

Darragh Aiken
 Waterman Moylan
 Block S,
 EastPoint Business Park,
 Alfie Byrne Road,
 Dublin
 D03 H3F4

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

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

www.water.ie

30 August 2021

Re: CDS21001761 pre-connection enquiry - Subject to contract | Contract denied

Connection for Multi/Mixed Use Development of 450 unit(s) at Lands at Kilanhue Lane, Gorey, Co. Wexford

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Lands at Kilanhue Lane, Gorey, Co. Wexford (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	<p style="text-align: center;">OUTCOME OF PRE-CONNECTION ENQUIRY</p> <p style="text-align: center;"><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></p>
Water Treatment	Feasible without infrastructure upgrade by Irish Water
Wastewater Treatment	Feasible without infrastructure upgrade by Irish Water
Water Network	<p>Upgrades as per modelling report for 350 houses in pervious PCE apply to this PCE. Modelling report in Appendix A. Existing pump capacity at Gorey Hill Booster PS to be confirmed and reviewed at the time of connection application.</p> <p>However please note Irish Water have issued a large volume of COF's for Gorey. Should a sufficient number of these developments connect to the network in the interim prior to you receiving a connection offer, additional upgrade to the water network may be required.</p>

Wastewater Network

The nearest foul sewer is approximately 310m from the proposed development. A sewer extension would be required to service the proposed development with the costs borne fully by the developer. A further 325m approx. of existing DN150 sewer on R725 will need to be upsized.

IW have undertaken a review of the impact this development will have on the wastewater network downstream. 611m approx. of sewer in Gorey town centre would need to be upsized to cater for this new development.

- 345m approx. of DN225 to be upsized to DN375 in Main Street
- 189m approx. of DN225 to be upsized to DN375 in Esmonde Street
- 77m approx. of DN525 to be upsized to DN750 in Courtown Road

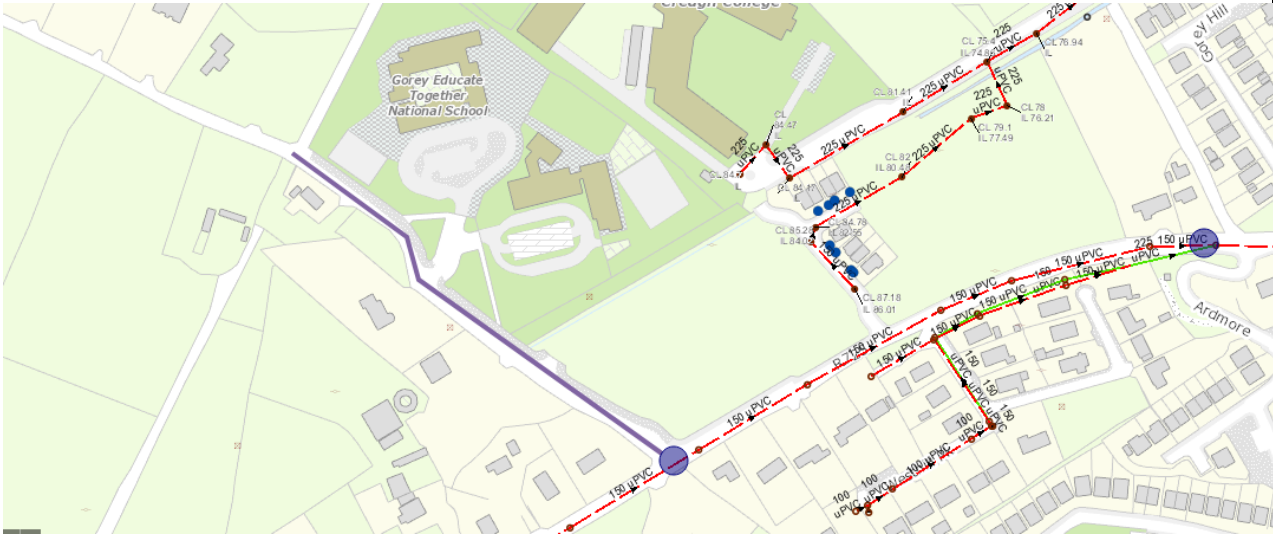
Irish Water will require you to provide a contribution of the relevant portion of the costs for the required upgrades, please contact Irish Water to discuss this further.

However please note Irish Water have issued a large volume of COF's for Gorey. In order to support these developments Irish Water is to undertake a Drainage Area Plan (DAP) for Gorey. This DAP is to commence end 2021 but it will be 2023-2024 before a verified model is available – subject to change.

Should these studies find additional constraints in the foul network using the verified DAP model, Irish Water may require you to provide a contribution of the relevant portion of the costs for the required upgrades. Any additional works on the wastewater network are within the public realm which should not require planning permission. All upgrades to be confirmed at Connection Application stage.

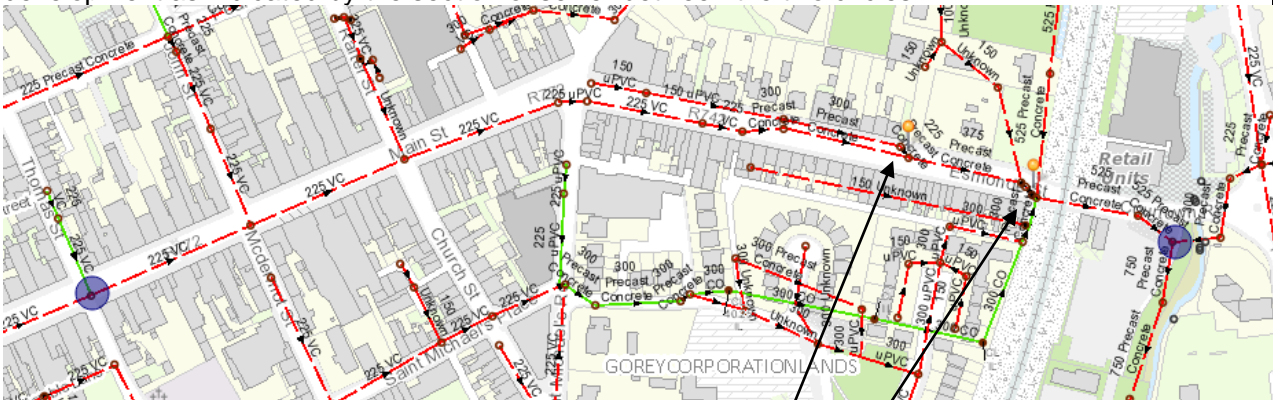
The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the 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:



Sewer network adjacent to the site. 310m approx. sewer extension and 325m approx. of upsizing the existing DN150 on the F725 indicated by the section between the two circles.

611m approx. of sewer in Gorey town centre would need to be upsized to cater for this new development as indicated by the section of sewer between the two circles.



The 70m of existing DN375 sewer to the eastern end of Esmond Street does not need to be upsized

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 PJ Murphy from the design team on 022 52267 or email pjmurphy@water.ie For further information, visit **www.water.ie/connections**.

Yours sincerely,



Yvonne Harris

Head of Customer Operations

Appendix A
Water Modelling Report

Irish Water Blank Form IW-AMT-FM-024	Revision: 1.0	Approved By: Lar Spain
	Hydraulic Model Network Assessment	

Enquiry Type: Pre Connection Enquiry

General Information

Project Number (AI):	AI-2018-0099	NCE Ref:	N/A
Prepared by:	L. Seminario	Checked by:	M. Conn
Date:	27/06/2018		
Water Supply Scheme:	Gorey Regional Creagh (SZPUB1972)		
WTP Name:	Creagh WTP	DMA Ref:	Gorey Main Street (MA03820)
Development Location:	Lands at Kilnahue Lane, Gorey, Co. Wexford.		
Description of the Development:	Housing development (350 units). New water connection(s) required.		

Model Data

Model Used (File Name):	3300_FF04_AST_Q016_Hydraulic Models_Gorey Courttown Design Model.	Software:	EPANET
Year of Last Calibration:	2012	Model Type:	Detailed
Development Flow:	Average (l/s)	Peak (l/s)	
	2.08	6.59	

Option 1. Model-GIS Screenshot of Preferred Solution: Upsizing of Existing Gorey Hill Booster Station

NOTE-1: Creagh WTP: Yield = n/a. Design Capacity = 2.5 MLD. Current Production = 2.8 MLD (07/2018); 2.1 MLD (04/2018). TWL = 110 mAOD. **CHECK and CONFIRM maximum production capacity and clean water storage capacity.** **NOTE-2:** There are developments in the area for approx. other 576 housing units (AS) (approx. +354 m³/d). Supply to the town from nearby wells in the South should be considered so production capacity in the plant is made available for developments.

UPSIZING OF EXISTING GOREY HILL BOOSTER STATION: 84 mAOD.

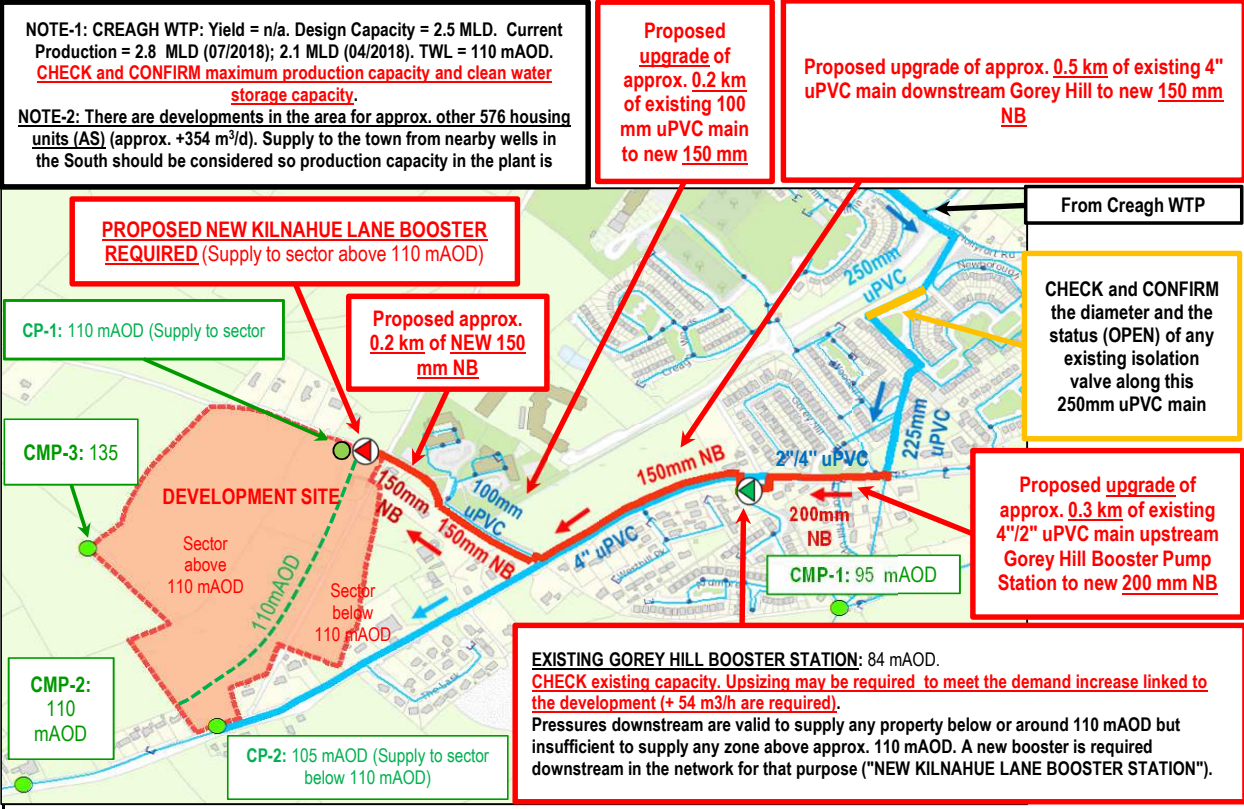
- EXISTING SET OF PUMPS to supply the same areas as now and a small part of the development (sector below 110 mAOD). **CHECK** existing maximum capacity.
- A NEW SET OF PUMPS is required to supply most of the development (sub-sector above 110 mAOD). A new 150 mm NB rising main is required for that purpose. **CHECK availability of space for this expansion.** Otherwise, an alternative solution is provided in Page 2.

Model Outputs

Does development adversely impact existing customers?	YES. Pressures below are model-based pressures. Values between brackets correspond to pressures without the development. Values outside of the brackets correspond to the situation whether the development would be supplied through the existing network.		
Min. Press. at Connection Point (CP)	CP-1: n/a	CP-2: 14 m (32 m)	
Minimum Pressure at CMP	CMP-1: 10 m (12 m)	CMP-2: 9 m (27 m)	CMP-3: n/a
Maximum Headloss Supply Main	Between 7 and 10 m/km along the 2 1/4" uPVC shown above.		
Is Development Feasible?	Network Upgrades Required		

Model Assumptions and Disclaimers

- 1) Model Calibrated (2012). Model flows checked with Data Book. Telemetry data not available at the time.
- 2) DMA and/or supply zone boundaries not confirmed with LA.
- 3) Fireflows (Class A1: 8 l/s). Upgrades and upsizings mentioned above are required to meet fireflow requirements.
- 4) Existing customers located at highest ground elevation in model, assumed to be CMP (CMP: Critical Monitoring Point).
- 5) If network upgrades required, they will be analysed on request from New Connections



Notes and Comments

Darragh Aiken

29 October 2021

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

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

www.water.ie

**Re: Design Submission for Lands at Kilanhue Lane, Gorey, Co. Wexford (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS21001761**

Dear Darragh Aiken,

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.

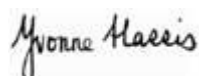
If you have any further questions, please contact your Irish Water representative:

Name: Pj Murphy

Phone: 022 52267

Email: pjmurphy@water.ie

Yours sincerely,



Yvonne Harris
Head of Customer Operations

Appendix A

Document Title & Revision

- [13-119-P4201/2/3/4/5 Drainage Layout Sheets 1 to 5 inclusive, 13-119-P4220 Foul Long Sections Sheet 1 to 2 inclusive]
- [13-119-P4301/2/3/4/5/6 Watermain Layouts Sheets 1 to 6 inclusive]

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.