

21 February 2025

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Drainage and Watermain Report

Parkgate Street Block A and B2 Amendment Application

This note applies to the Drainage and Watermain infrastructure for the proposed planning amendments of Blocks A and B2, Parkgate Street development.

The proposed development comprises amendments to development permitted under ABP Ref. ABP-310567-21 (as amended by DCC Reg. Ref. LRD6042/23) at No. 42A Parkgate Street, Dublin 8 to expand the footprint and façade of Block A to accommodate a 2nd fire core. As a result of the expanded footprint, Block B2 has been reconfigured to provide 8no. new 'Build-to-Sell' apartments (1no. unit per floor) and 1no. 2-bedroom apartment in place of a 1-bedroom unit at the interface of Block A and Block B2 (increases to 48no. units total). Overall, the amendments result in the combined number of apartments increasing from 238no. units to 246no. units in Block A and Block B2. The number of units proposed in DCC application Reg LRD6074/24 for Blocks B1 and C, have reduced by 4 units, resulting in an overall increase of 4 units.

We confirm that the proposed planning amendments will not require any modification to the surface water drainage design permitted under ABP Ref. ABP-310567-21.

A Confirmation of Feasibility for the development has been confirmed by Uisce Éireann (application number CDS23006543, enclosed). We confirm that the connection application stage is ongoing and the final arrangements for the removal of storm water from the combined sewer, in accordance with the permitted design, will be agreed with Dublin City Council and Uisce Éireann. There are minor increases to the water and wastewater, and this has been advised to Uisce Éireann and we can confirm that the proposed planning amendments will have no material change to the drainage design as under discussion with Uisce Éireann.

Yours faithfully,



Seán Barrett

Associate Director

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CONFIRMATION OF FEASIBILITY

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Uisce Éireann
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27 September 2023

**Our Ref: CDS23006543 Pre-Connection Enquiry
Former Hickey & Co. Ltd., Parkgate Street, 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 563 unit(s) at Former Hickey & Co. Ltd, Parkgate Street, 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
- A new 200mm ID connection main (green line in figure below) is to be connected to the existing 180mm MDPE with installation of a DMA meter with associated telemetry system on the line.
- A secondary connection (new 200mm ID main) is to be connected to the existing 24" spur of the 24" CI main on Parkgate Street. Double control valves to be installed on this connection main and both set to closed during normal operations.
- Both new mains should be connected internally.

Stiúirthóirí / Directors: Tony Keohane (Cathaoirleach / Chairman), Niall Gleeson (POF / CEO), Christopher Banks, Fred Barry, Gerard Britchfield, Liz Joyce, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh.

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a design activity company, limited by shares. Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.



- **Wastewater Connection** - Feasible without infrastructure upgrade by Irish Water
- Surface water flow from Parkgate Street should be removed from the combined network as proposed. At connection application stage you should provide evidence of the successful delivery of the Project in agreement with Dublin City Council.

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/

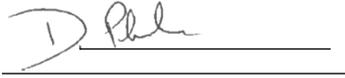
Where can you find more information?

- **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, appearing to read 'D Phelan', is positioned above a horizontal line. The signature is written in a cursive style.

Dermot Phelan
Connections Delivery Manager

Section A - What is important to know?

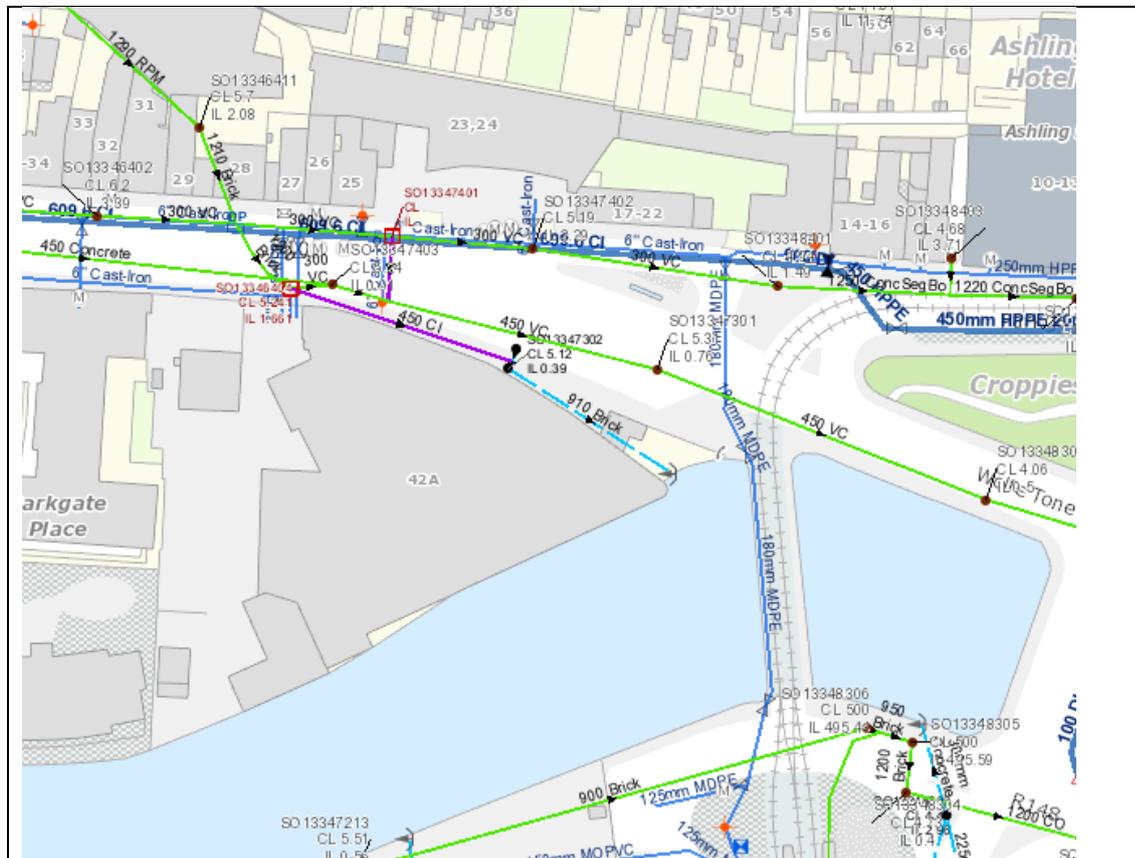
What is important to know?	Why is this important?
Do you need a contract to connect?	<ul style="list-style-type: none"> • Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before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



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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.