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 Oifig Sheachadta na
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Irish Water
 PO Box 448,
 South City
 Delivery Office,
 Cork City.

www.water.ie

1 September 2021

Re: CDS21000215 pre-connection enquiry - Subject to contract | Contract denied

Connection for Housing Development of 358 unit(s) at Lands at Clonminch Road, Tullamore, Co. Offaly

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Lands at Clonminch Road, Tullamore, Co. Offaly (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 without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible Subject to upgrades
SITE SPECIFIC COMMENTS	
Water Connection	Irish Water is currently in the process of undertaking upgrade works to provide additional capacity at the Clonaslee Water Treatment Plant. It is envisaged the additional capacity that could facilitate this development will be in place by the end of Q3 2021. An existing 300mm diameter water main located on Clonminch Road (R443) along the western boundary of the site has sufficient capacity to supply the proposed development.

Wastewater Connection

There is sufficient capacity available at the Tullamore Wastewater Treatment Plant to facilitate your proposed development.

A wastewater connection from this development could be facilitated subject to the completion of interim works on the network. The interim works would primarily include surface water separation works within St. Columbas Place and along Clonminch Road (R443), which would remove sufficient volumes of surface water from the combined sewer system to free up capacity for the expected wastewater loading from the proposed development. We advise that you complete further hydraulic assessments of the said downstream network and include 1 in 1 year storm events in your assessment. Please feel free to liaise further with Irish Water when you are progressing further hydraulic assessments of storm events. It is envisaged the extent of the surface water separation works would be in the public road/space. Please note your Developer would be permitted to complete these works with the agreement of Offaly County Council, who is the owner of the surface water network.

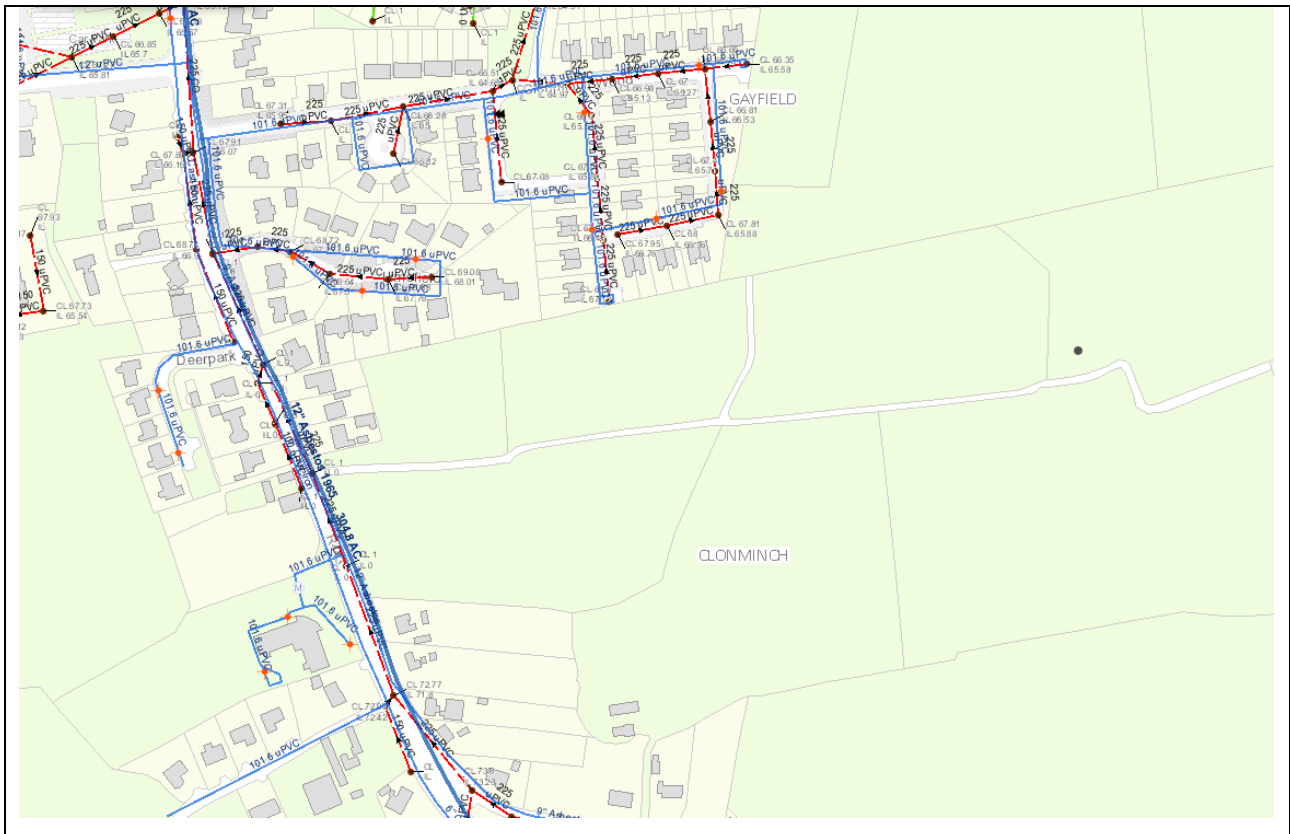
Further to this we would advise you enter a Project Works Service Agreement (PWSA) with Irish Water to establish and agree the optimum location for a storm water storage tank on the downstream network.

The enduring wastewater solution for this site is the planned Southern Interceptor Sewer (SIS). This project is currently being progressed by Irish Water and will be delivered by Irish Water in conjunction with Offaly County Council along with specific road projects in this area of Tullamore. Please note the SIS project is not likely to be completed before your proposed development. Accordingly, the identified interim works outlined above would be required to facilitate a wastewater connection from your site in the short term. Once the SIS project is completed the long-term wastewater connection for this development can be completed to an agreed location on the SIS.

Please note the exact scope of surface water separation works and storage should be agreed with Irish Water in due course and in advance of the Connection Agreement for this development.

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.

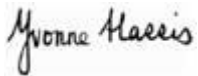
General Notes:

- 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 Peter O'Halloran from the design team on 086 8824642 or email PeOHalloran@water.ie For further information, visit **www.water.ie/connections**.

Yours sincerely,



Yvonne Harris

Head of Customer Operations