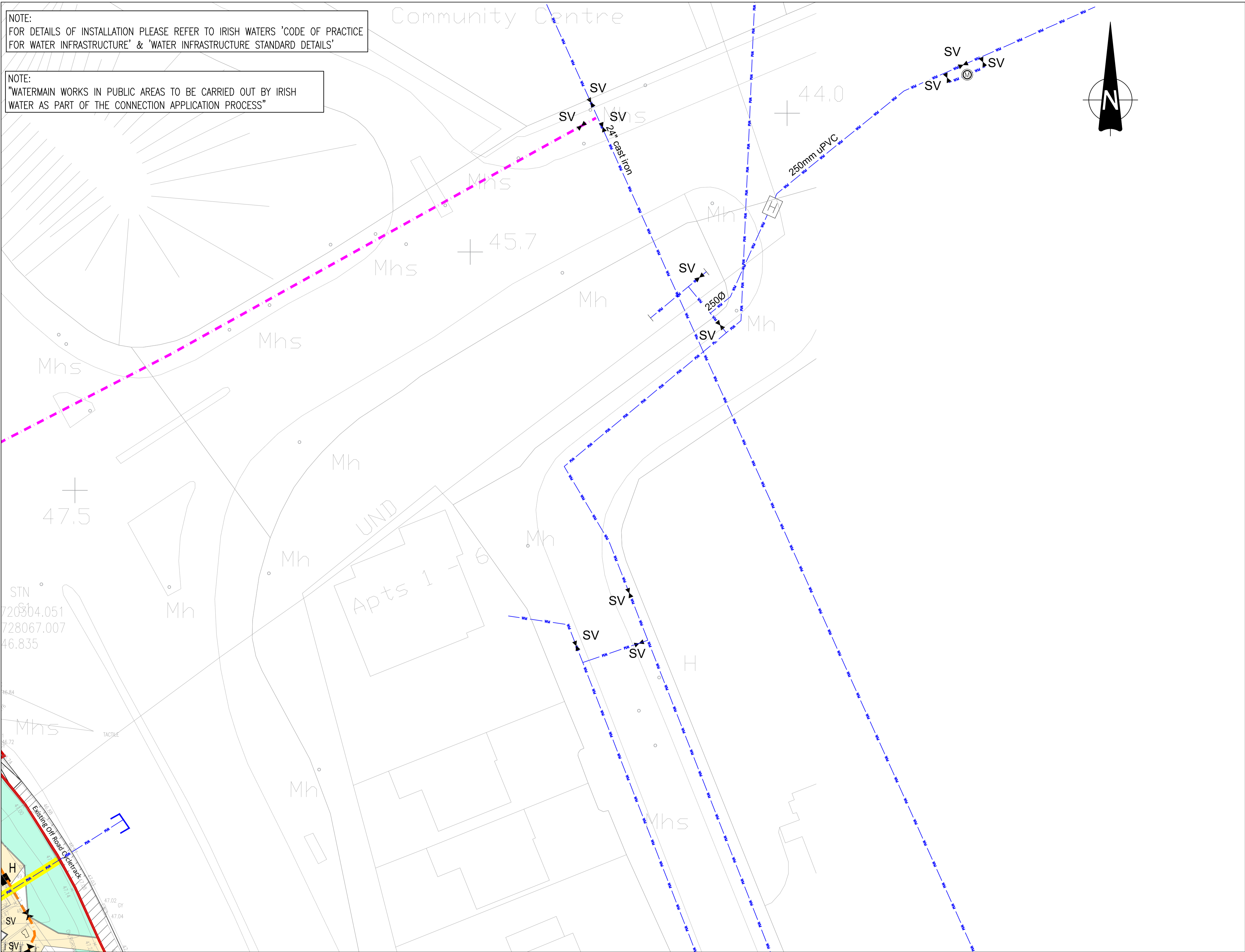
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NOTE:
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PLAN VIEW
PROPOSED WATER SUPPLY – SHEET 2 OF 3
SCALE 1:250 @A1

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LEGEND WATER SUPPLY

- PROPOSED 200mm P.E. WATERMAIN
- PROPOSED 150mm P.E. WATERMAIN
- PROPOSED SLUICE VALVE
- PROPOSED HYDRANT
- PROPOSED COMMERCIAL CONNECTIONS AND BOUNDARY BOX
- PROPOSED AIR VALVE
- PROPOSED SCOUR VALVE
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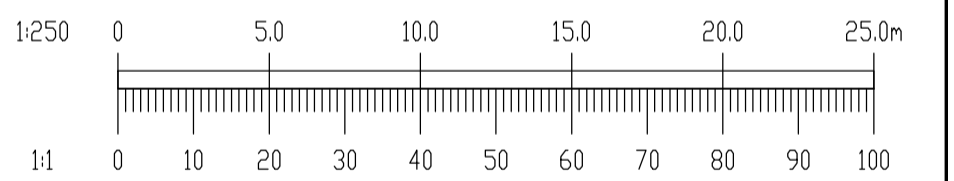
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NOTE:
"METERS FOR APARTMENTS OR SIMILAR PROPERTIES WILL BE INSTALLED INTERNALLY WITHIN THE PREMISES IN ACCORDANCE WITH THE BUILDING CONTROLS AUTHORITY REQUIREMENTS AND SUBJECT TO REVIEW BY IRISH WATER" SEE SECTION 3.15.2 OF THE IRISH WATER CODE OF PRACTICE.



REV.	DATE	AMENDMENT	DRN	APPD

STATUS **FOR PLANNING ONLY
NOT FOR CONSTRUCTION**

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PROJECT **BLAKES RESIDENTIAL DEVELOPMENT,
STILLORGAN,
CO. DUBLIN.**

TITLE **PROPOSED WATER SUPPLY
SHEET 3 OF 3**

DRAWN G.Byrne	DESIGNED EN	APPROVED BG	DATE MAR. '22
SCALE 1:250 @A1	JOB NO. 20-071	DRG. NO. P143	REVISION

PLAN VIEW
PROPOSED WATER SUPPLY – SHEET 3 OF 3
SCALE 1:250 @A1

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	<p>The proposed Development indicates that Irish Water assets are present on the site. The Developer has to 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. Drawings (showing clearance distances, changing to ground levels) and Method Statements should be included in the Detailed Design of the Development. A wayleave in favour of Irish Water will be required over the assets that are not located within the Public Space. For design submissions and queries related to diversion/build near or over, please contact IW Diversion Team via email address diversions@water.ie</p>
<p>Wastewater Connection</p>	<p>The proposed Development indicates that Irish Water assets are present on the site. The Developer has to 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. Drawings (showing clearance distances, changing to ground levels) and Method Statements should be included in the Detailed Design of the Development. A wayleave in favour of Irish Water will be required over the assets that are not located within the Public Space. For design submissions and queries related to diversion/build near or over, please contact IW Diversion Team via email address diversions@water.ie</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 & 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.

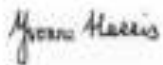
General Notes:

- 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
- 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