

Our Ref : 19-022a.008
Your Ref :
E-mail : r.miles@waterman-moylan.ie
Date : 27 May 2024

Dublin City Council,
Planning Department,
Civic Offices,
Wood Quay Dublin 8,
D08 RF3F.

Re : Rathborne 725 Block A – Pelletstown, Ashtown, Dublin 15
Block A Substation LRD Amendments

Dear Sir or Madam,

This cover letter has been prepared by Waterman Moylan in support of a planning application which proposes revisions to the consented Strategic Housing Development parent permission approved under An Bord Pleanála Reg. Ref. ABP-307656-20, subsequently amended by ABP-312262-21, DCC Reg. Ref. LRD6029/23-S3 and LRD6039/23-S3, on a site of c. 3.07ha, located in Ashtown-Pelletstown, Ashtown, Dublin 15. The granted SHD generally comprised a scheme of 725no. apartment units, a creche, food store, and café, open space, and ancillary development accommodated in 6no. blocks ranging in height from 2 to 14 storeys. The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborne Avenue and The Village Centre, Rathborne to the West and existing residential development adjoining Rathborne Drive and Royal Canal Way to the East, at Ashtown-Pelletstown, Ashtown, Dublin 15.

This subject application, as outlined on the Architect's submission, consists of minor changes to Block 1 only, comprising generally of the relocation of the substation and metre room on the first floor of Block 1 from the southern elevation (canal side) to the western elevation of the adjoining café unit, resulting in internal floor area layout changes, elevational changes and the relocation of 1no. visitor car parking space; the addition of ventilation louvres to the facades of the building; internal revision to the ground floor undercroft level parking layout including the addition of 1no. accessible car parking space; with associated minor landscaping works; all contained within the permitted Block 1 footprint and its curtilage. The development as otherwise permitted under ABP-307656-20 (as amended) remains the same. The extent of proposed amendments is outlined on OMP layout drawing 19016A-OMP-ZZ-ST-DR-A-1101.

There are no material changes to the footprint of the Blocks or the proposed infrastructure as part of this revised submission. The road layout, foul water drainage, surface water drainage (including SuDS strategy and attenuation) and watermain strategy remain the same as the approved planning permission.

The proposed development site is in receipt of an existing pre-connection enquiry response from Uisce Eireann (Confirmation of Feasibility - COF - Reference: CDS23005976 appended to this letter) which confirms that subject to a valid connection agreement being put in place, connection to the Uisce Eireann network is feasible. The design is similarly in receipt of a Statement of Design Acceptance from Uisce Eireann (SoDA – CDS23005976 appended to

Block S, EastPoint Business Park, Alfie Byrne Road, Dublin D03 H3F4
t. 00 353 1 664 8900 e. info@waterman-moylan.ie w. www.waterman-moylan.ie

Directors: N. Coughlan, J. Gibbons, P. O'Connell, R. Osborne, A. Steele (British), N. Taylor (British)
Consultants: B. McCann, J. Moylan, P. Opdebeeck
Registered as Waterman Moylan Consulting Engineers Limited Registered in Ireland 98095
Registered Office: Block S, Eastpoint Business Park, Alfie Byrne Road, Dublin D03 H3F4
Offices: Australia, India, Ireland, United Kingdom



ACEI Association of Consulting Engineers in Ireland

this letter). Uisce Eireann have recently also supplied connection offers for the full development.

Also, it is noted that the overall number of apartments remains the same as previously permitted, so there will be no change to the proposed foul drainage or watermain loads. In this regard, Uisce Eireann calculate loads based upon 2.7/people per unit (and not per bedroom). Given the overall number of units is proposed to remain as permitted, the ultimate load calculation remains the same. As a result, there is no requirement for further confirmations of feasibility from Uisce Eireann.

It is also noted that changes proposed are internal to the Blocks. Hardstanding area does not alter from the permitted arrangement and therefore stormwater attenuation and SuDS strategy will remain the same.

There is a minor alteration proposed to the vehicular parking from that which was permitted under ABP-307656-20 (as amended), with the provision of 1 no. further undercroft accessible car parking space for the retail unit, replacing a standard retail car parking space. The car parking layout to Block 1 has been slightly reconfigured to comply with the 5% requirement for accessible spaces.

It is further noted that a roadside visitor space external to the building required relocation to facilitate access to the proposed relocated substation, shifting to the northern side of Block 1 (Rathborne Boulevard), adjacent to the Retail vehicular entrance. The shifted visitor parking space is logically positioned, accessible, and does not impede entry to the retail parking lot or loading bay.

The permitted car parking quantum remains unchanged at 419 spaces, as summarised in *Table 1* below, and outlined on OMP layout drawing 19016A-OMP-ZZ-ST-DR-A-1101.

| CAR PARKING | PERMITTED | PROPOSED |
|----------------------------------|-------------|-------------|
| Surface | | |
| Visitor | 30 | 30 |
| Electric Car | 6 | 6 |
| Go Gar | 8 | 8 |
| Creche | 4 | 4 |
| Set Down | 3 | 3 |
| Disabled | 7 | 7 |
| Apartment | 9 | 9 |
| TOTAL | 67 | 67 |
| Undercroft | | |
| Block 1 Retail | 85 | 84 |
| Retail Disabled | 3 | 4 |
| Resi. Parking No. 1 | 91 | 91 |
| Resi. Parking No. 1 Disabled | 4 | 4 |
| Resi. Parking No. 2 | 163 | 163 |
| Resi. Parking No. 2 Disabled | 6 | 6 |
| TOTAL | 352 | 352 |
| Total Provided | 419 | 419 |
| Total Residential | 297 | 297 |
| Residential Parking Ratio | 0.4 | 0.4 |
| Total Disabled Parking | 20 | 21 |
| Disabled Spaces % | 4.8% | 5.0% |

Table 1 - Car Parking Permitted/Proposed Summary Table

The extant permission was granted for significantly reduced vehicular car parking from the maximum requirements as set out in the Dublin City Council Development Plan, and in line with the “Sustainable Urban Housing: Design Standards for New Apartments” document. The proposed parking is similarly in accord with Compact Settlement Guidelines SPPR3. The lands are 350m walking distance of a commuter rail (Ashtown), with a current peak hour frequency of 10-20 minutes, with the future DART Expansion Project included within the 10-year horizon for the National Development Plan 2018-2027, which has ambitions to increase train frequency to 5-minute all day frequency and to lengthen all trains to eight carriageways. The lands are also within 500m of proposed bus connects route 36 to the city centre which will operate at frequency of every 10-15 minutes. The lands are similarly within 800m of the Bus Connects E spine route, along the Navan Road, with an existing bus service frequency every 3-5 minutes.

The New Apartment guidelines note that in larger scale and higher density developments, comprising wholly of apartments in more central locations that are well served by public transport, the default policy is for car parking provision to be minimised, substantially reduced, or wholly eliminated in certain circumstances. This is similarly reflected in SPPR3 of the Compact Settlement Guidelines noting that car-parking in urban neighbourhoods such as the subject site, should be minimised, substantially reduced, or wholly eliminated, where such provision is justified to the planning authority.

A reduced level of vehicular parking for the permitted and proposed development is considered justified for the following reasons and a summary of provision of that previously permitted and currently proposed is provided above in *Table 1*:

- The proposed development is well located in proximity to high quality public transport – within 5 minutes walking of a train station and a Dublin Bus stop with services direct to the Dublin City Centre.
- The proposed development is well located in proximity to major employment centres - within 10 minutes to 30 minutes cycling time from the proposed development.
- The proposed development is well located in proximity to amenities and services – Ashtown Village.
- There is excellent cycle infrastructure in the area along Royal Canal and Tolka Valley Park.
- The development as permitted will provide 850 No. residential long and short stay bicycle parking spaces, provided at basement/undercroft level and at street level, plus 8 No. cargo bike spaces, 5 retail spaces and 10 creche spaces.
- The development as permitted will provide 13 No. motorcycle parking spaces for residents and 5 No. for retail.
- The development as permitted will provide 8 No. Car Club/Car Sharing (GoCar) spaces.
- Nearby Census Data suggests that green modes of transport are more popular for commuting among apartment residents than private cars.
- A mobility management plan will be implemented for the development.

With respect to cycle parking for the residential units, no changes are proposed to that which was permitted under ABP-307656-20 (as amended) remains the same.


A summary of provision of that previously permitted and currently proposed is provided below in *Table 2*, confirming cycle provision remains as permitted.

| CYCLE PARKING | MOTORCYCLES | | SECURE CARGO BIKES | | SECURE BICYCLES | | VISITOR BICYCLES | |
|-------------------------------|-------------|-----------|--------------------|----------|-----------------|------------|------------------|------------|
| | PERMITTED | PROPOSED | PERMITTED | PROPOSED | PERMITTED | PROPOSED | PERMITTED | PROPOSED |
| Retail | 5 | 5 | | | | | 5 | 5 |
| Block 1 (undercroft + podium) | | | | | 74 | 74 | | |
| Resi. Parking no. 1 | 7 | 7 | 3 | 3 | 292 | 292 | | |
| Resi. Parking no. 2 | 6 | 6 | 5 | 5 | 378 | 378 | | |
| Creche | | | | | | | 10 | 10 |
| Podium/Central Open Space | | | | | | | 106 | 106 |
| TOTAL | 18 | 18 | 8 | 8 | 744 | 744 | 121 | 121 |

Table 2 - Permitted/Proposed Development Cycle Parking

We trust you find the above in order.

Yours sincerely,



Richard Miles
Senior Engineer
Waterman Moylan

Encl. (Irish Water Confirmation of Feasibility – CDS23005976)
(Irish Water Statement of Design Acceptance - CDS23005976)

Richard Miles
Waterman Moylan
East Point Business Park
Block S
Alfie Byrne Road
Dublin 3
D03H3F4

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

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

20 December 2023

**Re: Design Submission for 11 Acres Site, Rathborne Development, Ashtown, Dublin
(the “Development”)
(the “Design Submission”) / Connection Reference No: CDS23005976**

www.water.ie

Dear Richard Miles,

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: Antonio Garzón Mielgo

Phone: 087 475 0587

Email: antonio.garzonmielgo@water.ie

Yours sincerely,



Dermot Phelan
Connections Delivery Manager

Appendix A

Document Title & Revision

- RBN-WMC-ZZ-ZZ-DR-C-T210 Drainage General Arrangement
- RBN-WMC-ZZ-ZZ-DR-C-T211 Drainage Layout Blocks 1-3
- RBN-WMC-ZZ-ZZ-DR-C-T212 Drainage Layout Blocks 4-6
- RBN-WMC-ZZ-GF-DR-C-IW310 Watermain General Arrangement

Additional Comments

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

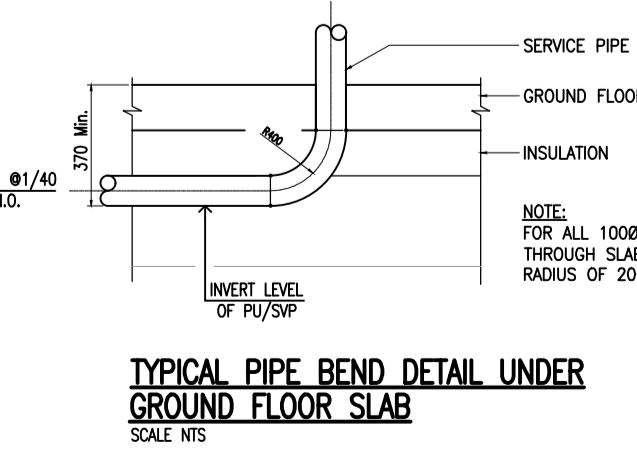
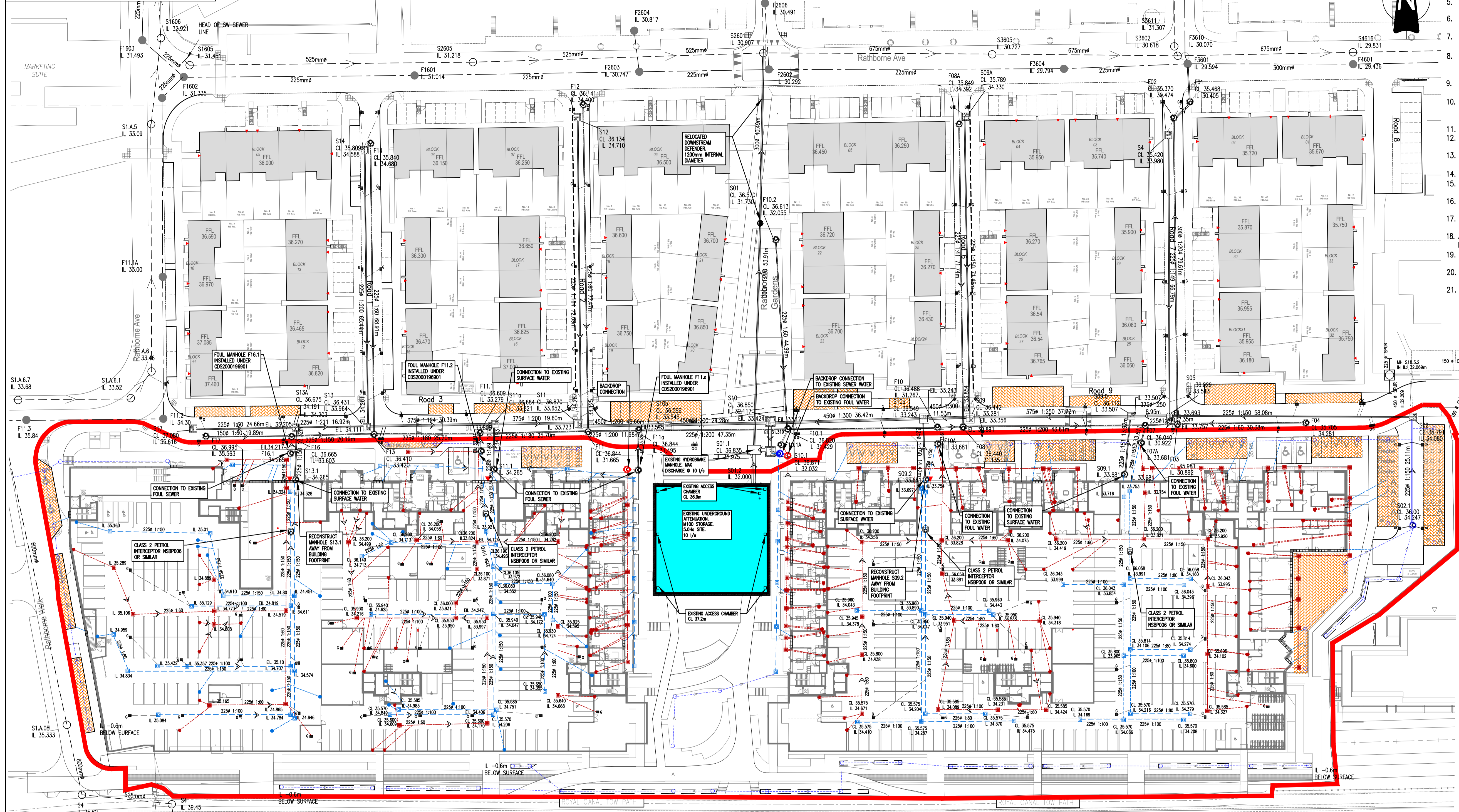
Uisce Éireann cannot guarantee that its Network in any location will have the capacity to deliver a particular flow rate and associated residual pressure to meet the requirements of the relevant Fire Authority, see Section 1.17 of Water Code of Practice.

While Uisce Éireann notes that the sections of the wastewater services infrastructure will remain private and not be vested, we have the following comments: It is recommended that the foul sewer shall have 3 m clearance from proposed or existing structures.

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.

- NOTES:**
- DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS.
 - ALL GRAVITY SEWER PIPE MATERIAL TYPES SHALL COMPLY WITH SECTION 3.1.3 OF THE IRISH WATER CODE OF PRACTICE WASTEWATER INFRASTRUCTURE.
 - ALL PROPOSED MANHOLES WILL COMPLY WITH STANDARD DETAILS STD-WW-09, STD-WW-10, STD-WW-11 AND/OR STD-WW-12 AS APPROPRIATE.
 - ALL PROPOSED INSPECTION CHAMBERS WILL COMPLY WITH STANDARD DETAILS STD-WW-03 AND STD-WW-13.
 - ALL OPEN ENDS OF LAID PIPES FOR FUTURE DEVELOPMENTS SHALL BE PLUGGED TO PREVENT FOREIGN MATTER OR VERMIN FROM ENTERING.
 - ALL FOUL DRAINAGE WORKS, FIXTURES AND FITTINGS TO BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS AND SPECIFICATIONS OF IRISH WATER.
 - EXTERNAL FACE OF PROPOSED MANHOLE CHAMBERS ARE TO BE A MIN. OF 0.5m FROM KERBLINE AND EXTERNAL FACE OF SEWERS A MIN. OF 1m FROM KERBLINE - SEE SECTION 3.5.15 OF WASTEWATER CODE OF PRACTICE.
 - PROPOSED FOUL SEWER PIPE SHALL BE IN ACCORDANCE WITH THE MATERIAL SPECIFICATIONS IN SECTION 3.1.3 OF THE WASTEWATER CODE OF PRACTICE.
 - WHERE 1.2m COVER TO FOUL WATER PIPE SOFFIT IS NOT ACHIEVABLE IN ROADWAYS, CONCRETE SURROUND SHALL BE PROVIDED IN ACCORDANCE WITH STD-WW-08 OF WASTEWATER INFRASTRUCTURE STANDARD DETAILS.
 - POP UPS TO BE SET OUT IN ACCORDANCE WITH ARCHITECT'S DRAWINGS.
 - ALL DRAINAGE BENEATH SLAB TO BE LAID TO ACHIEVE A FALL OF MINIMUM 1:40.
 - INTERNAL DRAINAGE TO BE 150# WAVIN PVC-U PIPES, UNLESS OTHERWISE STATED.
 - WAVIN AJ'S TO BE USED.
 - MAXIMUM DEPTH FOR AJ ASSEMBLY'S TO BE 600mm WHERE THIS DEPTH IS EXCEEDED WAVIN ACCESS CHAMBERS TO BE USED.
 - ALL DRAINAGE PIPEWORK TO BE STRICTLY IN ACCORDANCE WITH BUILDING REGULATIONS.
 - IF INVERT LEVEL @ JUNCTION IS > 600mm AND < 1m, USE 450sq INSPECTION CHAMBER OF AJ.
 - ALL FOUL WATER DRAINAGE WORKS, FIXTURES AND FITTINGS TO BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS AND SPECIFICATIONS OF DUBLIN CITY COUNCIL REGULATION.
 - FOR BASEMENT/CAR PARK FINISH LEVELS, PLEASE REFER ARCHITECTURAL LAYOUTS AND SECTIONS.
 - FOR TENDER PURPOSES, ALLOW 15% OF CAR PARK LEVEL DRAINAGE TO BE FOUNDATION SLEEVED.
 - SURFACE WATER COLLECTION POINTS IN BLOCKS 4-6 AWAIT DETAIL DESIGN FROM ABOVE. FOR TENDER PURPOSES, ALLOW MATCHING QUANTUMS (COLLECTION POINTS AND ASSOCIATED DRAINAGE RUNS TO CAR PARK NETWORK AS ALLOWED FOR IN BLOCK 1-3



LEGEND

- SITE BOUNDARY
- XX# 1:XX Xxm EXISTING FOUL WATER SEWER WITH PIPE SIZE, GRADE, MANHOLE REF. AND INVERT LEVEL INSTALLED UNDER 92 UNIT HOUSING DEVELOPMENT
- XX# 1:XX Xxm EXISTING SURFACE WATER SEWER WITH PIPE SIZE, GRADE, MANHOLE REF. AND INVERT LEVEL INSTALLED UNDER 92 UNIT HOUSING DEVELOPMENT
- XXX @ 1/XXX EXISTING FOUL WATER SEWER WITH PIPE SIZE, GRADE, MANHOLE REF. AND INVERT LEVEL
- XXX @ 1/XXX EXISTING SURFACE WATER SEWER WITH PIPE SIZE, GRADE, MANHOLE REF. AND INVERT LEVEL
- PERMEABLE PAVING
- SWALE

LEGEND

- AJ INDICATIVE SWALE & PERMEABLE PAVING DRAINAGE WITH ACCESS JUNCTION (150mm 0.6m DEEP U.N.O)
- SIC PROPOSED PRIVATE STORM WATER DRAIN WITH INSPECTION CHAMBER (150mm 1.0m DEEP U.N.O)
- FIC PROPOSED PRIVATE FOUL WATER DRAIN WITH INSPECTION CHAMBER (150mm 1.0m DEEP U.N.O)
- PROPOSED POP UP & CONNECTION TO ARCHITECT'S SET OUT (150mm 1.0m DEEP U.N.O)
- PROPOSED ACC DRAIN TO ARCHITECT SET OUT

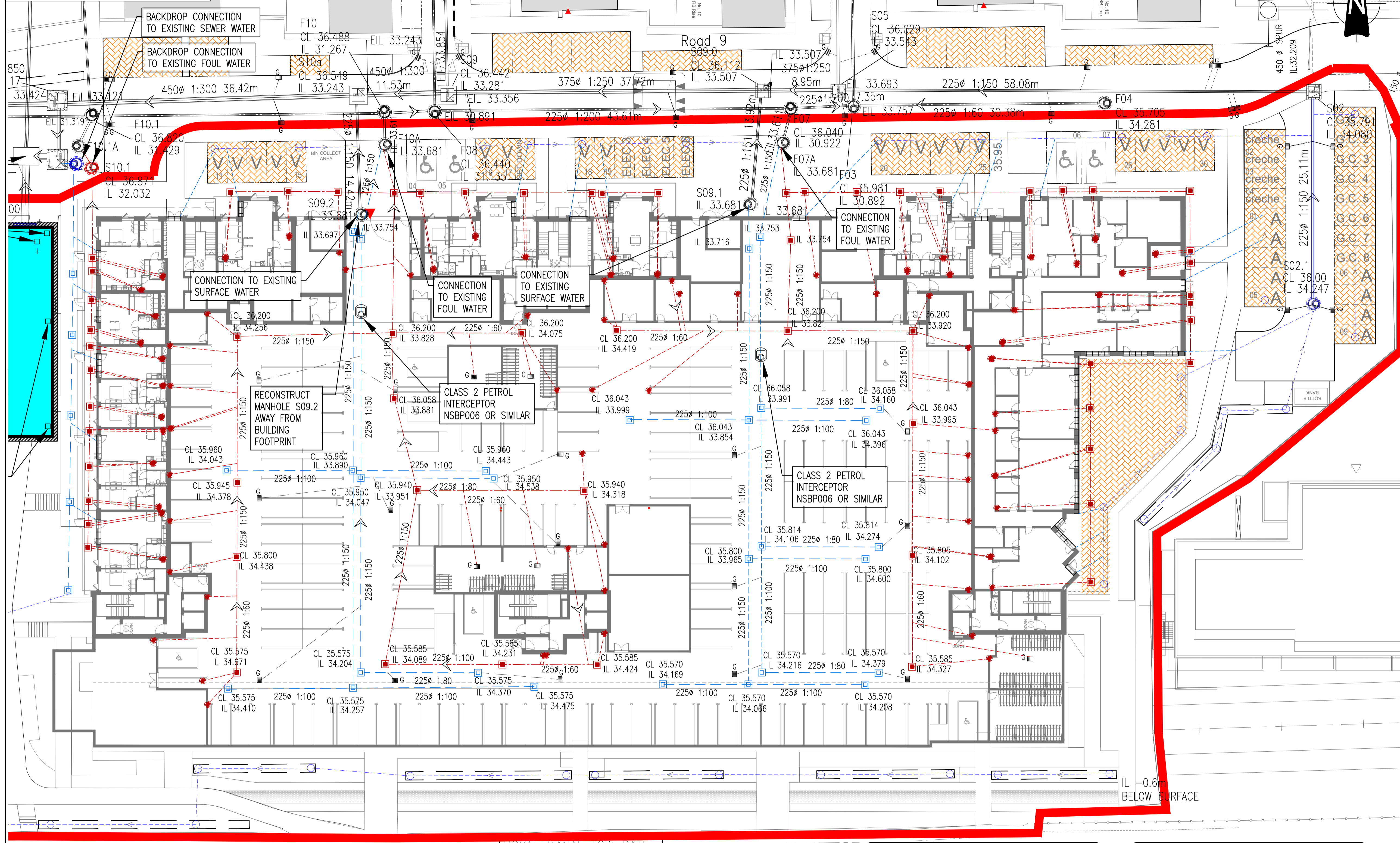
NOTES

"It is the Contractors responsibility to ensure that all works are constructed in accordance with the Irish Water Code of Practice and Standard Details. The Code of Practice and Standard Details are available to download from the Irish Water website at www.water.ie/connections/developer-services/ Where the details contained on this drawing differ from the Irish Water Code of Practice or Standard Details this must be brought to the attention of the engineer immediately. Irish Water standards will take precedence"

NOTE:

FOR BUILDING SET-OUT INFORMATION AND DETAILS, PLEASE REFER TO ARCHITECTURAL LAYOUTS AND DRAWINGS.

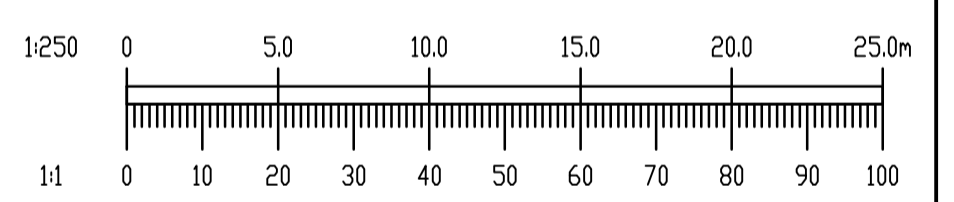
| Rev | Date | Description | By | CHK |
|--|------|-------------|----------|-------------------|
| Amendments | | | | |
| Project: RATHBORNE WHARF, PELLETSTOWN, DUBLIN 15 | | | | |
| Title: DRAINAGE GENERAL ARRANGEMENT | | | | |
| Client: RUIRSIDE DEVELOPMENTS LTD. | | | | |
| | | | | |
| BLOCK 5, EASTPOINT BUSINESS PARK, ALFIE BYRNE ROAD, DUBLIN D03 H3F4 IRELAND. Tel: (01) 664 8900 Email: info@waterman-moylan.ie www.waterman-moylan.ie | | | | |
| TENDER | | | | |
| Designed By | RM | Approved | MD | 19-022A |
| Drawn By | MS | Date | MAY 2023 | Scale: @ A1 1:500 |
| Project - Originator - Volume - Level - Type - Note - Number | | | | Revision |
| RBN - WMC - ZZ - ZZ-DR- C - T210 | | | | |



- NOTES:**
- DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS.
 - ALL GRAVITY SEWER PIPE MATERIAL TYPES SHALL COMPLY WITH SECTION 3.13 OF THE IRISH WATER CODE OF PRACTICE WASTEWATER INFRASTRUCTURE.
 - ALL PROPOSED MANHOLES WILL COMPLY WITH STANDARD DETAILS STD-WW-09, STD-WW-10, STD-WW-11 AND/OR STD-WW-12 AS APPROPRIATE.
 - ALL PROPOSED INSPECTION CHAMBERS WILL COMPLY WITH STANDARD DETAILS STD-WW-03 AND STD-WW-13.
 - ALL OPEN ENDS OF LAID PIPES FOR FUTURE DEVELOPMENTS SHALL BE PLUGGED TO PREVENT FOREIGN MATTER OR VERMIN FROM ENTERING.
 - ALL FOUL DRAINAGE WORKS, FIXTURES AND FITTINGS TO BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS AND SPECIFICATIONS OF IRISH WATER.
 - EXTERNAL FACE OF PROPOSED MANHOLE CHAMBERS ARE TO BE A MIN. OF 0.5m FROM KERBLINE AND EXTERNAL FACE OF SEWERS A MIN. OF 1m FROM KERBLINE - SEE SECTION 3.5.15 OF WASTEWATER CODE OF PRACTICE.
 - PROPOSED FOUL SEWER PIPE SHALL BE IN ACCORDANCE WITH THE MATERIAL SPECIFICATIONS IN SECTION 3.13 OF THE WASTEWATER CODE OF PRACTICE.
 - WHERE 1.2m COVER TO FOUL WATER PIPE SOFFIT IS NOT ACHIEVABLE IN ROADWAYS, CONCRETE SURROUND SHALL BE PROVIDED IN ACCORDANCE WITH STD-WW-08 OF WASTEWATER INFRASTRUCTURE STANDARD DETAILS.
 - POP UPS TO BE SET OUT IN ACCORDANCE WITH ARCHITECTS DRAWINGS.
 - ALL DRAINAGE BENEATH SLAB TO BE LAID TO ACHIEVE A FALL OF MINIMUM 1:40.
 - INTERNAL DRAINAGE TO BE 150mm WAVN PVC-U PIPES. UNLESS OTHERWISE STATED.
 - WAVN AJ'S TO BE USED.
 - MAXIMUM DEPTH FOR AJ ASSEMBLY'S TO BE 600mm WHERE THIS DEPTH IS EXCEEDED WAVN ACCESS CHAMBERS TO BE USED.
 - ALL DRAINAGE PIPEWORK TO BE STRICTLY IN ACCORDANCE TO BUILDING REGULATIONS.
 - IF INVERT LEVEL @ JUNCTION IS > 600mm AND < 1m, USE 450sq INSPECTION CHAMBER OF AJ.
 - ALL FOUL WATER DRAINAGE WORKS, FIXTURES AND FITTINGS TO BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS AND SPECIFICATIONS OF DUBLIN CITY COUNCIL.
 - FOR BASEMENT FINISH LEVELS, PLEASE REFER ARCHITECTURAL LAYOUTS AND SECTIONS.
 - FOR TENDER PURPOSES, ALLOW 15% OF CAR PARK LEVEL DRAINAGE TO BE FOUNDATION SLEEVED.
 - SURFACE WATER COLLECTION POINTS IN BLOCKS 4-6 AWAITS DETAIL DESIGN FROM ABOVE. FOR TENDER PURPOSES, ALLOW MATCHING QUANTUMS (COLLECTION POINTS AND ASSOCIATED DRAINAGE RUNS TO CAR PARK NETWORK) AS BLOCK 1-3.

NOTES

"It is the Contractors responsibility to ensure that all works are constructed in accordance with the Irish Water Code of Practice and Standard Details. The Code of Practice and Standard Details are available to download from the Irish Water web site at www.water.ie/connections/developer-services/ Where the details contained on this drawing differ from the Irish Water Code of Practice or Standard Details this must be brought to the attention of the engineer immediately. Irish Water standards will take precedence"



LEGEND

- SITE BOUNDARY
- EXISTING FOUL WATER SEWER WITH PIPE SIZE, GRADE, MANHOLE REF. AND INVERT LEVEL INSTALLED UNDER 92 UNIT HOUSING DEVELOPMENT
- EXISTING SURFACE WATER SEWER WITH PIPE SIZE, GRADE, MANHOLE REF. AND INVERT LEVEL INSTALLED UNDER 92 UNIT HOUSING DEVELOPMENT
- EXISTING FOUL WATER SEWER WITH PIPE SIZE, GRADE, MANHOLE REF. AND INVERT LEVEL
- EXISTING SURFACE WATER SEWER WITH PIPE SIZE, GRADE, MANHOLE REF. AND INVERT LEVEL
- PERMEABLE PAVING
- SWALE

LEGEND

- INDICATIVE SWALE & PERMEABLE PAVING DRAINAGE WITH ACCESS JUNCTION (150mm 0.6m DEEP U.N.O)
- PROPOSED PRIVATE STORM WATER DRAIN WITH INSPECTION CHAMBER (150mm 1.0m DEEP U.N.O)
- PROPOSED PRIVATE FOUL WATER DRAIN WITH INSPECTION CHAMBER (150mm 1.0m DEEP U.N.O)
- PROPOSED POP UP & CONNECTION TO ARCHITECT'S SET OUT (150mm 1.0m DEEP U.N.O)
- PROPOSED ACO DRAIN TO ARCHITECT SET OUT

| Rev | Date | Description | By | CHK |
|--|----------------|-----------------------|-------|-----|
| Amendments | | | | |
| Project: RATHBORNE WHARF, PELLETSTOWN, DUBLIN 15 | | | | |
| Title: DRAINAGE LAYOUT - BLOCKS 4-6 | | | | |
| Client: RUIRSIDE DEVELOPMENTS LTD. | | | | |
| | | | | |
| BLOCK 5, EASTPOINT BUSINESS PARK, ALFIE BYRNE ROAD, DUBLIN D03 H3F4 IRELAND. Tel: (01) 664 8900 Email: info@waterman-moylan.ie www.waterman-moylan.ie | | | | |
| Status: TENDER | | | | |
| Designed By: RM | Approved: MD | Waterman Ref: 19-022A | | |
| Drawn By: MS | Date: MAY 2023 | Scale: @ A1 | 1:250 | |
| Project - Originator - Volume - Level - Type - Rate - Number | | | | |
| RBN - WMC - ZZ - ZZ-DR - C - T212 | | | | |

- NOTES:
- DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS.
 - ALL PROPOSED PIPE MATERIALS SHOWN ARE HDPE SDR17/PE100, UNLESS STATED OTHERWISE, AND SHALL COMPLY WITH SECTION 3.9 OF THE IRISH WATER'S CODE OF PRACTICE.
 - ALL SERVICE CONNECTIONS TO BE 25Ø (80Ø FOR APARTMENT BLOCKS) HDPE (SDR-17), AS PER SECTION 3.9 OF THE IRISH WATER CODE OF PRACTICE.
 - THRUST BLOCKS TO BE PROVIDED AT END CAPS AND AT ALL CHANGES IN DIRECTION IN ACCORDANCE WITH IRISH WATER DETAIL STD-W-28.
 - ALL HYDRANTS TO BE LOCATED MINIMUM OF 6m FROM ANY BUILDING, AS PER SECTION 3.5.25 FROM THE 'CODE OF PRACTICE FOR WATER INFRASTRUCTURE.'
 - LOCATION OF BOUNDARY BOX IN HOME ZONE SUBJECT TO CONFIRMATION BY IRISH WATER INSPECTOR ON SITE.
 - PROPOSED BULK METER SUBJECT TO CONFIRMATION BY IRISH WATER.

LEGEND

| | |
|--|---|
| | SITE BOUNDARY |
| | 250mmØ WATERMAIN HDPE SDR17/PE100 CONSTRUCTED UNDER 92 UNIT HOUSING DEVELOPMENT |
| | 150mmØ WATERMAIN HDPE SDR17/PE100 CONSTRUCTED UNDER 92 UNIT HOUSING DEVELOPMENT |
| | 100mmØ WATERMAIN HDPE SDR17/PE100 CONSTRUCTED UNDER 92 UNIT HOUSING DEVELOPMENT |
| | PROPOSED 150mmØ HDPE SDR17/PE100 |
| | PROPOSED APARTMENT WATERMAIN CONNECTION HDPE SDR17/PE100 |
| | EXISTING WATERMAIN WITH PIPE SIZE |
| | PROPOSED WATER METER |
| | PROPOSED SLUICE VALVE |
| | PROPOSED AIR VALVE |
| | PROPOSED HYDRANT |
| | EXISTING AIR VALVE |
| | EXISTING HYDRANT |
| | BLANK CAP PROVIDED |
| | EXISTING SLUICE VALVE |

CDS 23005976

| Rev | Date | Description | By | Chk |
|------------|------|-------------|----|-----|
| Amendments | | | | |

RATHBORNE WHARF, PELLETSTOWN, DUBLIN 15

WATERMAIN GENERAL ARRANGEMENT

RUIRSIDE DEVELOPMENTS LTD.

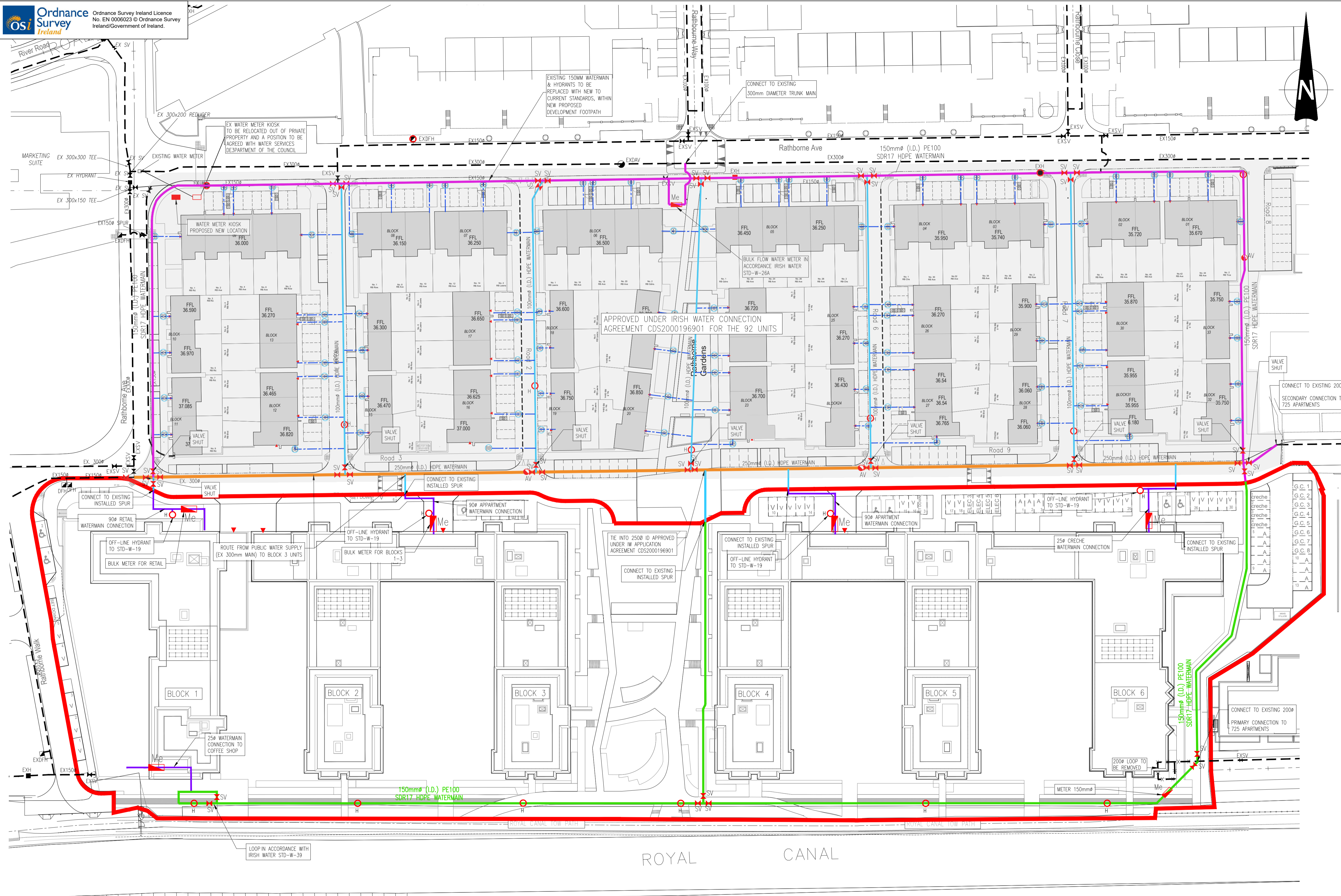


BLOCK 5, EASTPOINT BUSINESS PARK, ALFIE BYRNE ROAD, DUBLIN D03 H3F4 IRELAND. Tel: (01) 664 8900. Email: info@waterman-moylan.ie www.waterman-moylan.ie

FOR IRISH WATER CONNECTION APPLICATION

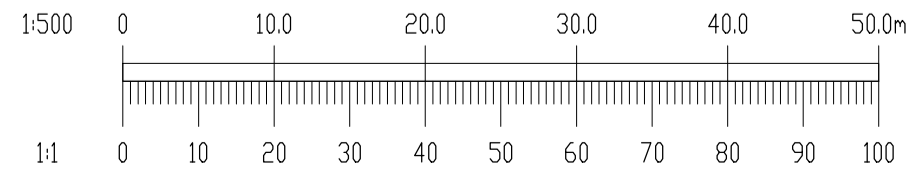
| | | | | | |
|-------------|----|----------|----------|--------------|------------|
| Designed By | RM | Approved | MD | Waterman Ref | 19-022A |
| Drawn By | MS | Date | NOV 2023 | Scale | @ A1 1:500 |

| | | | | | | | |
|----------------|------------|--------|-------|------|------|--------|----------|
| Project | Originator | Volume | Level | Type | Role | Number | Revision |
| RBN - WMC - ZZ | -GF-DR- C | -IW310 | | | | | |



NOTE:
FOR BUILDING SET-OUT INFORMATION AND DETAILS, PLEASE REFER TO ARCHITECTURAL LAYOUTS AND DRAWINGS.

NOTES
"It is the Contractors responsibility to ensure that all works are constructed in accordance with the Irish Water Code of Practice and Standard Details. The Code of Practice and Standard Details are available to download from the Irish Water web site at www.water.ie/connections/developer-services/ Where the details contained on this drawing differ from the Irish Water Code of Practice or Standard Details this must be brought to the attention of the engineer immediately. Irish Water standards will take precedence"



CONFIRMATION OF FEASIBILITY

Richard Miles

Waterman Moylan
East Point Business Park
Block S Alfie Byrne Road
Dublin 3
D03H3F4

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

31 August 2023

**Our Ref: CDS23005976 Pre-Connection Enquiry
11 Acres Site, Rathborne Development, Ashtown, 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 727 unit(s) at 11 Acres Site, Rathborne Development, Ashtown, 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 Irish Water

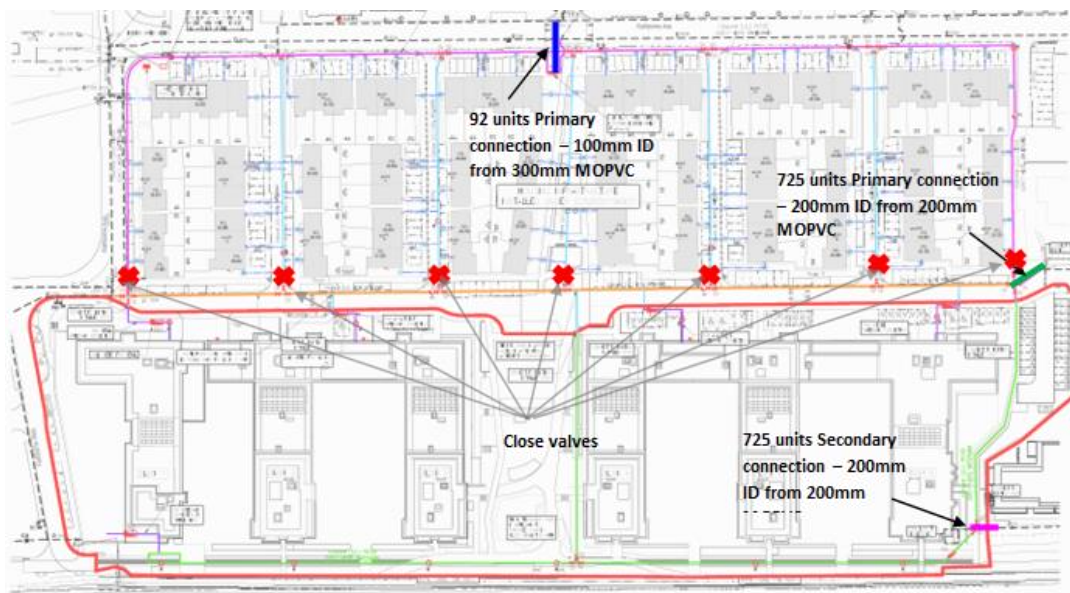
Two connection options are proposed:

1. Common connection (houses and apartment units)
 - The 200mm ID primary connection to be taken from the east from 200mm MOPVC and two nos. of 200mm ID secondary connections, one from North (300 MOPVC) and another one from South-East (200 MOPVC) – Refer to Figure 1
 - Meters to be installed on all three connection mains. The secondary connections will remain closed during normal operations.



2. Separate connection (apartment units)

- Two primary connections: 100mm ID from 300 MOPVC in the North for 92 units and 200mm ID from 200mm MOPVC in the East for 725 apartment units
- One secondary connection: 200mm ID from 200mm MOPVC in the South-East
- Close the valves (x) connecting houses and apartment blocks.
- Meters to be installed on all connection mains. The secondary connection will remain closed during normal operations.



- **Wastewater Connection** - Feasible without infrastructure upgrade by Irish Water

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/

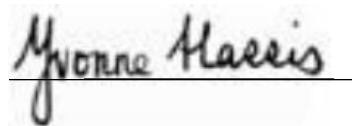
Where can you find more information?

- **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,

A handwritten signature in black ink that reads "Yvonne Harris". The signature is written in a cursive style and is positioned above a horizontal line.

Yvonne Harris
Head of Customer Operations

Section A - What is important to know?

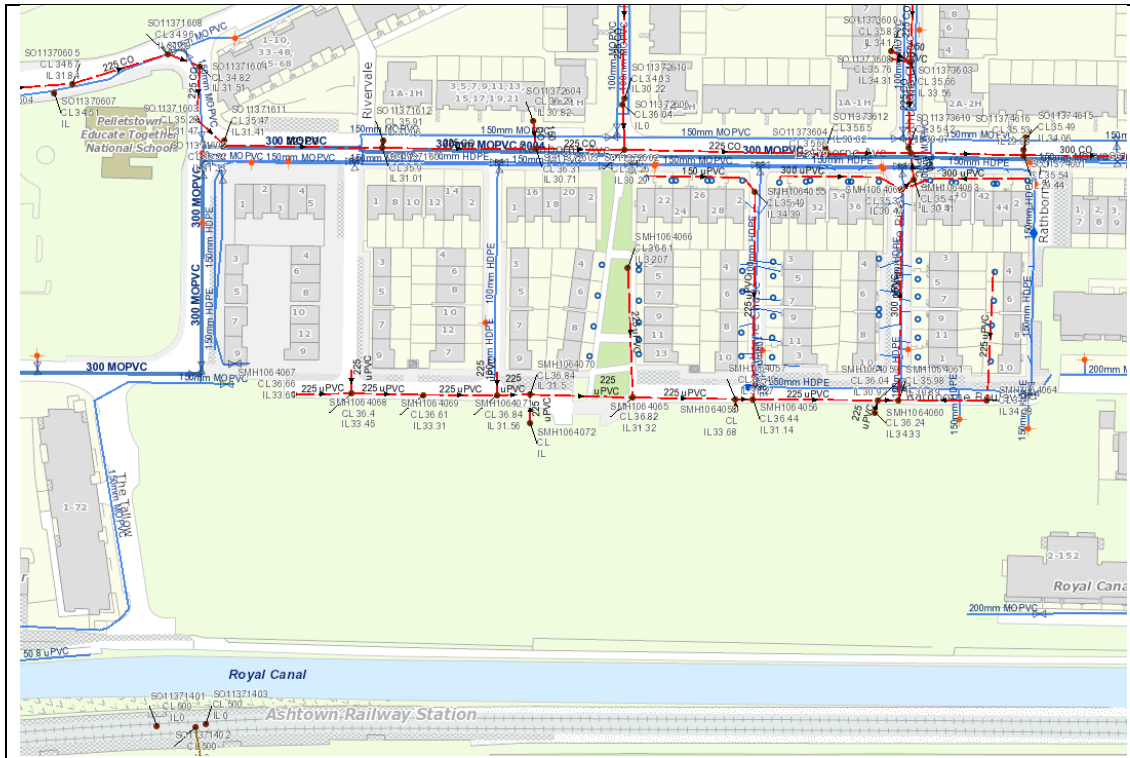
| What is important to know? | Why is this important? |
|--|---|
| <p>Do you need a contract to connect?</p> | <ul style="list-style-type: none"> • Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Uisce Éireann. |
| <p>When should I submit a Connection Application?</p> | <ul style="list-style-type: none"> • A connection application should only be submitted after planning permission has been granted. |
| <p>Where can I find information on connection charges?</p> | <ul style="list-style-type: none"> • Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/ |
| <p>Who will carry out the connection work?</p> | <ul style="list-style-type: none"> • All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. <p>*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</p> |
| <p>Fire flow Requirements</p> | <ul style="list-style-type: none"> • 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 |
| <p>Plan for disposal of storm water</p> | <ul style="list-style-type: none"> • 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. |
| <p>Where do I find details of Uisce Éireann's network(s)?</p> | <ul style="list-style-type: none"> • Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie |

| | |
|---|---|
| <p>What are the design requirements for the connection(s)?</p> | <ul style="list-style-type: none"> The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections |
| <p>Trade Effluent Licensing</p> | <ul style="list-style-type: none"> 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/ <p>**trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)</p> |

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



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

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.