Document Title

Engineering Services Report

Project

Clongriffin Wider Lands – Phase 2

Client

The Land Development Agency



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8 May 2026

CS CONSULTING
Civil, Structural & Traffic Engineering

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CS CONSULTING
Civil, Structural & Traffic Engineering

ENGINEERING SERVICES REPORT

CLONGRIFFIN WIDER LANDS – PHASE 2

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1.0 INTRODUCTION

Cronin & Sutton Consulting Engineers (CS Consulting) have been commissioned by the Land Development Agency (LDA) to prepare an Engineering Services Report for the masterplan-led development of LDA lands at Clongriffin, Dublin 13.

1.1 Report Overview

This report details the following aspects of the proposed development:

- Storm Water Drainage Infrastructure
- Foul Drainage Infrastructure
- Potable Water Infrastructure

In preparing this report, CS Consulting has made reference to the following:

- Dublin City Development Plan 2022–2028
  (including Strategic Flood Risk Assessment)
- Building Regulations 2010 (Part H)
- The Planning System and Flood Risk Management: Guidelines for Planning Authorities 2009 (Flood Risk Management Guidelines)
- Uisce Éireann Code of Practice for Water Infrastructure (2020)
- Uisce Éireann Code of Practice for Wastewater Infrastructure (2020)
- Uisce Éireann Drainage and Supply Records

The Engineering Services Report is to be read in conjunction with the engineering drawings and documents submitted by CS Consulting, and with the various additional information submitted by the other members of the design team, as part of the planning submission.

2.0 SITE LOCATION, CONTEXT, AND PROPOSED DEVELOPMENT

2.1 Site Location

The overall site comprises zoned development lands in Dublin 13 located to the west of Clongriffin railway station; the development site has a total area of 11.17ha. These lands are bounded generally to the east by the Dublin-Belfast Railway line, to the north by the Mayne river, and on other sides by completed developments and undeveloped lands within the wider Clongriffin area. The subject Phase 2 lands are situated directly to the north of Main Street. The subject site is in the administrative jurisdiction of Dublin City Council (DCC), adjacent to the City Council's boundary with Fingal County Council.



Figure 1 – Location of subject lands
(sources: EPA, OSi, OSM Contributors, Google)

The location of the subject lands is shown in **Figure 1**; their extents and environs are shown in more detail in **Figure 2**.



Figure 2 – Subject lands extents and environs
(sources: NTA, GoCar, Toyota, OSi, OSM Contributors, Microsoft)

2.2 Existing Clongriffin Development

Development of the wider Clongriffin area has thus far been carried out largely in accordance with a 10-year masterplan planning permission granted to Gannon Homes on the 27th of June 2003 under DCC Reg. Ref. 1302/02 (An Bord Pleanála ref. PL29N.131058). This provided for development consisting of a total of 3,576no. dwellings and 80,600m² of mixed retail, commercial, leisure, and community uses, associated car parking and engineering works, and provision for a new railway station.

These previously permitted development proposals (referred to hereafter as the 'masterplan parent permission') comprised:

- Services infrastructure including water supply, foul drainage, surface water drainage, and internal roads.
- A new access road to the development from the Hole in the Wall Road through Father Collins Park [Main Street] and a new east-west access road parallel to the Mayne River [Marrsfield Avenue].
- An underground town carpark and park and ride carpark (420no. spaces), taxi rank, drop off points, and a bus interchange associated with the railway station.

- Civic town squares and spaces, and a linear park along the south side of the Mayne River with attenuation pond.

Much of this development has been constructed in the intervening years, whether under the original masterplan parent permission, amendments thereto, or separate planning permissions for individual sites within the masterplan area. Infrastructure so far completed includes:

- Clongriffin Railway Station and its associated infrastructure.
- The 2no. access roads from the Hole in the Wall Road (Clongriffin Main Street and Marrsfield Avenue).
- The majority of the masterplan area's internal roads.
- Comprehensive internal foul drainage and surface water drainage networks, including a foul pumping station and a stormwater attenuation pond in the north-east corner of the masterplan area.
- A well-developed internal potable water supply network.

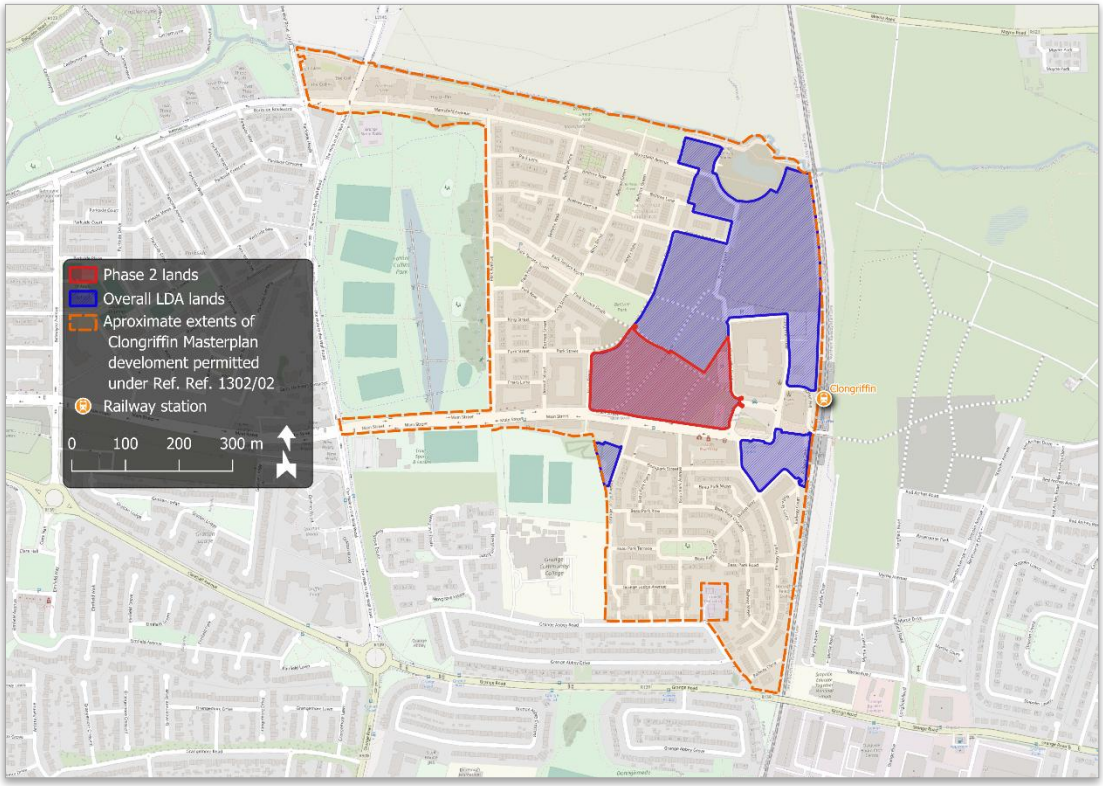


Figure 3 – Clongriffin masterplan extents and neighbourhoods
(sources: OSi, OSM Contributors)

2.3 Description of Proposed Development

The development will consist of the construction of a residential development set out in 3 no. blocks (identified as Zone 7, 8 & 9), ranging in height from 5 to 10 storeys, to accommodate 711 no. apartments including café/restaurant/retail units, community/cultural spaces, a standalone creche building and the completion of Market St.

The 3 no. residential buildings are arranged around podium courtyards accommodating communal amenity spaces for future residents. Zone 7 is a 5 to 7 storey block onto Main St, Friar's St, Park St and Market St containing 280 apartments. Zone 8 is a 6 to 8 storey block between Main St and Market Street containing 263 apartments. Zone 9 is a 6 to 10 storey block located on Main St, Station Square and Market Street containing 168 units.

Car and cycle parking for both residents and visitors is provided below podium and at surface level throughout the scheme. The proposed development includes all site landscaping works, open space, green roofs, lighting, servicing and utilities, signage, and associated and ancillary works, including site development works above and below ground.

The proposed development sits as part of a Masterplan for a wider Clongriffin landbank which includes the under-construction Block 5 & 6 to the north of Market Street.

For a more detailed description please refer to the Statutory Notices.

3.0 POTABLE WATER SUPPLY

3.1 Existing Water Supply Infrastructure

The 560mm diameter North Fringe trunk watermain runs along Marrsfield Avenue. A local network of distribution watermains 100mm and 150mm in diameter connects to the North Fringe trunk watermain and serves the Clongriffin masterplan lands north of Main Street. A secondary connection to this network is also provided from the 350mm diameter Hole in the Wall Road trunk watermain, approx. 300m west of Park Avenue.

Any future development on the lands will have to avoid the existing watermain with special attention to be given to the watermain to the north of the site running east west below the existing attenuation pond. The exact wayleave will have to be agreed but one should allow min 5m either side of the main.

Crossing over with services should be avoided or kept to a minimum and detailed discussions should be had with Uisce Éireann at all design stages.



Figure 4 – Existing local water supply network
(sources: Uisce Éireann, OSM Contributors)

This local watermain network was designed and constructed under the Clongriffin masterplan parent permission (Reg. Ref. 0132/02). Although shown on Uisce Éireann records, these local

watermains remain in private ownership. In the immediate vicinity of the subject development site, the watermain network include a 100mm diameter watermain on Friars Street, along the site's western boundary; and a 100mm diameter watermain on Railway Court, along the site's southern boundary.

Figure 4 shows an extract of the relevant local Uisce Éireann water supply records; the full drainage and supply records are provided as **Appendix A** to this document.

3.2 Potable Water Demand

The Uisce Éireann *Code of Practice for Water Infrastructure* specifies an average potable water demand of 150 litres per person per day for domestic dwellings, and an average occupancy of 2.7 persons per residential unit. The proposed development comprises a total of 711no. apartments and therefore has a design population of 1,919 people (1,919 pe), and the average potable water demand of the proposed development may be calculated as:

$$Avg.Demand = 1{,}919\,pe \times 150l/day/pe = 287{,}955l/day = 3.33l/s$$

The peak potable water demand is calculated by applying a domestic peaking factor (Pf_{DOM}) of 5, in accordance with the Uisce Éireann *Code of Practice for Water Infrastructure:*

$$Peak\ Demand = Avg.Demand \times Pf_{DOM} = 3.33l/s \times 5 = 16.66l/s$$

3.3 Proposed Water Supply Arrangements

It is proposed to connect to the existing watermain to the north of the site. Refer to CS Consulting drawing no. **L106-CSC-XX-XX-DR-C-0105** for details of the proposed water supply connection.

3.4 Uisce Éireann Liaison

A Pre-Connection Enquiry has been lodged with UÉ for the Phase 2 development lands, and a Confirmation of Feasibility has been received (CDS25001824).

A Statement of Design Acceptance (SoDA) was submitted to Uisce Éireann for the proposed overall development and a favourable response has been received confirming Uisce Éireann acceptance of the proposed design. Please refer to **Appendix B** for information.

3.5 Design Standards

- Part H The Building Regulation 2010
- Uisce Éireann Code of Practice for Water Infrastructure

4.0 FOUL DRAINAGE

4.1 Existing Foul Drainage Infrastructure

An Uisce Éireann trunk foul sewer (9c drain) runs along Marrsfield Avenue to the north section of the wider Clongriffin development lands. Local knowledge from a development site to the east of the lands, Usice Éireann have requested a 11.6m wide wayleave over the trunk foul sewer (9c drain). At this stage in the masterplan, an allowance of said 11.6m wayleave should be accounted for in the overall development of the lands in this area.

New crossings over this 9c drain with services should be avoided or kept to a minimum and detailed discussions shall be had with Uisce Éireann at all design stages. In the wider Clongriffin masterplan area, a local foul drainage network was designed and constructed under the masterplan parent permission (Reg. Ref. 0132/02). These local foul sewers remain under private ownership and are not shown on Uisce Éireann records. All foul effluent collected by this network drains to the Clongriffin wastewater pumping station (WwPS); this was likewise constructed under the masterplan parent permission but has since been transferred to Uisce Éireann's control. A short foul rising main (also in Uisce Éireann ownership) conveys the pumped effluent to the Uisce Éireann trunk foul sewer.

In the immediate vicinity of the subject development site, the local foul drainage network includes foul sewers along the existing extents of Belltree Avenue, Lake Street, and Park Street, as well as along the intended future alignment of these streets' yet incomplete sections.

Any future development on the lands will have to avoid the existing drains as per Figure 6. The drains could be diverted but this would be a costly exercise as the drains flowing / traversing through the lands are servicing lands outside of the control of the LDA.

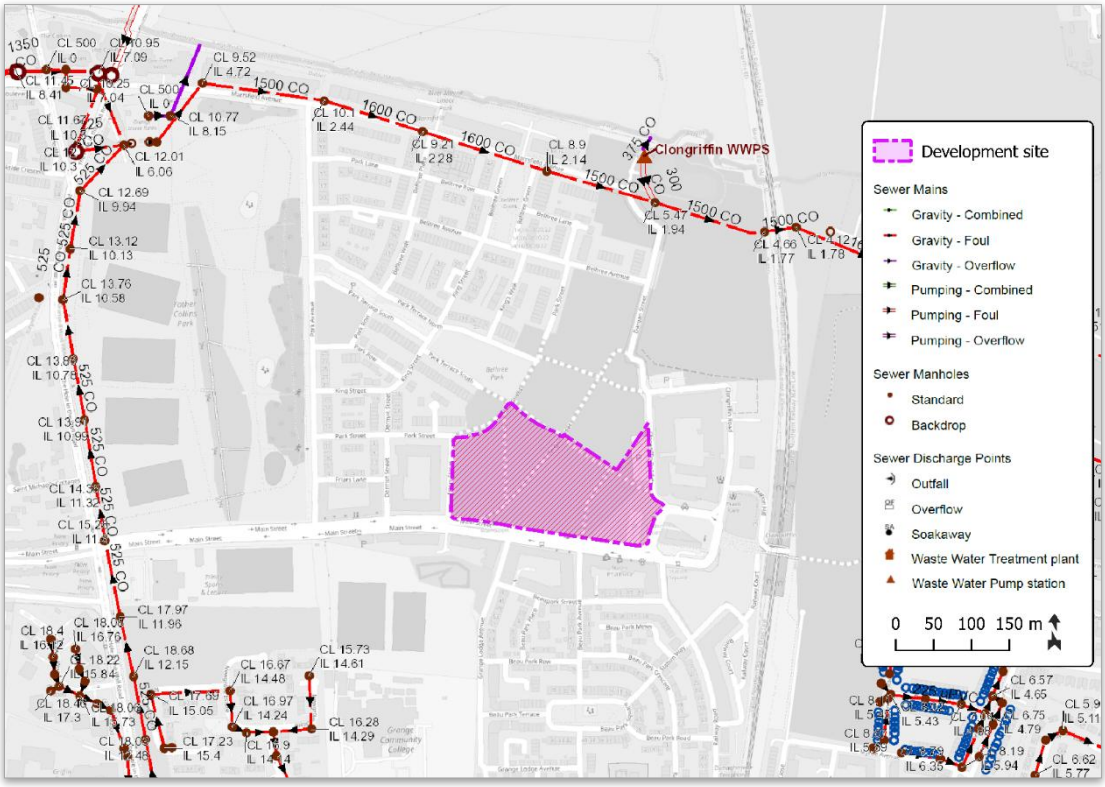


Figure 5 – Uisce Éireann Local Foul Sewer Network
(sources: Uisce Éireann, OSM Contributors)

4.2 Foul Effluent Generation

The proposed phase 2 development shall comprise 711no. residential units. The Uisce Éireann *Code of Practice for Wastewater Infrastructure* specifies an average foul effluent flow rate of 165 litres per person per day for domestic dwellings (150 litres per person per day, plus a 10% allowance for external infiltration) and an average occupancy of 2.7 persons per residential unit. The maximum design population is therefore 1,919 people (1,919 pe), and the maximum average effluent flow (dry weather flow or DWF) to be generated by the proposed development may be calculated as:

$$\mathrm{DWF} = 1919\mathrm{pe} \times 165\mathrm{l/day/pe} = 314{,}985\mathrm{l/day} = 3.65\mathrm{l/s}$$

For a population of between 1,001 and 5,000 people, the peak effluent flow (Design Flow) is calculated by applying a domestic peaking factor (PfDOM) of 3:

$$\text{Design Flow} = \mathrm{DWF} \times \mathrm{Pf_{DOM}} = 3.65\mathrm{l/s} \times 3 = 10.94\mathrm{l/s}$$

The effluent generated by the proposed development has minor potential to impact on the receiving foul drainage infrastructure. Surface water runoff from the proposed development shall be treated and attenuated within the site and shall not discharge to any foul sewer.

4.3 Proposed Foul Drainage Arrangements

In the wider Clongriffin masterplan area, a local foul drainage network was designed and constructed under the masterplan parent permission (Reg. Ref. 0132/02). These local foul sewers remain under private ownership and are not shown on Uisce Éireann records. All foul effluent collected by this network drains to the Clongriffin wastewater pumping station (WwPS); this was likewise constructed under the masterplan parent permission but has since been transferred to Uisce Éireann's control. A short foul rising main (also in Uisce Éireann ownership) conveys the pumped effluent to the Uisce Éireann trunk foul sewer. To serve the development lands it is proposed to extend and connect to this existing infrastructure.

4.4 Uisce Éireann Liaison

A Pre-Connection Enquiry has been lodged with UÉ for the Phase 2 development lands, and a Confirmation of Feasibility has been received (CDS25001824).

A Statement of Design Acceptance (SoDA) was submitted to Uisce Éireann for the proposed overall development and a favourable response has been received confirming Uisce Éireann acceptance of the proposed design. Please refer to **Appendix B** for information.

4.5 Design Standards

- Part H The Building Regulation 2010
- Uisce Éireann Code of Practice for Wastewater Infrastructure

5.0 SURFACE WATER DRAINAGE

5.1 Existing Surface Water Drainage Network

Within the Clongriffin masterplan area, a local surface water drainage network was designed and constructed under the masterplan parent permission (Reg. Ref. 0132/02). These local surface water sewers remain under private ownership. All runoff collected by this network drains to the Clongriffin attenuation pond, which is located adjacent to the Mayne River, at the northern boundary of the masterplan area. From a review of the planning applications on the site the attenuation pond discharges to the Mayne River and at a controlled rate of 249 l/s, as permitted under the masterplan parent permission. The attenuation pond was designed and sized to accommodate rainfall events exceeding a 1% Annual Exceedance Probability (i.e. a 1-in-100-year storm event) and has over 6,400m^3 of attenuation storage on top of a permanent volume of approximately 2,500m^3.

In the immediate vicinity of the subject development site, the local surface water drainage network includes surface water sewers along the existing extents of Belltree Avenue, Lake Street, and Park Street, as well as along the intended future alignment of these streets' as yet incomplete sections.

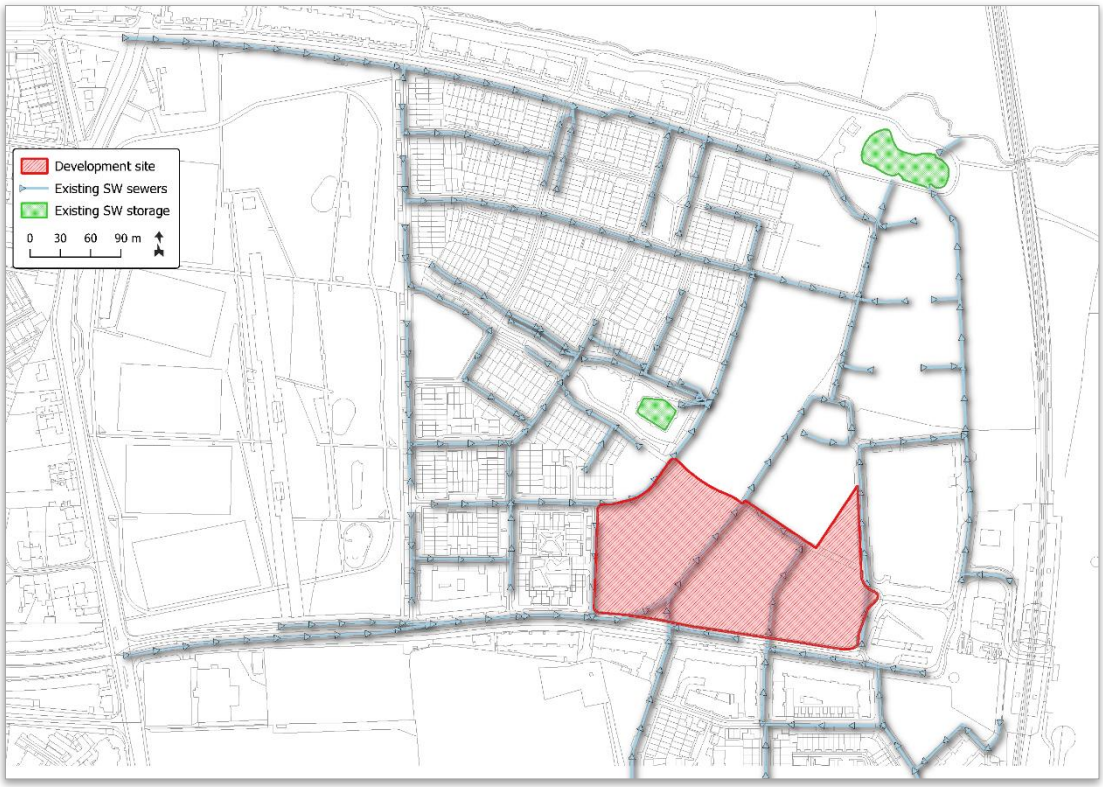


Figure 6 – Existing Private Surface Water Drainage network
(sources: Waterman Moylan, OSi)

5.2 Proposed Surface Water Drainage Arrangements

Details of the Proposed Surface Water Drainage Arrangements for the proposed development including SuDS and attenuation storage are provided within the Surface Water Management Plan by CS Consulting which has been submitted with the subject planning application.

6.0 LARGE-SCALE RESIDENTIAL DEVELOPMENT OPINION RESPONSE

CS Consulting and the design team met with representatives of Dublin City Council on Tuesday 13th January 2026 as part of the Large-scale Residential Development process.

Dublin City Council provided an opinion on Monday 9th February. Item 4 of the opinion outlines transportation related items. The text of the opinion is as set out below;

ITEM 2 OF THE LRD OPINION

The applicant is advised to address the following issues within the final LRD application documentation

ITEM 2(i) OF THE LRD OPINION

The overall proposed approach to the surface water management, which includes, green & blue roofs (at podium level), permeable paving, bioretention areas, tree pits is acceptable. There is a general restriction against the use of underground attenuation tank; the small attenuation tank proposed adjacent the creche may be acceptable once all alternatives have been explored. Surface water runoff is limited to greenfield runoff rate of 4.6l/s/ha, and attenuation storage provided within the building plots for the 100 yr event +climate change factor which is acceptable.

RESPONSE TO ITEM 2(i) OF THE LRD OPINION

The above opinion item is noted. Efforts have been made to reduce the provision of attenuation tanks and provide underground tanks only when necessary. The primary strategy employed for the overall development site is blue roofs and attenuation at source. However, the design of the creche building means that provision of a green blue roof is not feasible. SuDS devices have been provided in the vicinity of the creche building to intercept and treat surface water runoff, however, it has been found that a small attenuation tank is still required in this location to ensure that surface water is dealt with at source and that an appropriate attenuated flow is released to the wider surface water system. An attenuation tank with a storage volume of 34m3 has been provided to serve the proposed creche area.

ITEM 2(ii) OF THE LRD OPINION

Interception storage of 5mm should be calculated and provided for each sub catchment within the development lands, rather than a single figure for the overall site area.

RESPONSE TO ITEM 2(ii) OF THE LRD OPINION

The proposed development has been divided into several micro-catchments in accordance with Dublin City Council's LRD Opinion item above. Interceptor storage has been calculated for each micro-catchment, with the corresponding results and catchment areas presented in the engineering report

ITEM 2(iii) OF THE LRD OPINION

A further refinement of the design of SuDS devices such as permeable paving and SuDS tree pits proposed in the public area is required. The applicant is advised to consult with the planning authority's drainage in advance of the application being lodged to agree on the design.

RESPONSE TO ITEM 2(iii) OF THE LRD OPINION

CS Consulting met with representatives of Dublin City Council on Friday the 27th March 2026 regarding issues regarding Taking in Charge of drainage infrastructure. Permeable paving has been proposed to the development's car parking spaces and SuDS tree pits have been incorporated in the design. Please refer to CS Consulting drawing no. L106-CSC-XX-XX-DR-C-0104.

ITEM 2(iv) OF THE LRD OPINION

The applicant has confirmed an additional body of work is being undertaken on the existing attenuation pond and flood risk. The Site-Specific Flood Risk Assessment should be updated with the findings, and any necessary mitigation measures identified.

RESPONSE TO ITEM 2(iv) OF THE LRD OPINION

A further topographical and bathymetric survey has been carried out by Murphy Geospatial in relation to the existing attenuation pond to the north of the site – the primary purpose of this study is to determine the available storage volume within the existing infrastructure which can serve the infrastructure on the development site and wider masterplan area. There have been no updates to the Site-Specific Flood Risk Assessment on account of the additional surveyed information. The revised bathymetric survey has confirmed that the attenuation pond has a dry weather capacity of 1,181.63m3 with a storage capacity of 2,245.62m3 (allowing for a suitable free board of 0.5m)

ITEM 2(v) OF THE LRD OPINION

There's a discrepancy in the drawings showing the extent of areas to be taken in charge by DCC. The cul de sac road between Zone 8 and 9 on the architects taking in charge layout shows that road to be taken in charge by DCC. Whereas the engineering drawings show that road left out of the taking in charge extents. This will need to be clarified. From the drainage point of view, there are sewers running under this road that will have to be taken in charge in future, as they are downstream of other sewers on Clongriffin Main St. Also, the architect drawing shows private parking spaces within the taking in charge extents. This has direct implications on the drainage layout and needs to be clarified. At the northeastern boundary of the site, where it adjoins Clongriffin Road, there's a long narrow strip of land shown to be taken in charge, however this road is intended to be taken in charge by DCC. Again, this should be reviewed and clarified. Public areas must drain directly to public drainage infrastructure.

RESPONSE TO ITEM 2(v) OF THE LRD OPINION

The Taking in Charge strategy has been discussed with representatives of DCC on Friday the 27th March 2026. The full extents of Taking in Charge have been issued to DCC following this meeting. The extent of Taking in charge has been fully co-ordinated between all members of the design team. In relation to the parking spaces, it is the client's aspiration to retain these car parking spaces in private control, however, it is likely that this would be by means of a permit system which would result in all spaces being taken in charge by DCC. Please refer to the Car Parking Management Plan prepared by CS Consulting and submitted under separate cover within the planning application.

APPENDIX A

UISCE ÉIREANN DRAINAGE AND WATER SUPPLY RECORDS

Uisce Éireann
Irish Water

Legend

- Boundary Meter
- Bulk Meter
- Unknown Meter ; Other Meter
- PRV
- Sluice Valve Open
- Sluice Valve Closed
- Butterfly Valve Open
- Butterfly Valve Closed
- Single Air Control Valve
- Double Air Control Valve

Water Hydrants

Hydrant Function

- Fire Hydrant
- Water Kiosk
- Boundary Box
- Cap
- Other Fittings
- Tap

Water Distribution Mains

Owned By

- Irish Water
- Private
- Irish Water
- Irish Water

Sewer Manholes

Manhole Type

- Standard
- Other; Unknown
- Waste Water Pump station
- Gravity - Foul
- Gravity - Overflow
- Pumping - Foul
- Surface Gravity Mains
- Surface Gravity Mains Private

Storm Manholes

Manhole Type

- Standard
- Other; Unknown

Storm Discharge Points

Discharge Type

- Outfall
- Storm Detention Areas

0 15 30 60 90 Meters

Print Date: 16/07/2024

Tá toirmeasc ar aon chuid den líníocht seo a aithdhearadh nó a sheoladh ar aghaidh in aon slí, nó aon chuid den líníocht a stóráil ar aon chóras aisghabhála ann sin gan cead i scríbhinn ó úinéirí(bh)e an chóipchirt de chuid Uisce Éireann seachas mar a aontófar an doiciméad a úsáid i ndáil leis an tionscadal dá n-eisíodh an doiciméad chuige ar dtús.

© Cé go ndéanaimid gach cúis iomchuí cúram a dhéanamh ina iomlán, tugann Uisce Éireann an fhaisnéis seo i ndáil le bhfad a líonra faoi thalamh mar fhaisnéis ghinearálta amháin agus ní féidir leis an bhfaisnéis seo a thaispeáint go cruinn ná iomlán cá bhfuil Uisce Éireann i gceist leis féin ná ag daoine eile. Séanann Uisce Éireann freagracht as cruinneas, comhlánú, nó nádúr chun dáta na faisnéise a tugadh agus ní thabharfaidh Uisce Éireann aon ráthaíocht gealltanais ná barántaí maidir leis an bhfaisnéis agus séanann Uisce Éireann gach aon dliteanas a d'fhéadfadh a eascairt as aon earráidí nó as aon fhaisnéis ar bith.Níor cheart brath ar an bhfaisnéis seo má bhíonn bothaití nó aon oibreacha eile ar siúl i gcóngar an líonra faoi thalamh de chuid Uisce Éireann. Is faoi na páirtithe ag déanamh na dtochailtí nó aon oibreacha eile atá sé deimhin a dhéanamh go gcanathreoidar láthair chruinn an líonra faoi thalamh de chuid Uisce Éireann. Ní thabharfar faoi thús a chur le haon tochailt nó oibreacha eile.Ní leirítear naisc sheirbhíse de ghnáth ach tá ar an aonball go bhfaidhbdis a bheith ann.

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APPENDIX B

UISCE ÉIREANN CONFIRMATION OF FEASIBILITY AND STATEMENT OF DESIGN ACCEPTANCE

CONFIRMATION OF FEASIBILITY

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Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

13 February 2026

Our Ref: CDS25001826 Pre-Connection Enquiry
Clongriffin, Dublin 13, 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 651 unit(s) at Clongriffin, Dublin 13, 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 Uisce Éireann
  - Proposed connection to Uisce Éireann infrastructure is via a private infrastructure. Please be advised that at connection application stage you must provide written confirmation from the owner of the infrastructure that you have received a legal permission to connect to and that the infrastructure has capacity and integrity to cater for the additional demand from the Development.
    As-built drawings for the completed sections of the development are required at the Connection Application stage to

Stiúrthóirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, 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 designated activity company, limited by shares.
Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

		verify the hydraulic performance of the overall spine layout.
• **Wastewater Connection**	-	Feasible without infrastructure upgrade by Uisce Éireann
	-	Proposed connection to Uisce Éireann infrastructure is via a private infrastructure. Please be advised that at connection application stage you must provide written confirmation from the owner of the infrastructure that you have received a legal permission to connect to and that the infrastructure has capacity and integrity to cater for the additional demand from the Development. If available, any records relating to the PS provided by the customer would significantly assist the feasibility review undertaken at the connection application stage.

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/

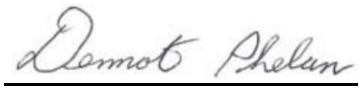
Where can you find more information?

- **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,



Dermot Phelan
Connections and Developer Services

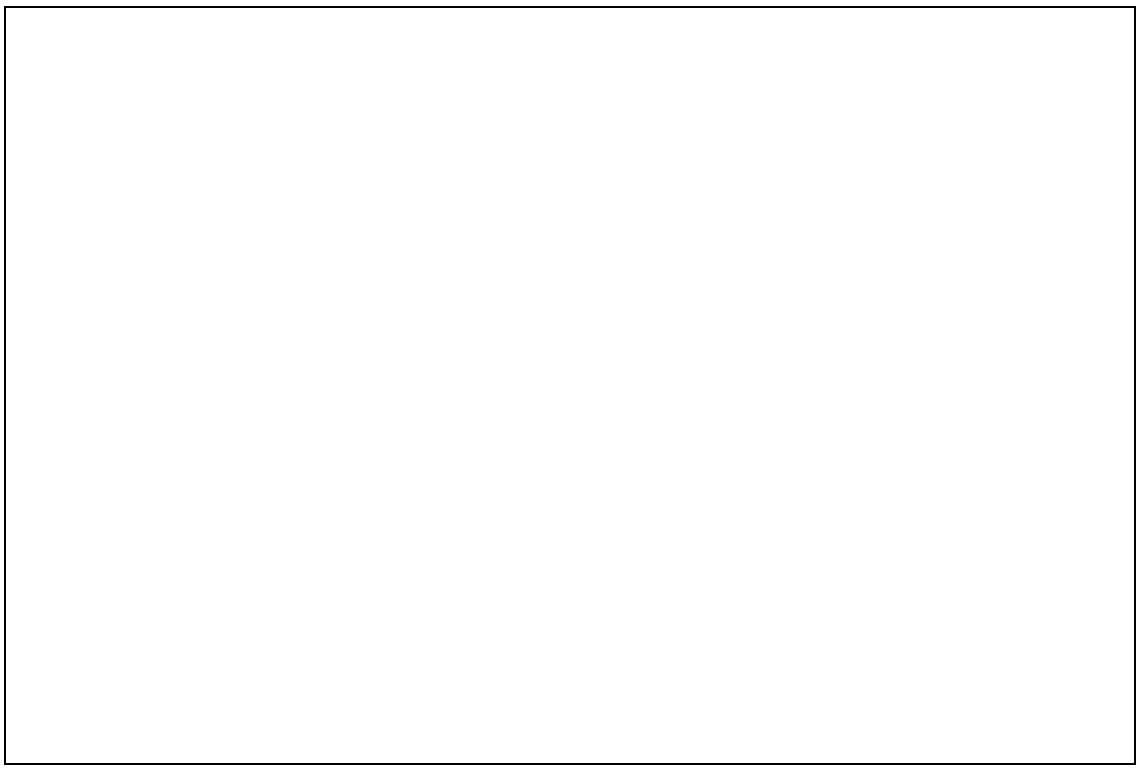
Section A - What is important to know?

What is important to know?	Why is this important?
Do you need a contract to connect?	• 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 and be granted and sign a connection agreement with Uisce Éireann.
When should I submit a Connection Application?	• A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	• Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	• All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. *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
Fire flow Requirements	• 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	• 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)?	• Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

What are the design requirements for the connection(s)?	• The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with ***the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice,*** available at www.water.ie/connections
Trade Effluent Licensing	• 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/ **trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)

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.

Gary Lindsay
CS Consulting Group
1st Floor
19-22 Dame Street
Dublin 2
D02E267

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

6 May 2026

Re: Design Submission for Site at, Clongriffin, Dublin 13, Dublin (the "Development") (the "Design Submission") / Connection Reference No: CDS25001826

Dear Gary Lindsay,

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)(Uisce_Éireann_Water_Charges_Plan_effective_01_Oct_2025.pdf).

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 Garzon Mielgo
Email: antonio.garzonmielgo@water.ie

Yours sincerely,

Dermot Phelan

Dermot Phelan
Connections and Developer Services

Stiúrthóirí / Directors: Jerry Grant (Cathaoirleach / Chairperson), Niall Gleeson (POF / CEO), Douglas Millican, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh, Rena O'Sullivan and Orlagh Nevin.
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UE / LH / OP448 / 0725

Appendix A

Document Title & Revision

- L106-CSC-UE-SODA-0002 - Proposed Drainage Layout Rev P1
- L106-CSC-UE-SODA-0003 - Proposed Watermain Layout Rev P1
- L106-CSC-UE-SODA-0009 - Proposed Foul Water Long Sections Rev P1

Additional Comments

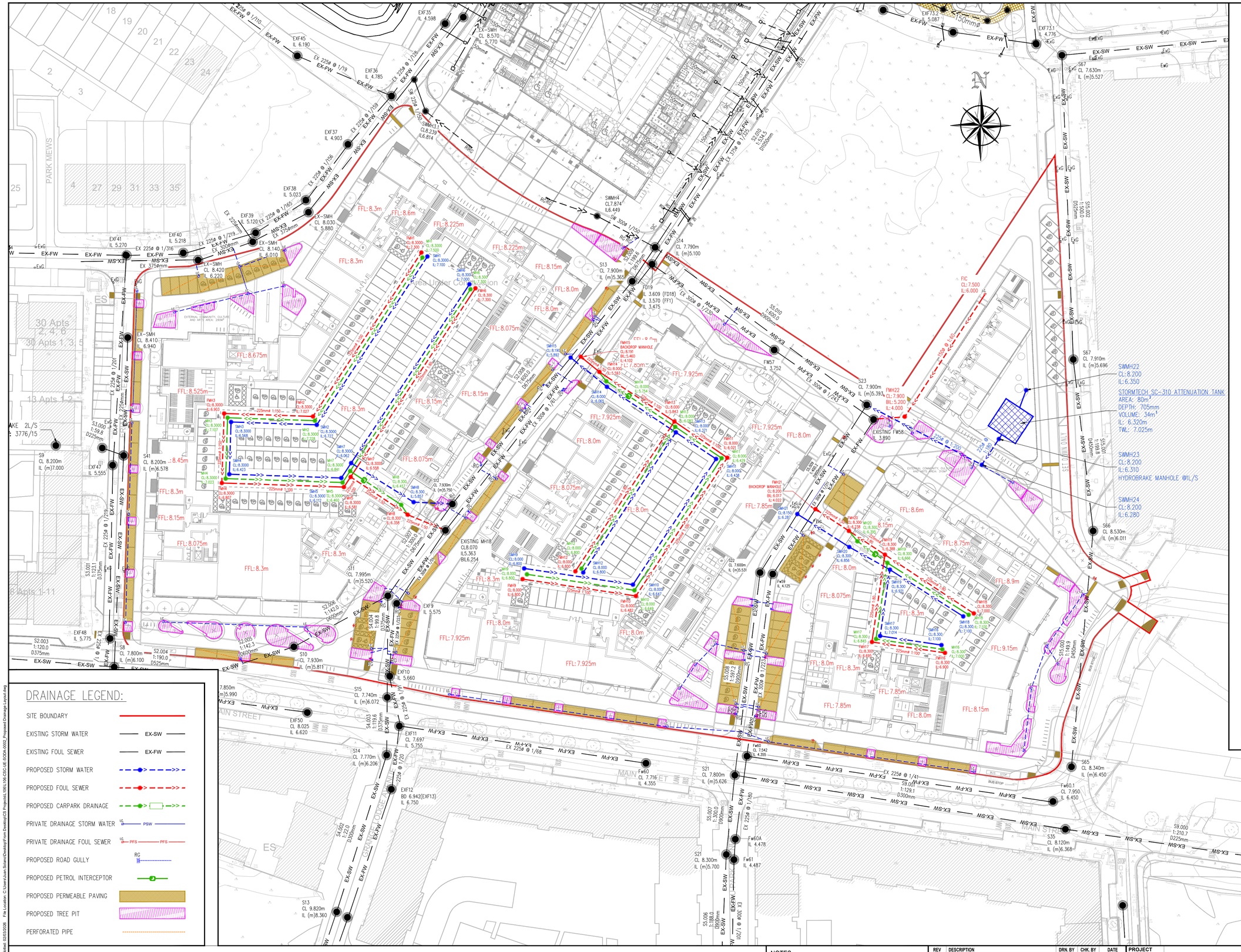
The design submission will be subject to further technical review at connection application stage.

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.

The proposed basement car park shall be designed to prevent surface water from the Site and surrounding areas from entering the car park. Details of these arrangements shall be provided at the connection application stage.

*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.



DRAINAGE LEGEND:

- SITE BOUNDARY
- EXISTING STORM WATER — EX-SW
- EXISTING FOUL SEWER — EX-FW
- PROPOSED STORM WATER
- PROPOSED FOUL SEWER
- PROPOSED CARPARK DRAINAGE
- PRIVATE DRAINAGE STORM WATER — PSW
- PRIVATE DRAINAGE FOUL SEWER — PFS
- PROPOSED ROAD GULLY — RG
- PROPOSED PETROL INTERCEPTOR
- PROPOSED PERMEABLE PAVING
- PROPOSED TREE PIT
- PERFORATED PIPE

NOTES:

1. ALL LEVELS ARE TO MALIN HEAD ORDNANCE DATUM.
2. ALL WORKS IN CONFINED SPACES SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE PROVISIONS ON "SAFE WORK" "IN CONFINED SPACES" CODE OF PRACTICE FOR WORKING IN CONFINED SPACES, PUBLISHED BY THE HEALTH & SAFETY AUTHORITY.
3. ALL SITE DEVELOPMENT WORKS SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE CONSTRUCTION DRAWINGS.
4. ALL DRAINAGE WORKS SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY, TII PUBLICATIONS SERIES 500, THE GREATER DUBLIN REGIONAL CODE OF PRACTICE FOR DRAINAGE WORKS AND THE UISCE EIREANN CODE OF PRACTICE AND STANDARD DETAILS.
5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTATION, INCLUDING DRAWINGS AND SPECIFICATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING, PROTECTING AND MAINTAINING ALL EXISTING SERVICES WITHIN THE SITE BOUNDARY AND IN THE AREAS AFFECTED BY THE WORKS. THE ENGINEER HAS PROVIDED INFORMATION ON KNOWN SERVICES BUT GIVES NO GUARANTEE THAT THIS INFORMATION PROVIDED BY THE THIRD PARTIES, IS CORRECT OR THAT THESE ARE THE ONLY SERVICES ON THE SITE.
7. SUITABLE SHORT LENGTHS OF PIPE OR ROCKER PIPES SHALL BE INSTALLED TO PROVIDE A FLEXIBLE JOINT WITHIN 1000MM OF THE OUTER FACE OF THE MANHOLE ON ALL SEWERS AND BRANCHES.
8. WHERE ROCK IS MET IN TRENCHES IT SHALL BE EXCAVATED AND TRIMMED TO 300MM BELOW THE UNDERSIDE OF PIPELINE.
9. GRANULAR MATERIAL 5mm – 20mm NOMINAL SIZE GRADED AGGREGATE (TO COMPLY WITH TABLE 1 OF B5) TO BE USED FOR BEDDING, HAUNCHING AND SURROUND TO PIPES WHERE SPECIFIED.
10. CONCRETE MIX C16/20 TO BE USED FOR BEDDING, HAUNCHING AND SURROUND WHERE SPECIFIED.
11. WHERE RIGID PIPES WITH FLEXIBLE JOINTS ARE USED WITH CONCRETE BEDS FOR DRAINS AND WATERMAINS, VERTICAL MOVEMENT JOINTS SHALL BE PROVIDED IN THE BEDS AT MAX INTERVALS OF 5.0M AND ALIGNED WITH FACE OF PIPE SOCKET. JOINTS TO BE MINIMUM 12m WIDE AND FILLED WITH FLEXCELL OR SIMILAR APPROVED MATERIAL.
12. SURFACE WATER AND FOUL DRAINS SHALL BE SURROUNDED BY 150 THICKNESS OF C16/20 CONCRETE IF COVER TO PIPE IS LESS THAN: –
    - –1.2m IN ROADS AND DRIVEWAYS
    - –0.9m IN OPEN SPACES AND PATHS NOT NEAR CARRIAGEWAYS.
13. FOUL MANHOLES LOCATED IN GRASSED AREAS TO BE SURROUNDED BY A CONCRETE PLINTH 200mm ALL ROUND AND 100mm DEEP FORMED WITH C20/25 20mm CONCRETE.
14. ALL PIPE RUNS SHALL BE LAID IN STRAIGHT LINES BOTH VERTICALLY AND HORIZONTALLY TO THE SPECIFIED GRADIENTS BETWEEN MANHOLES. NO DEVIATIONS OR BENDS SHALL BE PERMITTED.
15. REFER TO "THE GREATER DUBLIN REGIONAL CODE OF PRACTICE FOR DRAINAGE WORKS" FOR DETAILS OF SURFACE WATER MANHOLE STANDARDS AND UISCE EIREANN CODE OF PRACTICE AND STANDARD DETAILS FOR DETAILS OF FOUL MANHOLE STANDARDS..
16. THE CONTRACTOR SHALL CARRY OUT A CCTV SURVEY REPORT OF THE COMPLETED STORM & FOUL NETWORK TO THE SATISFACTION OF THE LOCAL AUTHORITY AND REPORT TO BE ISSUED ON PRACTICAL COMPLETION.
17. THE LOCAL AUTHORITY MUST BE NOTIFIED AT LEAST 10 WORKING DAYS IN ADVANCE OF COMMENCEMENT OF WORKS.
18. PRIOR TO COMMENCEMENT OF CONSTRUCTION OUTFALL LEVELS FOR THE FOUL AND SURFACE WATER MANHOLES SHALL BE VERIFIED ON SITE.
19. PROPOSED FOUL SEWERS WILL BE EITHER CONCRETE, THERMOSTATIC STRUCTURED WALLED PIPES OR UNPLASTICISED PVC IN ACCORDANCE WITH SECTION 3.13 OF THE UISCE EIREANN WASTEWATER CODE OF PRACTICE. PROPOSED STORM DRAINS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF FINGAL CO. CO.
20. TYPICAL SERVICE LAYOUT DISTANCES (HORIZONTAL AND VERTICAL) AS PER UISCE EIREANN DETAIL STD–WW–05
21. THE EXTERNAL FACE OF PROPOSED MANHOLE CHAMBERS IN PUBLIC ROADS WILL BE A MINIMUM OF 0.5m FROM THE PROPOSED PUBLIC ROAD KERB LINE IN ACCORDANCE WITH SECTION 1.23 OF THE UISCE EIREANN WASTEWATER CODE OF PRACTICE
22. APPROPRIATE MEASURES ADHERING TO SECTION 3.21 OF THE UISCE EIREANN WASTEWATER CODE OF PRACTICE WILL BE PROVIDED TO DRAINAGE INFRASTRUCTURE IN CLOSE PROXIMITY TO PLANTING TO PREVENT ANY DAMAGE TO INFRASTRUCTURE VIA ROOT INGRESS OR NEGATIVE IMPACTS TO PLANTING SUCH AS DAMAGE OF TREE ROOTS. RESTRICTION ON PLANTING ADJACENT TO WASTEWATER INFRASTRUCTURE AS PER DETAIL STD–WW–06 AND STD–WW–06A.

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NOTES

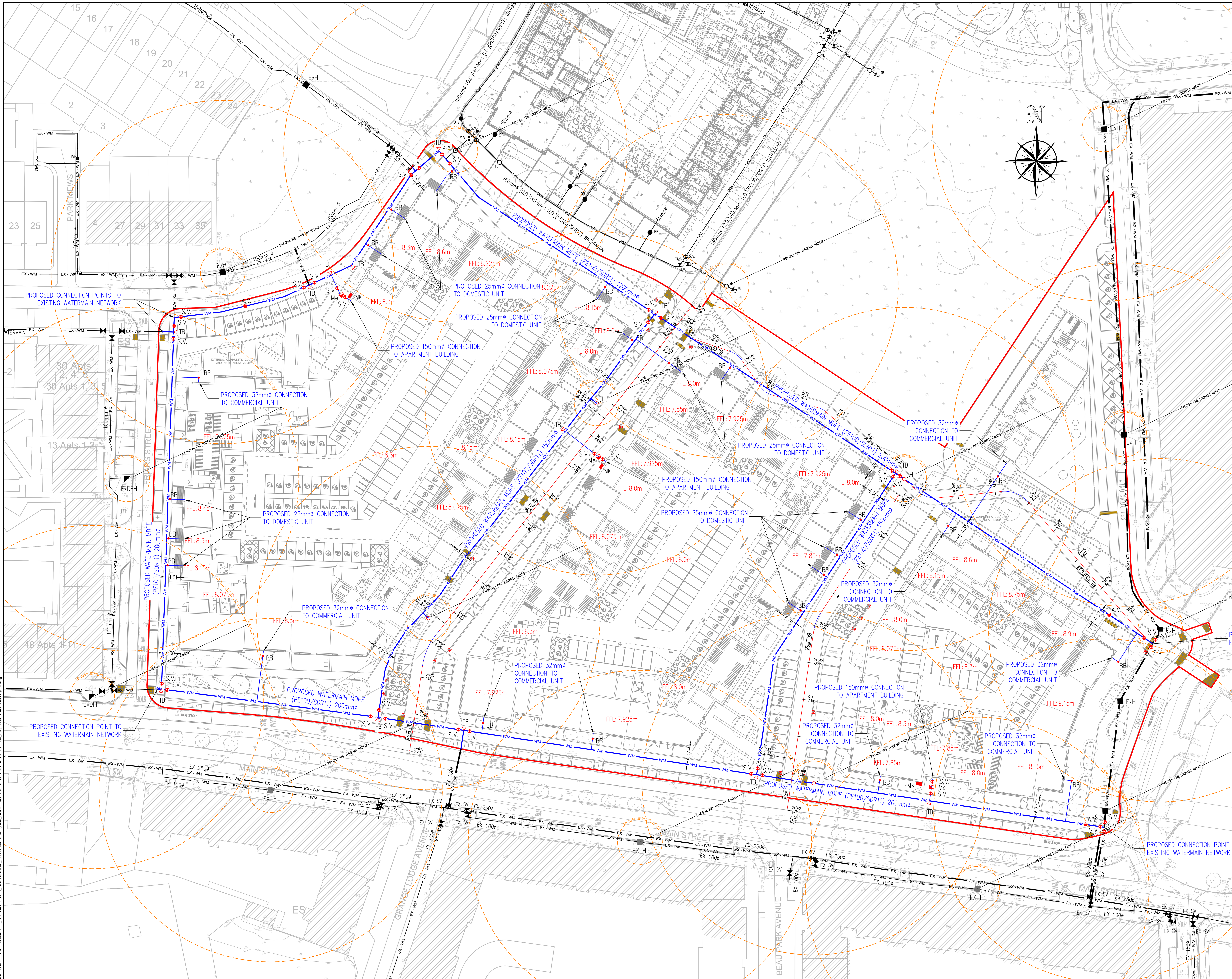
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REV	DESCRIPTION	DRN. BY	CHK. BY	DATE
P1	Issued to Uisce Eireann	JS	NA	20.02.2026

PROJECT	CLONGRIFFIN WIDER LANDS		
CLIENT	LAND DEVELOPMENT AGENCY		
JOB No.	L106		
DRAWING No.	L106-CSC-UE-SODA-0002		
STATUS	STATUS S2 - Suitable for Information	DRAWN BY: JS	CHECKED BY: NA
TITLE	Proposed Drainage Layout	SCALE: 1:500 @ A1	REVISION: P1
			DATE: FEB 2026

CS CONSULTING
Civil , Structural & Traffic Engineering
Head Office: 19-22 Dame Street, Dublin 2.
t: +353 (0)1 5480563 e: info@csconsulting.ie w: www.csconsulting.ie

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NOTE:

1. ALL PIPE WORK, VALVES, CHAMBERS, NETWORK ARRANGEMENTS AND ALL ASSOCIATED WATERMAIN WORKS TO COMPLY WITH THE UISCE EIREANN INFRASTRUCTURE STANDARD DETAILS.
2. ALL NEW WATERMAIN MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 3.9 OF THE UISCE EIREANN CODE OF PRACTICE. MDPE PIPES SHALL BE OF A TYPE PE–100 AND HAVE AN SDR–11 RATING. THEY SHALL CONFORM TO IS EN 12201: PART 1, PART 2 AND PART 3.
3. THE PROPOSED 150mm WATERMAINS WILL BE LOCATED A MINIMUM OF 300mm FROM THE WASTEWATER INFRASTRUCTURE IN ACCORDANCE WITH SECTION 3.5.18 OF THE UISCE EIREANN WASTEWATER CODE OF PRACTICE AND TYPICAL SERVICE LAYOUT DISTANCES (HORIZONTAL AND VERTICAL) SHALL BE AS PER UISCE EIREANN STANDARD DETAIL STD–W–11.
4. AIR PRESSURE TESTS TO ALL WORKS TO BE TAKEN IN CHARGE TO UISCE EIREANN CODE OF PRACTICE SECTION 4.10.
5. MANIFOLD CHAMBERS WILL BE USED TO PROVIDE A COMMUNAL BOX FOR THE APARTMENT BLOCK AND THAT EACH DWELLING UNIT WILL HAVE IT'S OWN SUPPLY PIPE AND METER AND STOP VALVE. ALL METERS IN THE MANIFOLD SHALL BE TAGGED TO INDICATE WHICH PROPERTY IS SUPPLIED AND ANY UNUSED OUTLETS WILL BE BLANKED OFF IN ACCORDANCE WITH SECTION 3.15.3 OF THE UISCE EIREANN WASTEWATER CODE OF PRACTICE.
6. BULK METERS SHALL COMPLY WITH SECTION 3.15.4 OF THE UISCE EIREANNS CODE OF PRACTICE FOR WATER INFRASTRUCTURE.
7. EACH BLOCK SHALL HAVE AN INDIVIDUAL CONNECTION WITH BOUNDARY BOX AS PER SECTION 3.15.2 OF THE UISCE EIREANNS CODE OF PRACTICE FOR WATER INFRASTRUCTURE.
8. THE PROPOSED WATERMAINS WILL BE LOCATED A MINIMUM OF 300mm FROM THE WASTEWATER INFRASTRUCTURE IN ACCORDANCE WITH SECTION 3.5.18 OF THE UISCE EIREANN WASTEWATER CODE OF PRACTICE.
9. WATERMAIN T–JUNCTIONS SHALL BE AT 90 DEGREE ANGLES AS PER UISCE EIREANN DETAIL STD–W–07.
10. THRUST BLOCKS TO BE PROVIDED AT DEAD ENDS, BENDS, TEE JUNCTIONS, VALVE CHAMBERS (AS PER DETAILS) OR ANY ABRUPT CHANGE IN VERTICAL OR HORIZONTAL DIRECTION AND AT ANY LOCATION WHERE WATER PRESSURE IS LIKELY TO DISTORT THE PIPE LINE INSTALLATION OR CAUSE DISPROPORTIONATE MOVEMENT. THRUST BLOCKS TO BE IN ACCORDANCE WITH SECTION 4.9 OF THE UISCE EIREANN CODE OF PRACTICE AND UISCE EIREANN STANDARD DETAIL STD–W–28.
11. ANY NEW PLANTING OF TREES, SHRUBS ETC. TO BE IN STRICT ACCORDANCE WITH THE UISCE EIREANN STANDARD DETAIL STD–W–12A. ANY PROPOSED WATERMAIN LOCATED IN PROXIMITY TO EXISTING TREES SHALL BE IN ACCORDANCE WITH STANDARD UISCE EIREANN DETAIL STD–W–12.
12. SCOUR VALVE TO BE LOCATED AT SITE LOW POINT. THE SCOUR CHAMBER IS TO BE PROVIDED WITH A NON–RETURN VALVE TO PREVENT BACK FLOW TO THE WATER SUPPLY NETWORK AND AGREED WITH THE LOCAL AUTHORITY. SCOUR VALVE AND CHAMBER TO COMPLY WITH SECTION 3.16.4 AND 3.21 OF THE UISCE EIREANN CODE OF PRACTICE.
13. NOTE: THE FIRE SAFETY CERTIFICATE HAS NOT BEEN COMPLETED YET, BUT AS PART OF THIS DEVELOPMENT, IT IS CONFIRMED THAT HYDRANTS SHALL NOT BE LOCATED ANY MORE THAN 46m FROM ANY PART OF THE DEVELOPMENT UNITS.
14. INDICATOR AND MARKER POSTS TO BE PROVIDED AT ALL CHAMBERS AS PER SECTION 3.23 OF THE UISCE EIREANN CODE OF PRACTICE FOR WATER
15. ALL HYDRANTS TO BE IN COMPLIANCE WITH SECTION 3.5.25 OF THE UISCE EIREANN CODE OF PRACTICE FOR WATER
16. APPROPRIATE MEASURES ADHERING TO SECTION 3.26 OF THE UISCE EIREANN CODE OF PRACTICE FOR WATER WILL BE PROVIDED TO WATER INFRASTRUCTURE IN CLOSE PROXIMITY TO PLANTING TO PREVENT ANY DAMAGE TO INFRASTRUCTURE VIA ROOT INGRESS OR NEGATIVE IMPACTS TO PLANTING SUCH AS DAMAGE OF TREE ROOTS. THIS WILL BE ACHIEVED BY MEANS OF POLYETHYLENE PIPES WITH WELDED JOINTS AND ROOT PROTECTION BARRIERS.

WATERMAIN LEGEND:

Item	Symbol
SITE BOUNDARY	
EXISTING WATERMAIN	EX - WM
PROPOSED WATERMAIN	WM
PROPOSED SLUICE VALVE	S.V.
PROPOSED AIR VALVE	A.V.
PROPOSED HYDRANT	H.
PROPOSED BOUNDARY BOX (APARTMENT BLOCK METER)	Me
FLOW METER KIOSK	FMK
PROPOSED BULK METER	BB
THRUST BLOCK AS PER IRISH WATER STANDARD DETAIL STD–W–28	TB

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NOTES

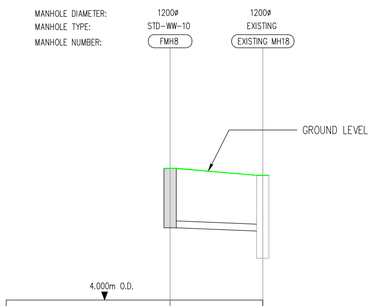
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P1	Issued to Uisce Eireann	JS	NA	03.03.2026.

PROJECT	CLONGRIFFIN WIDER LANDS
CLIENT	LAND DEVELOPMENT AGENCY
JOB No.	L106
DRAWING No.	L106-CSC-UE-SODA-0003
STATUS	STATUS S2 - Suitable for Information
DRAWN BY	JS
CHECKED BY	NA
REVISION	P1
TITLE	Proposed Watermain Layout
SCALE	1:500 @ A1
DATE	FEB 2026

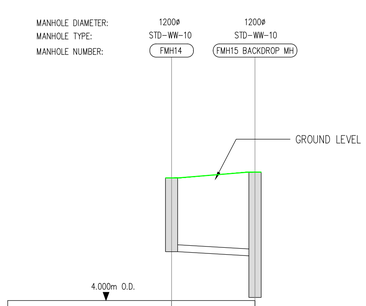
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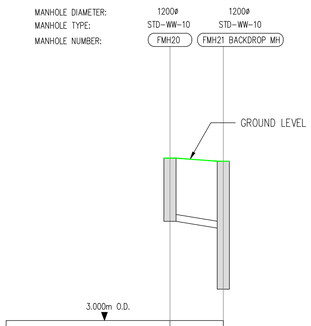
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SLOPE (1:X)	50	
COVER LEVEL (m)	8.300	8.070
INVERT LEVEL (m)	6.358	5.264 5.163
LENGTH (m)	15.12m	

FOUL SEWER FROM FMH8 TO EX MH18.
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100



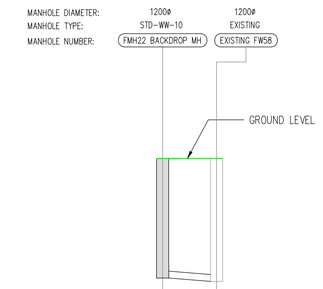
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INVERT LEVEL (m)	5.593	5.460 4.102
LENGTH (m)	13.62m	

FOUL SEWER FROM FMH14 TO FMH15.
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100



DIA (mm)	225	
SLOPE (1:X)	50	
COVER LEVEL (m)	8.300	8.200
INVERT LEVEL (m)	6.238	6.017 4.022
LENGTH (m)	8.70m	

FOUL SEWER FROM FMH20 TO FMH21.
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100



DIA (mm)	225	
SLOPE (1:X)	50	
COVER LEVEL (m)	7.900	7.900
INVERT LEVEL (m)	5.200 4.000	3.890
LENGTH (m)	8.80m	

FOUL SEWER FROM FMH22 TO EX FW58.
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

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NOTES

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STATUS	STATUS S2 - Suitable for Information
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