

**CS CONSULTING
GROUP**
DUBLIN - LONDON - LIMERICK

An Bord Pleanála

Job No: L086

64 Marlborough Street
Dublin 1
D01 V902

12th March 2021

Proposed Strategic Housing Development

Lands at Devoy Barracks, Naas,

Co Kildare

Dear Sir/Madam,

Please find attached a copy of the Irish Water (IW) response to the Pre-Connection Enquiry made for the proposed development at the lands at Devoy Barracks, Naas, Co. Kildare. IW confirmed the development is feasible for both foul and potable water usage.

We note during the SHD process and engagement with Kildare Co Co, an issue in regard to the condition and capacity of the Naas Town Wastewater Network which we are connecting to and agreed with in the Confirmation of Feasibility (COF) was raised. Kildare stated that they have advised IW that we should install a pump station in the proposed development site and then discharge to the foul network on the Naas Southern Ring Road.

Following further correspondence with IW on the matter, they confirmed that the COF attached should be used going forward and a copy of that correspondence is attached for your information

Yours sincerely,

Gary Lindsay
Associate
Chartered Civil Engineer
B.E, CEng, M.I.E.I

Gary Lindsay
CS Consulting Group
19 - 22 Dame Street
Dublin 2
D02E267

27 April 2020

Dear Gary Lindsay,

**Re: Connection Reference No CDS20001770 pre-connection enquiry -
Subject to contract | Contract denied**

Connection for Multi/Mixed Use Development of 250 unit(s) at Devoy Barracks, John Devoy Road, Naas, Co. Kildare

Irish Water has reviewed your pre-connection enquiry in relation to a water and wastewater connection at Devoy Barracks, John Devoy Road, Naas, Co. Kildare.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

The proposed water and wastewater connections for this development connect to the Irish Water network via infrastructure that has not been taken in charge by Irish Water (Third Party Infrastructure). Please be advised that at connection application stage and prior to the commencement of any Self-Lay Works, you have to:

- identify and procure transfer to Irish Water of the arterial water and wastewater Infrastructure within the Third Party Infrastructure
- demonstrate that the arterial infrastructure are in compliance with requirements of Irish Water Code of Practice and Standard Details and in adequate condition and capacity to cater for additional load from the Development

Water:

New connection to the existing network is feasible without upgrade.

Connection to the water network shall be via a new 150 mm ID pipe to be laid to connect the site development to the existing 180 mm and should include a bulk meter to be installed on the connection main.

Wastewater:

New connection to the existing network is feasible without upgrade.

Strategic Housing Development:

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details. A design proposal for the water and/or wastewater infrastructure should be submitted to Irish Water for assessment. Prior to submitting your planning application, you are required to submit these detailed design proposals to Irish Water for review.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available 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.

If you have any further questions, please contact Deirdre Ryan from the design team on 022 54620 or email deiryan@water.ie. For further information, visit **www.water.ie/connections**.

Yours sincerely,



Maria O'Dwyer

Connections and Developer Services

From: Maxine Hickey <mhickey@water.ie>
Sent: Thursday 10 December 2020 11:29
To: Gary Lindsay <gary.lindsay@csconsulting.ie>
Subject: RE: CDS20001770: Devoy Barracks, John Devoy Road, Naas

Hi Gary

On that basis, the current COF and Tripartite Letter provided should be used in your full planning submission

However I spoke with the Planning Manager this morning, and she said she is happy for you to give her a call any time if you have any queries, and she will happily provide any support needed. Her name is Ali Robinson and her number is 087 258 3522.

Thanks

Maxine

From: Gary Lindsay <gary.lindsay@csconsulting.ie>
Sent: Thursday 10 December 2020 10:51
To: Maxine Hickey <mhickey@water.ie>
Subject: RE: CDS20001770: Devoy Barracks, John Devoy Road, Naas

Hi Maxine,

Not specifically, KCC brought the item up at the Tripartite meeting with ABP, and we responded to KCC with the documentation received previously from IW (i.e. the COF and Tripartite letter)

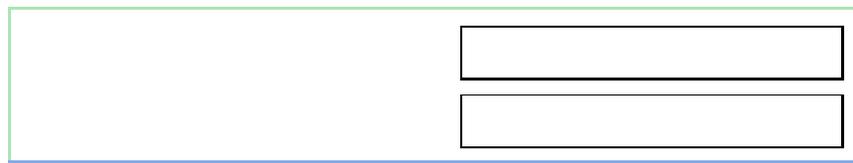
The reasoning for contacting you is more from the LDA, they are just seeking clarity on the matter and just do not want any surprises down the line on this.

Regards,

Gary Lindsay Associate | Civil Engineer

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From: Maxine Hickey <mhickey@water.ie>
Sent: Thursday 10 December 2020 10:08
To: Gary Lindsay <gary.lindsay@csconsulting.ie>
Subject: RE: CDS20001770: Devoy Barracks, John Devoy Road, Naas

Gary

Quick question for you – based on KCC's noted concern, did KCC specifically asked you to engage with Irish Water on it?

Thanks

Maxine

From: Maxine Hickey
Sent: Thursday 10 December 2020 08:33
To: 'Gary Lindsay' <gary.lindsay@csconsulting.ie>
Subject: RE: CDS20001770: Devoy Barracks, John Devoy Road, Naas

Hi Gary

I will speak to some members of the team and get their view on this. I will come back to you on this as soon as I can.

Thanks

Maxine

From: Gary Lindsay <gary.lindsay@csconsulting.ie>
Sent: Wednesday 9 December 2020 14:23
To: Maxine Hickey <mhickey@water.ie>
Subject: RE: CDS20001770: Devoy Barracks, John Devoy Road, Naas

Hi Maxine,

I trust you are well.

I am writing to you about a SHD scheme for the Land Development Agency at Devoy Barracks in Naas (adjacent to Kildare Co Co Head offices)

I previous dealt with a Deirdre Ryan and obtained a COF from her back in April (attached).

However, during the process of engaging KCC they have raised an issue in regard to the condition and capacity of the Naas Town Wastewater Network which we are connecting to and agreed with in the COF. Kildare stated at the recent Tripartite meeting that they have advised IW that we should

install a pump station in our site and then discharge to the Naas Southern Ring Road. I note the IW Tripartite response fell in line with the original COF (attached).

As you are the Statutory Authority in regards to foul drainage and not KCC can you confirm that COF and Tripartite attached are valid and we can proceed to the final Stage 3 Planning Submission basing our design this information.

I tried making contact with Deirdre and the New Connections team (see below thread) but have had no correspondence back in this regard.

If you have any queries please do not hesitate in contacting me directly.

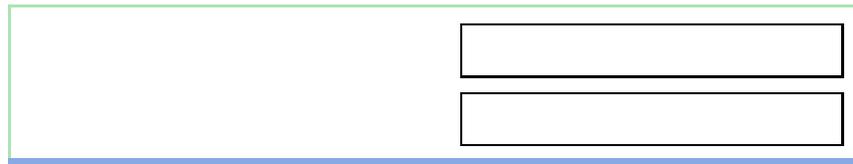
Thanking you in advance,

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From: Gary Lindsay
Sent: Wednesday 2 December 2020 14:51
To: 'newconnections' <newconnections@water.ie>
Subject: RE: CDS20001770: Devoy Barracks, John Devoy Road, Naas

Dear Sir/Madam,

Have you any update on this? We have a ABP Tripartite meeting next Monday I require a response from your team in regards to the below.

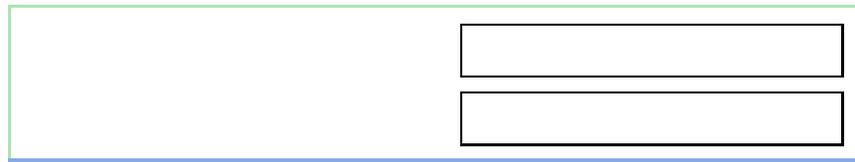
Regards,

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From: Gary Lindsay

Sent: Tuesday 24 November 2020 12:43

To: Deirdre Ryan (C) <deiryan@water.ie>

Cc: newconnections <newconnections@water.ie>

Subject: RE: CDS20001770: Devoy Barracks, John Devoy Road, Naas

Deirdre,

I trust you are well.

We recently submitted our Stage 2 application for this scheme to An Board Pleanala (ABP) and we received the Kildare Co Co (KCC) Planning report ahead of the tripartite meeting scheduled for the 4th December.

One of the items raised by KCC was the condition and capacity of the Naas Town Wastewater Network, which we eventually discharge to. KCC are asking for us to install a pump in our site and then discharge to the Naas Southern Ring Road. I note KCC are not the statutory provider for foul drainage, its with your good self, therefore can you please confirm the COF attached is still valid going forward through the SHD process.

I would be grateful if you could revert as soon as possible as this item is bound to be raised at the Tripartite meeting with ABP and KCC.

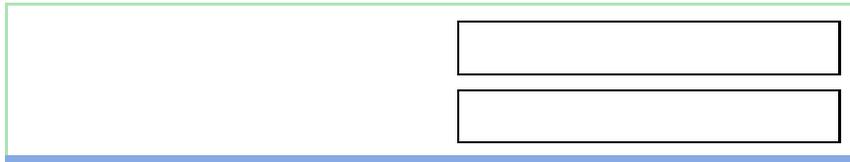
Thanking you in advance,

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