

AtkinsRéalis



Engineering Planning Report

Castlethorn Old Conna ULC

17th September 2026

0126446DG0013

OLD CONNAUGHT PHASE A1

Notice

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Client signoff

Client	Castlethorn Old Conna ULC
Project	OLD CONNAUGHT PHASE A1
Job number	0126446

Client
signature/date



Contents

1.	Introduction.....	5
1.1	Background of Report	5
1.2	Site Location and Description	6
2.	Surface Water Drainage	7
2.1	Stormwater Drainage	7
2.2	Flood Risk Assessment.....	7
3.	Foul Water Drainage.....	8
3.1	Existing Foul Water Drainage	8
3.2	Proposed Foul Water Network.....	8
3.2.1	Old Connaught LAP Analysis.....	8
3.2.2	Proposed Foul Water Network.....	9
3.3	Foul Water Drainage Calculations	10
3.4	Foul Design Parameters	11
4.	Proposed Potable Water Supply	12
4.1	Existing Water Supply	12
4.2	Proposed Potable water supply	12
4.3	Water Demand Calculations	13
Appendix A.	Pre Connection Enquiry	15
Appendix B.	Confirmation Of Feasibility	16
Appendix C.	DLRCC Consent Area Drawing.....	17
Appendix D.	Old Conna LAP Foul Drainage Strategy	18
Appendix E.	Statement of Design Acceptance	19

Tables

Table 3-1 - Wastewater Design Parameters as per UÉ Code of Practice	10
Table 3-2 - Wastewater Flow Calculations for Phase A1 Residential Units	10
Table 3-3 - Wastewater Flow Calculations for Phase A1 Creche	10
Table 3-4 - Total Wastewater Flows from Phase A1	11
Table 3-5 - Key Design Parameters	11
Table 4-1 - Water Demand Design Parameters as per UÉ Code of Practice	13
Table 4-2 - Water Demand Calculations for Phase A1 Residential Units	13



Table 4-3 - Water Demand Calculations for Phase A1 Creche.....	13
Table 4-4 - Total Water Demand Calculations for Phase A1	13

Figures

Figure 1-1 - Proposed Site Location.....	6
Figure 3-1 - Old Connaught LAP - Foul Drainage Strategy.....	9



1. Introduction

1.1 Background of Report

The proposed development comprises 271 no. dwellings in a mix of houses and duplex/apartment units, including 103no. 2 to 3 storey houses (22no. 4-bedroom, 68no. 3-bedroom and 13no. 2-bedroom), 162no. apartments (113no. 2-bedroom and 49no. 1-bedroom) across 4no. blocks ranging from 1-5 storeys in building height and 6no. 3-bedroom duplex units; 1no. creche (c.574 sqm) at ground floor of Apartment Block 3; and all associated and ancillary site development and infrastructural works including on site attenuation, hard and soft landscaping and boundary treatment works , including : public open space; communal open space; components of the regional attenuation pond; public lighting ; surface car parking spaces ; bicycle parking spaces / stores for houses and duplex/ apartment units; 5no. ESB Substations; bin stores; Vehicular access via existing Old Connaught Avenue and a proposed new primary North-South Street into the eastern portion of the Central Character Area . The proposed development also includes the construction of a new pumping station , associated single storey building, twin rising mains extending circa 400m along Old Connaught Avenue under the M11 connecting to the existing gravity foul network on Old Connaught Avenue 125m east of the M11 bridge and associated storage, together with all ancillary site development and reinstatement works required to facilitate these elements.

This report presents the Engineering Planning Report and covers the proposed Phase A1 of the development and should be read alongside the Flood Risk Assessment (0126446DG0010 - Stage 1 FRA) and the Stormwater Impact Assessment Report (0126446DG0009) and the Foul Pump Station and Rising main Report (0126446DG0026) associated with this application.

The report provides an overview of the proposed strategies for

- Foul Drainage
- Potable Water Supply
- Surface Water Drainage

The final application for the proposed development will be accompanied by detailed engineering documentation to support these proposals.

- Stormwater Impact Assessment Report
- Flood Risk Assessment Stage 2
- Confirmation of Feasibility (COF) from UÉ.
- Statement of Design acceptance is required from UÉ for the LRD Planning Process.



1.2 Site Location and Description

Figure 1-1 below indicates the red line boundary for the proposed site, which covers a mix of open agricultural lands and existing developed plots. The site extends across the central and eastern fields of Old Connaught and includes frontage onto Old Connaught Avenue to the south. Refer to OMP Architectural drawings for further information on the red line boundary and land ownership line.

Ferndale road is located to the west, and Ferndale Court Apartments are located c. 156m north-west of the Proposed Site Location. The M11 forms a clear landmark to the east, and Old Connaught Avenue defines the southern edge of the surrounding area. The wider setting comprises a combination of suburban neighbourhoods, community facilities and open green spaces, reflecting the mixed residential and semi-rural character typical of Old Connaught.



Figure 1-1 - Proposed Site Location

2. Surface Water Drainage

2.1 Stormwater Drainage

In accordance with Dún Laoghaire Rathdown County Council Development Plan a Stormwater Impact Assessment Report has been drafted. Refer to Atkins Stormwater Impact Assessment Report (0126446DG0009) for the details of the Storm Water elements associated with the Old Connaught Phase A1.

2.2 Flood Risk Assessment

A Flood Risk Assessment report has been undertaken to satisfy the requirements of the Planning System and Flood Risk Management Guidelines. Refer to Atkins Flood Risk Assessment Report (0126446DG0010) for the Old Connaught Phase A1.



3. Foul Water Drainage

3.1 Existing Foul Water Drainage

A review of the Uisce Éireann Records for the surrounding area has been undertaken to assess the availability of Foul infrastructure to serve the proposed development.

No existing foul infrastructure is located within the immediate vicinity of the proposed site. The nearest existing foul sewer is located South-East of the proposed site on Old Connaught Avenue as indicated on drawings ATK-ZZ-ZZ-DR-CE-900551 - ATK-ZZ-ZZ-DR-CE-900553.

A Pre-Connection Enquiry (PCE) was submitted to Uisce Éireann (UÉ) on 17th October 2025 (Reference: CDS25007942) for the Old Connaught Phase A1 to confirm available capacity on the existing foul sewer. UÉ issued a Confirmation of Feasibility (COF) letter on the 18th February 2026 which stated the following with regards to foul water.

- *Feasible subject to upgrades*
- *Currently there is no Uisce Éireann network in the area to serve the proposed development.*
- *The development site is within Old Connaught Local Area Plan (LAP). Uisce Éireann has an ongoing project at preliminary stage which will provide wastewater network and strategic pumping station to serve the LAP.*

The Pre-Connection Enquiry and Confirmation of Feasibility has been included as Appendix A and Appendix B of this report respectively.

3.2 Proposed Foul Water Network

3.2.1 Old Connaught LAP Analysis

The Old Connaught Local Area Plan (LAP) identifies four distinct character areas within the plan lands, namely the Northern, Central, Southern and Western Character Areas. A foul drainage hydraulic model has been developed for the wider LAP lands following consultation with Uisce Éireann to assess the capacity requirements of the proposed foul drainage infrastructure and to ensure adequate provision is made for the ultimate build-out of all lands within the LAP boundary.

The hydraulic model has been developed based on the current masterplan proposals for the Old Connaught LAP lands, incorporating residential development areas, local authority lands and other zoned parcels. Where detailed design information is available, the proposed foul drainage network has been modelled using confirmed layouts, pipe sizes, invert levels and road levels. For areas still at a preliminary design stage, indicative layouts and existing ground levels have been adopted and will be refined as the design progresses.

The proposed foul drainage strategy comprises a strategic gravity sewer network designed to collect and convey flows from the Northern, Central, Southern and Western Character Areas to a central foul pumping station. The network has been sized to accommodate both the immediate development proposals and the ultimate build-out of the LAP lands, ensuring sufficient capacity for forecast future growth.



The hydraulic model includes allowances for all identified development lands within the LAP boundary and has been designed to provide an integrated foul drainage solution across the wider catchment. The proposed pumping station has been sized to serve approximately 3,569 residential units, equivalent to 9,634 Population Equivalent (P.E.), and incorporates the required 24-hour emergency storage capacity in accordance with Uisce Éireann requirements. The modelling assumptions and proposed network arrangement will be subject to review and confirmation through the Uisce Éireann approval process.

The proposed drainage arrangement is illustrated in Figure 3-2, which shows the relationship between the Northern, Central, Southern and Western Character Areas, the proposed strategic drainage infrastructure and the routing of flows across the LAP lands to the foul pumping station. The overall foul drainage strategy described above is presented on the accompanying drawings included in Appendix D.

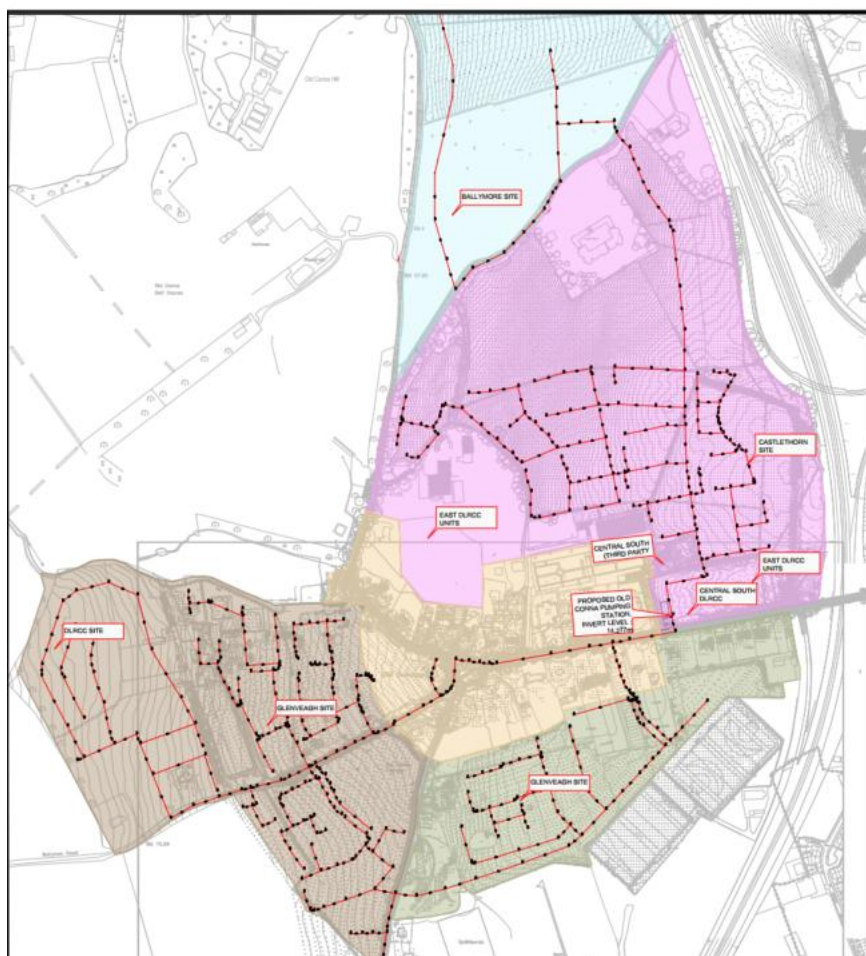


Figure 3-1 - Old Connaught LAP - Foul Drainage Strategy

3.2.2 Proposed Foul Water Network

In order to facilitate the proposed works, it is proposed to construct a new foul sewer network within the proposed site and discharge it to a proposed foul pump station in the South-West of the proposed site.

The foul rising main strategy for the proposed Old Connaught Foul Pumping Station comprises a permanent infrastructure. It is proposed to install rising mains via a trenchless crossing of the M11, likely by directional drilling. This proposal includes the installation of two rising mains, approximately 100 mm and 200 mm in diameter, laid side-

by-side to accommodate both short-term and long-term flow requirements associated with the pumping station. The alignment requires traversal of DLRCC lands on either side of the M11 crossing point, with the crossing itself located within TII-owned lands. This should be read in conjunction with the Rising main information presented within the Foul Pump Station and Rising main Report (0126446DG0026) submitted along with this application.

A request for consent has been made to DLRCC in respect of the proposed works traversing Council lands, for the permanent rising mains infrastructure. The relevant consent area drawing submitted to DLRCC is included in Appendix C of this report.

The proposed foul water drainage system has been designed in accordance with Uisce Éireann's (UÉ) Code of Practice for Wastewater Infrastructure (IW-CDS-5030-03) and Standard Construction Details (IW-CDS-5030-01).

Each property will have a separate wastewater connection in accordance with UÉ requirements. Refer to drawings ATK-ZZ-ZZ-DR-CE-900550 - ATK-ZZ-ZZ-DR-CE-900553 for the proposed foul drainage layouts.

3.3 Foul Water Drainage Calculations

Table 3-1 - Table 3-4 below presents the key design parameters and flow calculations for wastewater generation associated with the proposed development. These values are derived in accordance with Uisce Éireann's Codes of Practice and technical standards. This information supports the design of the foul drainage infrastructure and ensures compliance with regulatory requirements.

Table 3-1 - Wastewater Design Parameters as per UÉ Code of Practice

Parameter	Value/Description
Domestic Unit Average Occupancy Ratio	2.7
Domestic Wastewater Demand	150 L/person/day
Peaking Factor (Site Area: 5.5–11 Ha)	4.5
Infiltration Allowance (New Industrial)	10% of water consumption

Table 3-2 - Wastewater Flow Calculations for Phase A1 Residential Units

Parameter	Value
Average daily demand	$271 \text{ Units} \times 2.7 \text{ p/dwelling} \times 150 \text{ L} = 109,755 \text{ L/day}$
Average Dry Weather Flow (DWF)	$109,755 + (10\%) = 120,731 \text{ L/day} = 1.397 \text{ L/s}$
Peak Flow (Design Foul Flow)	$1.397 \times 4.5 = \mathbf{6.29 \text{ L/s}}$

Table 3-3 - Wastewater Flow Calculations for Phase A1 Creche

Parameter	Value
Average daily demand	$135 \text{ persons} \times 36 = 4,860 \text{ L/d L/day}$
Average Dry Weather Flow (DWF)	$4,860 + (10\%) = 5,346 \text{ L/day} = 0.062 \text{ L/s}$
Peak Flow (Design Foul Flow)	$0.062 \times 4.5 = \mathbf{0.278 \text{ L/s}}$



Table 3-4 - Total Wastewater Flows from Phase A1

Parameter	Value
D.W.F	0.062 l/s + 1.402 l/s = 1.464 l/s
Peak discharge	0.278 l/s + 6.29 l/s = 6.568 l/s

3.4 Foul Design Parameters

The proposed foul drainage network for the development was designed to be in compliance with UÉ code of Practice for wastewater infrastructure IW-CDS-5030-03, Standard Details IW-CDS-5030-01 and with the key design parameters in Table below.

Table 3-5 - Key Design Parameters

Parameter	Value/Requirement
Minimum Depth	1.2m Cover on Roads 0.9m Open Space
Minimum Sewer Size	150mm
Roughness	1.5mm
Max.Velocity at Pipe full	3.0m/s
Min.Velocity at pipe half full	1.0m/s

Without recourse to concrete. Absolute minimum cover in roads is 0.9m . Pipes with cover between 0.9m and 1.2m shall be bedded and surrounded in concrete, 150mm thick, class E in accordance with IW requirements.

A foul drainage spur will be provided to facilitate a future connection of the Old Connaught Phase 2 development. It is proposed to provide this spur for future connections throughout the development. Future connection to spur will be subject to a separate planning application and connection application to UÉ. It is noted that the current design including pipe sizing has allowed for flows from the Old Connaught Phase 2 development.

In accordance with UÉ requirements, the LRD planning design drawings for Phase A1 were issued and reviewed by IW Connection and Developer Services (cds) in advance of making the LRD Planning application. The statement of Design Acceptance was issued on the 21st of July 2026. Refer to Appendix E for the Statement of Design Acceptance.



4. Proposed Potable Water Supply

4.1 Existing Water Supply

A review of the Uisce Éireann Records for the surrounding area has been undertaken to assess the availability of water supply infrastructure to serve the proposed development. It is noted that there are existing water mains running along the Old Connaught Avenue.

A Pre-Connection Enquiry (PCE) was submitted to Uisce Éireann (UÉ) on 17th October 2025 (Reference: CDS25007942) for the Old Connaught Phase A1 to confirm available capacity on the existing watermain. UÉ issued a Confirmation of Feasibility (COF) letter on the 18th February 2026 which stated the following with regards to foul water.

- *Feasible without infrastructure upgrade by Uisce Éireann.*
- *The proposed development can be supplied from the 8" uPVC main on Old Connaught Avenue.*
- *A pressure reducing valve and a bulk meter must be installed at the 225mm ID connection main.*

The Pre-Connection Enquiry and Confirmation of Feasibility has been included as Appendix A and Appendix B of this report respectively.

4.2 Proposed Potable water supply

Water supply to the proposed site will be provided via a new proposed connection from the existing 8" uPVC watermain on Old Connaught Avenue. The proposed potable water main will be designed in accordance with Uisce Éireann's Code of Practice for Water Infrastructure (IW-CDS-5020-03) and Standard Construction Details (IW-CDS-5020-01).

The online fire hydrants will be installed on the watermain in accordance with UÉ Standard Construction Details and the 2006 Building Regulations (Part B – Fire Safety). The system has been designed to ensure that no fire hydrant is located more than 46 metres from any building.

Refer to drawings for the proposed watermain layout. ATK-ZZ-ZZ-DR-CE-902700 - ATK-ZZ-ZZ-DR-CE-902702 - PROPOSED WATERMAINS LAYOUT PLAN - SHEET 2. The proposed drawing displays the water supply planned for the Phase A1 (to which this planning application corresponds) .

Each property will have its own separate supply off the proposed water main along with a boundary box in accordance with UÉ IW Standard Construction details, and or the proposed apartment blocks and commercial buildings, a manifold chamber will be used in accordance with IW-CDS-5020-03 section 3.14.

Spurs from the proposed watermain will be provided to facilitate a future connection of the Old Connaught Phase 2 development. Future connection to spurs will be subject to a separate planning application and connection application to UÉ. It is noted that the current design including watermain sizing allowed for flows from the Old Connaught Phase 2 development.

In accordance with UÉ requirements, the LRD planning design drawings for Phase A1 were issued and reviewed by IW Connection and Developer Services (cds) in advance of making the LRD Planning application. The statement of Design Acceptance was issued on the 21st of July 2026. Refer to Appendix E for the Statement of Design Acceptance.



4.3 Water Demand Calculations

Table 4-1- Table 4-4 outlines the design parameters and flow calculations for water demand at the proposed development site. These values are derived in accordance with Uisce Éireann's Codes of Practice and relevant technical appendices. This data supports the hydraulic design for the site's water infrastructure.

Table 4-1 - Water Demand Design Parameters as per UÉ Code of Practice

Parameter	Value / Description
Domestic Unit Average Occupancy Ratio	2.7
Domestic Per Capita Consumption	150 L/person/day
Average Day / Peak Week Multiplier	1.25
Peak Demand Multiplier	5.0 (Residential) 4.5 (Commercial)

Table 4-2 - Water Demand Calculations for Phase A1 Residential Units

Parameter	Value / Description
Average daily demand	$271 \text{ units} \times 2.7 \times 150 = 109,755 \text{ L/day}$
Average day/peak week demand	$109,755 \text{ L/day} \times 1.25 = 137,194 \text{ L/day}$
Average demand	$137,194/86,400 = 1.588 \text{ l/s}$
Peak Demand	$1.594 \times 5 = 7.94 \text{ l/s}$

Table 4-3 - Water Demand Calculations for Phase A1 Creche

Parameter	Value / Description
Average daily demand	$135 \text{ persons} \times 36 = 4,860 \text{ L/day}$
Average day/peak week demand	$4,860 \text{ L/day} \times 1.25 = 6,075 \text{ L/day}$
Average demand	$6,075 / 86,400 = 0.07 \text{ l/s}$
Peak Demand	$0.07 \times 5 = 0.316 \text{ l/s}$

Table 4-4 - Total Water Demand Calculations for Phase A1

Parameter	Value / Description
Average demand	$1.594 \text{ l/s} + 0.07 \text{ l/s} = 1.664 \text{ l/s}$
Peak Demand	$7.94 + 0.316 = 8.256 \text{ l/s}$



APPENDICES

Appendix A. Pre Connection Enquiry



Pre-connection enquiry form

Business developments, mixed use developments, housing developments



This form is to be filled out by applicants enquiring about the feasibility of a water and/or wastewater connection to Uisce Éireann infrastructure. If completing this form by hand, please use BLOCK CAPITALS and black ink. Please note that this is a digital PDF form and can be filled in electronically

Please refer to the **Guide to completing the pre-connection enquiry form** on page 14 of this document when completing the form.

*** Denotes mandatory/ required field. Please note, if mandatory fields are not completed the application will be returned.**

Section A | Applicant details

1 *Applicant details:

Registered company name (if applicable): C A S T L E T H O R N

M A N A G E M E N T S E R V I C E S & L t d.

Trading name (if applicable):

Company registration number (if applicable):

Parent company registered company name (if applicable):

Parent company registration number (if applicable):

If you are not a registered company/business, please provide the applicant's name:

*Contact name: J A M E S L E O N A R D

*Postal address: O V E R E N D H O U S E , D U N D R U M

T O W N C E N T R E , S A N D Y F O R D R O A D ,

D U N D R U M

*Eircode: D 1 6 A 4 W 6

Please provide either a landline or a mobile number

Landline:

*Mobile: 0 8 6 3 8 4 1 8 2 8

*Email: jleonard@castlethorn.ie

2 Agent details (if applicable):

The fields marked with * in this section are mandatory if using an agent

*Contact name:

I N D H U P R I Y A R A J A V A D I V E L U

Company name (if applicable):

A T K I N S R É A L I S

*Postal address:

1 5 0 A I R S I D E B U S I N E S S P A R K
S W O R D S
D U B L I N

*Eircode:

K 6 7 K 5 W 4

Please provide either a landline or a mobile number

Landline:

*Mobile

0 8 9 9 7 6 7 4 9 7

*Email:

indhupriya.rajavadivelu@atkinsrealis.com

Please also include Garry Hanratty, Garry.Hanratty@atkinsrealis.com as an agent in this application

3 *Please indicate whether it is the applicant or agent who should receive future correspondence in relation to the enquiry:

Applicant

Agent

☒

Section B | Site details

4 *Site address 1 (include Site name/Building name/Building number):

PHASE 1A LANDS,

*Address 2

O L D C O N N A U G H T A V E N U E

*Address 3

*City/Town

B R A Y

*County

D L R C C

Eircode

5 *Irish Grid co-ordinates (proposed connection point):

Eastings (X)

3 2 5 0 6 1

Northings (Y)

2 1 9 5 4 9

Note: Values for Eastings must be between 015,900 and 340,000. Northings, between 029,000 and 362,000
Eg. co-ordinates of GPO, O'Connell St., Dublin: E(X) 315,878 N(Y) 234,619

6 *Local Authority where proposed development is located:

D Ú N L A O G H A I R E R A T H D O W N COUNTY COUNCIL

7 *Has full planning permission been granted? Yes No

If 'Yes', please provide the current or previous planning reference number:

No ☒[illegible]

Section C | Development details

Property type	Number of units	Property type	Number of units
House	300	Apartments	
Duplex		Number of Apartment Blocks	

Property type	Number of units	Property type	Number of units
Agricultural		Brewery / Distillery	
Restaurant / Café / Pub		Car Wash / Valeting	
Creche	1	Data Centre	
Fire Hydrant		Fire Station	
Food Processing		Hotel Accommodation	
Industrial / Manufacturing		Laundry / Laundrette	
Office		Primary Care Centre	
Residential / Nursing Care Home		Retail	
School		Sports Facility	
Student Accommodation		Warehouse	

Other (please specify type)		No. of Units	301
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[illegible]

- | | | | | | |
|---|---|---|--|--|--|
| 9 | 4 | 5 | | | |
|---|---|---|--|--|--|

0	1	/	0	6	/	2	0	2	6
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Yes ☒ No ☐

If 'Yes', please provide details of variations in water demand volumes and wastewater discharge loads due to phasing requirements.

Wastewater only ☐ Please go to Section E

[illegible]

Section D | Water connection and demand details

- 13 *Is there an existing connection to public water mains at the site?** Yes ☐ No ☒
- 13.1** If yes, is this enquiry for an additional connection to one already installed? Yes ☐ No ☐
- 13.2** If yes, is this enquiry to increase the size of an existing connection? Yes ☐ No ☐

14 Approximate date water connection is required: / /

15 *What diameter of water connection is required to service the development? mm

16 *Is more than one connection required to the public infrastructure to service this development? Yes ☐ No ☒

If 'Yes', how many?

17 Please indicate the business water demand (shops, offices, schools, hotels, restaurants, etc.):

Post-development peak hour water demand	9.115	l/s
Post-development average hour water demand	1.83	l/s

Please include calculations on the attached sheet provided. Where there will be a daily/weekly/seasonal variation in the water demand profile, please provide all such details.

18 Please indicate the industrial water demand (industry-specific water requirements):

Post-development peak hour water demand		l/s
Post-development average hour water demand		l/s

Please include calculations on the attached sheet provided. Where there will be a daily/weekly/seasonal variation in the water demand profile, please provide all such details.

19 What is the existing ground level at the property boundary at connection point (if known) above Malin Head Ordnance Datum?

m

20 What is the highest finished floor level of the proposed development above Malin Head Ordnance Datum?

m

21 Is on-site water storage being provided? Yes ☐ No ☒

Please include calculations on the attached sheet provided.

22 Are there fire flow requirements?

Yes ☒

No ☐

Additional fire flow requirements over and above those identified in Q17-18	35	l/s
---	----	-----

Please include calculations on the attached sheet provided, and include confirmation of requirements from the Fire Authority.

23 Do you propose to supplement your potable water supply from other sources?

Yes ☐No ☒

If 'Yes', please indicate how you propose to supplement your potable water supply from other sources (see **Guide to completing the application form** on page 15 of this document for further details):

[illegible]

Section E | Wastewater connection and discharge details

24 *Is there an existing connection to a public sewer at the site?

Yes ☐No ☒

24.1 If yes, is this enquiry for an additional connection to the one already installed?

Yes ☐No ☐

24.2 If yes, is this enquiry to increase the size of an existing connection?

Yes ☐No ☐

25 ***Approximate date that wastewater connection is required:**

0	1	/	0	6	/	2	0	2	6
---	---	---	---	---	---	---	---	---	---

26 ***What diameter of wastewater connection is required to service the development?**

2	2	5	mm
---	---	---	----

27 ***Is more than one connection required to the public infrastructure to service this development?**

Yes ☐No ☒

If 'Yes', how many?

--	--

28 Please indicate the commercial wastewater hydraulic load (shops, offices, schools, hotels, restaurants, etc.):

Post-development peak discharge	7.238	l/s
Post-development average discharge	1.612	l/s

Please include calculations on the attached sheet provided.

29 Please indicate the industrial wastewater hydraulic load (industry-specific discharge requirements):

Post-development peak discharge		l/s
Post-development average discharge		l/s

Please include calculations on the attached sheet provided.

30 Wastewater organic load:

Characteristic	Max concentration (mg/l)	Average concentration (mg/l)	Maximum daily load (kg/day)
Biochemical oxygen demand (BOD)			
Chemical oxygen demand (COD)			
Suspended solids (SS)			
Total nitrogen (N)			
Total phosphorus (P)			
Other			

Temperature range	
pH range	

31 ***Storm water run-off will only be accepted from brownfield sites that already have a storm/surface water connection to a combined sewer. In the case of such brownfield sites, please indicate if the development intends discharging surface water to the combined wastewater collection system:**

Yes ☐ No ☒

If 'Yes', please give reason for discharge and comment on adequacy of SUDS/attenuation measures proposed.

[illegible]

Please submit detailed calculations on discharge volumes, peak flows and attenuation volumes with this application

32 *Do you propose to pump the wastewater? Yes ☒ No ☐

If 'Yes', please include justification for your pumped solution with this application.

As set out in the Old Connaught LAP

33 What is the existing ground level at the property boundary at connection point (if known) above Malin Head Ordnance Datum?

--	--	--	--	--	--

18.00				m
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34 What is the lowest finished floor level on site above Malin Head Ordnance Datum?

22.00			
-------	--	--	--

 m

22.00				m
-------	--	--	--	---

35 What is the proposed invert level of the pipe exiting the property to the public road?

16.50				m
-------	--	--	--	---

Section F | Supporting documentation

Please provide the following additional information (all mandatory):

- > Site location map: A site location map to a scale of 1:1000, which clearly identifies the land or structure to which the enquiry relates. The map shall include the following details:

- i. The scale shall be clearly indicated on the map.
 - ii. The boundaries shall be delineated in red.
 - iii. The site co-ordinates shall be marked on the site location map.

☒
- > Details of planning and development exemptions (if applicable).

☐
- > Calculations (calculation sheets provided below).

☒
- > Site layout map to a scale of 1:500 showing layout of proposed development, water network and wastewater network layouts, additional water/wastewater infrastructure if proposed, connection points to Uisce Éireann infrastructure.

☒
- > Conceptual design of the connection asset from the proposed development to the existing Uisce Éireann infrastructure, including service conflicts, gradients, pipe sizes and invert levels.

☒
- > Any other information that might help Uisce Éireann assess this pre-connection enquiry.

☐

Section G | Declaration

I/We hereby make this application to Uisce Éireann for a water and/or wastewater connection as detailed on this form.

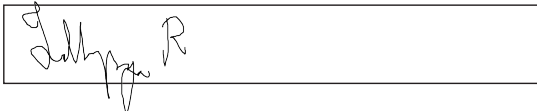
I/We understand that any alterations made to this application must be declared to Uisce Éireann.

The details that I/we have given with this application are accurate.

I/We have enclosed all the necessary supporting documentation.

Any personal data you provide will be stored and processed by Uisce Éireann and may be transferred to third parties for the purposes of the water and/or wastewater connection process. I hereby give consent to Uisce Éireann to store and process my personal data and to transfer my personal data to third parties, if required, for the purposes of the connection process.

If you wish to revoke consent at any time or wish to see Uisce Éireann's full Data Protection Notice, please see <https://www.water.ie/privacy-notice/>

Signature: 

Date:

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1	0
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2	0	2	5
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Your full name (in BLOCK CAPITALS):

I	N	D	H	U		P	R	I	Y	A		R	A	J	A	V	A	D	I	V	E	L	U															
---	---	---	---	---	--	---	---	---	---	---	--	---	---	---	---	---	---	---	---	---	---	---	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Uisce Éireann will carry out a formal assessment based on the information provided on this form. Any future connection offer made by Uisce Éireann will be based on the information that has been provided here.

Please submit the completed form to **newconnections@water.ie** or alternatively, post to:

Uisce Éireann
PO Box 860
South City Delivery Office
Cork City

Please note that if you are sending us your application form and any associated documentation by email, the maximum file size that we can receive in any one email is 35MB.

Please note, if mandatory fields are not completed the application will be returned.

Uisce Éireann is subject to the provisions of the Freedom of Information Act 2014 (“FOIA”) and the codes of practice issued under FOIA as may be amended, updated or replaced from time to time. The FOIA enables members of the public to obtain access to records held by public bodies subject to certain exemptions such as where the requested records may not be released, for example to protect another individual’s privacy rights or to protect commercially sensitive information. Please clearly label any document or part thereof which contains commercially sensitive information. Uisce Éireann accepts no responsibility for any loss or damage arising as a result of its processing of freedom of information requests.

Calculations

Water demand

Domestic Unit Average Occupancy Ratio: 2.7 (IW-CDS-5020-03)
Domestic Per Capita Consumption: 150 l/person/day (IW-CDS-5020-03)
Commercial Per Capita Consumption: Appendix C - Flow Rate for Design (IW-CDS-5030)
Average Day / Peak Week Multiplier: 1.25 (IW-CDS-5020-03)
Peak factor for pipe sizing = 5 (IW-CDS-5020-03)

Residential

Total Number of Residential Units - 300 units
 $300 \text{ Units} \times 2.7 \text{ p/du} = 810 \text{ persons}$
 $\text{Average Demand} = (810 \times 150) / 86,400 = 1.406 \text{ l/s}$
 $\text{ADPW Demand} = 1.406 \times 1.25 = 1.76 \text{ l/s}$
 $\text{Peak Demand} = 1.76 \times 5 = 8.8 \text{ l/s}$

Commercial

$\text{Creche (School)} = 135 \text{ persons} \times 36 = 4,860 \text{ l/d}$
 $\text{Total average daily demand} = 4860 \div (24 \times 60 \times 60) = 0.056 \text{ l/s}$
 $\text{ADPW Demand} = 0.056 \times 1.25 = 0.07 \text{ l/s}$
 $\text{Peak Demand} = 0.07 \times 4.5 = 0.315 \text{ l/s}$

Total for this application

$\text{Average Demand} = 1.76 \text{ l/s} + 0.07 \text{ l/s} = 1.83 \text{ l/s}$
 $\text{Peak Demand} = 8.8 \text{ l/s} + 0.315 \text{ l/s} = 9.115 \text{ l/s}$

On-site storage



Fire flow requirements

35l/s



Phase 2 - Calculation Criteria

Domestic Unit Average Occupancy Ratio: 2.7 (IW-CDS-5020-03)

Domestic Per Capita Consumption: 150 l/person/day (IW-CDS-5020-03)

Domestic wastewater Peak Factor: 4.5 (IW-CDS-5030-03)

Residential

300 Units x 2.7 p/dwelling = 810 persons

810 persons x 150 l/person = 121,500 l/d

Average D.W.F. = $121,500 \div (24 \times 60 \times 60) \times 1.1 (+10\% \text{ infiltration}) = 1.55 \text{ l/s}$

Peak discharge = $4.5 \times 1.55 \text{ l/s} = 6.96 \text{ l/s}$

Commercial

Creche (School) = 135 persons x 36 = 4,860 l/d

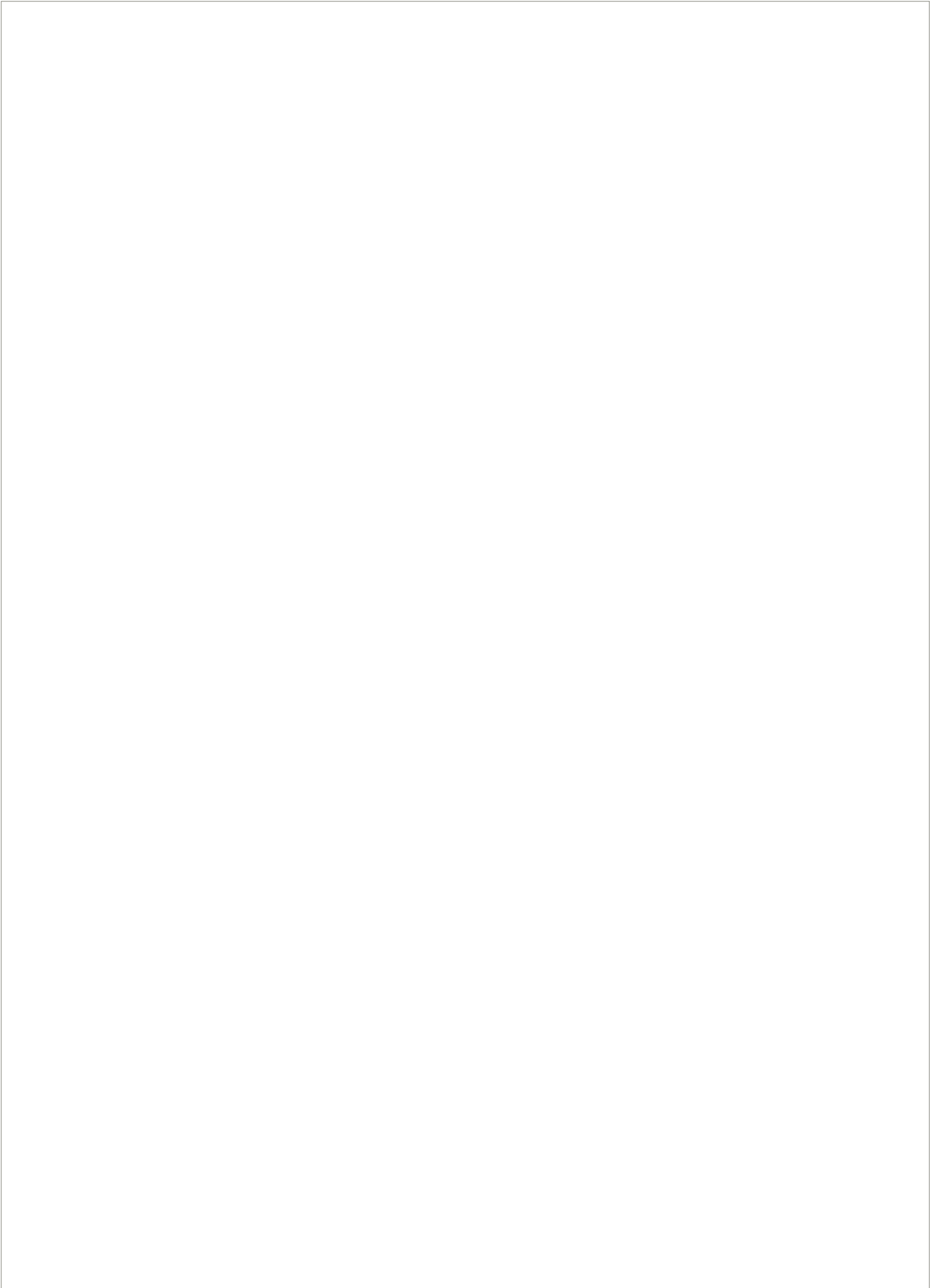
Average DWF = $4,860 \div (24 \times 60 \times 60) \times 1.1 (+10\% \text{ infiltration}) = 0.062 \text{ l/s}$

Peak Discharge = $4.5 \times 0.062 \text{ l/s} = 0.278 \text{ l/s}$

Total for this application

D.W.F = $0.062 \text{ l/s} + 1.55 \text{ l/s} = 1.612 \text{ l/s}$

Peak discharge = $0.278 \text{ l/s} + 6.96 \text{ l/s} = 7.238 \text{ l/s}$



Guide to completing the pre-connection enquiry form

This form should be completed by applicants enquiring about the feasibility of a water and/or wastewater connection to Uisce Éireann infrastructure.

The Uisce Éireann Codes of Practice are available at www.water.ie for reference.

Section A | Applicant Details

- Question 1:** This question requires the applicant or company enquiring about the feasibility of a connection to identify themselves, their postal address, and to provide their contact details.
- Question 2:** If the applicant has employed a consulting engineer or an agent to manage the enquiry on their behalf, the agent's address and contact details should be recorded here.
- Question 3:** Please indicate whether it is the applicant or the agent who should receive future correspondence in relation to the enquiry.

Section B | Site details

- Question 4:** This is the address of the site requiring the water/wastewater service connection and for which this enquiry is being made.
- Question 5:** Please provide the Irish Grid co-ordinates of the proposed site. Irish grid positions on maps are expressed in two dimensions as Eastings (E or X) and Northings (N or Y) relative to an origin. You will find these coordinates on your Ordnance Survey map which is required to be submitted with an application.
- Question 6:** Please identify the Local Authority that is or will be dealing with your planning application, for example Cork City Council.
- Question 7:** Please indicate if planning permission has been granted for this application, and if so, please provide the planning permission reference number.
- Question 8:** Please indicate if this development is affiliated with a government body/agency, and if so, specify

Section C | Development details

- Question 9:** Please specify the number of different property/premises types by filling in the tables provided.
- Question 9.1:** Please provide additional details if your proposed business use are in the Food Processing, Industrial unit/ Manufacturing, Sports Facility or Other Categories.
- Question 9.2:** Please indicate the maximum expected occupancy in numbers of people according to the proposed development you selected.
- Question 10:** Please indicate the approximate commencement date of works on the development.
- Question 11:** Please indicate if a phased building approach is to be adopted when developing the site. If so, please provide details of the phase master-plan and the proposed variation in water demand/wastewater discharge as a result of the phasing of the development.
- Question 12:** Please indicate the type of connection required by ticking the appropriate box and proceed to complete the appropriate section or sections.

Section D | Water connection and demand details

- Question 13:** Please indicate if a water connection already exists for this site.
- Question 13.1:** Please indicate if this enquiry concerns an additional connection to one already installed on the site.
- Question 13.2:** Please indicate if you are proposing to upgrade the water connection to facilitate an increase in water demand. Uisce Éireann will determine what impact this will have on our infrastructure.
- Question 14:** Please indicate the approximate date that the proposed connection to the water infrastructure will be required.
- Question 15:** Please indicate what diameter of water connection is required to service this development.

- Question 16:** Please indicate if more than one connection is required to service this development. Please note that the connection size provided may be used to determine the connection charge.
- Question 17:** If this connection enquiry concerns a business premises, please provide calculations for the water demand and include your calculations on the calculation sheet provided. Business premises include shops, offices, hotels, schools, etc. Demand rates (peak and average) are site specific. Average demand is the total daily volume divided by a 24-hour time period and expressed in litres per second (l/s). For design purposes, please refer to the Uisce Éireann Codes of Practice for Water Infrastructure.
- Question 18:** If this connection enquiry is for an industrial premises, please calculate the water demand and include your calculations on the calculation sheet provided. Demand rates (peak and average) are site specific. Average demand is the total daily volume divided by a 24-hour time period and expressed in litres per second (l/s). The peak demand for sizing of the pipe network will be as per the specific business production requirements. For design purposes, please refer to the Uisce Éireann Codes of Practice for Water Infrastructure.
- Question 19:** Please specify the ground level at the location where connection to the public water mains will be made. This is required in order to determine if there is sufficient pressure in the existing water infrastructure to serve your proposed development. Levels should be quoted in metres relative to Malin Head Ordnance Datum.
- Question 20:** Please specify the highest finished floor level on site. This is required in order to determine if there is sufficient pressure in the existing water infrastructure to serve your proposed development. Levels should be quoted in metres relative to Malin Head Ordnance Datum.
- Question 21:** If storage is required, water storage capacity of 24-hour water demand must usually be provided at the proposed site. In some cases, 24-hour storage capacity may not be required, for example 24-hour storage for a domestic house would be provided in an attic storage tank. Please calculate the 24-hour water storage requirements and include your calculations on the attached sheet provided. Please also confirm that on-site storage is being provided by ticking the appropriate box.
- Question 22:** The water supply system shall be designed and constructed to reliably convey the water flows that are required of the development including fire flow requirements by the Fire Authority. The Fire Authority will provide the requirement for fire flow rates that the water supply system will have to carry. Please note that while flows in excess of your required demand may be achieved in the Uisce Éireann network and could be utilised in the event of a fire, Uisce Éireann cannot guarantee a flow rate to meet your fire flow requirement. To guarantee a flow to meet the Fire Authority requirements, you should provide adequate fire storage capacity within your development. Please include your calculations on the attached sheet provided, and further provide confirmation of the Fire Authority requirements.
- Question 23:** Please identify proposed additional water supply sources, that is, do you intend to connect to the public water mains or the public mains and supplement from other sources? If supplementing public water supply with a supply from another source, please provide details as to how the potable water supply is to be protected from cross contamination at the premises.

Section E | Wastewater connection and discharge details

- Question 24:** Please indicate if a wastewater connection to a public sewer already exists for this site.
- Question 24.1:** Please indicate if this enquiry relates to an additional wastewater connection to one already installed.
- Question 24.2:** Please indicate if you are proposing to upgrade the wastewater connection to facilitate an increased discharge. Uisce Éireann will determine what impact this will have on our infrastructure.
- Question 25:** Please specify the approximate date that the proposed connection to the wastewater infrastructure will be required.
- Question 26:** Please indicate what diameter of wastewater connection is required to service this development.
- Question 27:** Please indicate if more than one connection is required to service this development. Please indicate number required.
- Question 28:** If this enquiry relates to a business premises, please provide calculations for the wastewater discharge and include your calculations on the attached sheet provided. Business premises include shops, offices, hotels, schools, etc. Discharge rates (peak and average) are site specific. Average discharge is the total daily volume divided by a 24-hour time period and expressed in litres per second (l/s). For design purposes, please refer to the Uisce Éireann Codes of Practice for Wastewater Infrastructure.

- Question 29:** If this enquiry relates to an industrial premises, please provide calculations for the wastewater discharge and include your calculations on the calculation sheet provided. Discharge rates (peak and average) are site specific. Average discharge is the total daily volume divided by a 24-hour time period and expressed in litres per second (l/s). The peak discharge for sizing of the pipe network will be as per the specific business production requirements. For design purposes, please refer to the Uisce Éireann Codes of Practice for Wastewater Infrastructure.
- Question 30:** Please specify the maximum and average concentrations and the maximum daily load of each of the wastewater characteristics listed in the wastewater organic load table (if not domestic effluent), and also specify if any other significant concentrations are expected in the effluent. Please complete the table and provide additional supporting documentation if relevant. Note that the concentration shall be in mg/l and the load shall be in kg/day. Note that for business premises (shops, offices, schools, hotels, etc.) for which only domestic effluent will be discharged (excluding discharge from canteens/restaurants which would require a Trade Effluent Discharge licence), there is no need to complete this question.
- Question 31:** In exceptional circumstances, such as brownfield sites, where the only practical outlet for storm/surface water is to a combined sewer, Uisce Éireann will consider permitting a restricted attenuated flow to the combined sewer. Storm/surface water will only be accepted from brownfield sites that already have a storm/surface water connection to a combined sewer and the applicant must demonstrate how the storm/surface water flow from the proposed site is minimised using sustainable urban drainage system (SUDS). This type of connection will only be considered on a case by case basis. Please advise if the proposed development intends discharging surface water to the combined wastewater collection system.
- Question 32:** Please specify if the development needs to pump its wastewater discharge to gain access to Uisce Éireann infrastructure.
- Question 33:** Please specify the ground level at the location where connection to the public sewer will be made. This is required to determine if the development can be connected to the public sewer via gravity discharge. Levels should be quoted in metres relative to Malin Head Ordnance Datum.
- Question 34:** Please specify the lowest floor level of the proposed development. This is required in order to determine if the development can be connected to the public sewer via gravity discharge. Levels should be quoted in metres relative to Malin Head Ordnance Datum.
- Question 35:** Please specify the proposed invert level of the pipe exiting the property to the public road.

Section F | Supporting documentation

Please provide additional information as listed.

Section G | Declaration

Please review the declaration, sign, and return the completed application form to Uisce Éireann by email or by post using the contact details provided in Section G.

This is a part of the Masterplan Site. The total number of housing in Masterplan is 700 UNITS. This application is for Stage 1 A comprising 300 units and Stage 2 will be 400 units.

Appendix B. Confirmation Of Feasibility



CONFIRMATION OF FEASIBILITY

Indhu Priya Rajavadivelu
Atkins Realis
150 Airside Business Park
Swords
Dublin
K67K5W4

18 February 2026

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

Our Ref: CDS25007942 Pre-Connection Enquiry
Phase 1A lands, Old Connaght Avenue, Bray, D. Laoghaire
Rathdown County Council

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 301 unit(s) at Phase 1A lands, Old Connaght Avenue, Bray, D. Laoghaire Rathdown County Council, (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
- The proposed Development can be supplied from the 8" uPVC main on Old Connaught Avenue.
- A pressure reducing valve and a bulk meter must be installed at the 225mm ID connection main.
- **Wastewater Connection** - Feasible Subject to upgrades
- Currently there is no Uisce Éireann network in the area to serve the proposed Development.

- The development site is within Old Connaught Local Area Plan (LAP). Uisce Éireann has an ongoing project at preliminary stage which will provide wastewater network and strategic pumping station to serve the LAP.

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/

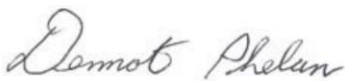
Where can you find more information?

- **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 <u>and be granted and sign</u> 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 <i>the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice</i>, 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)

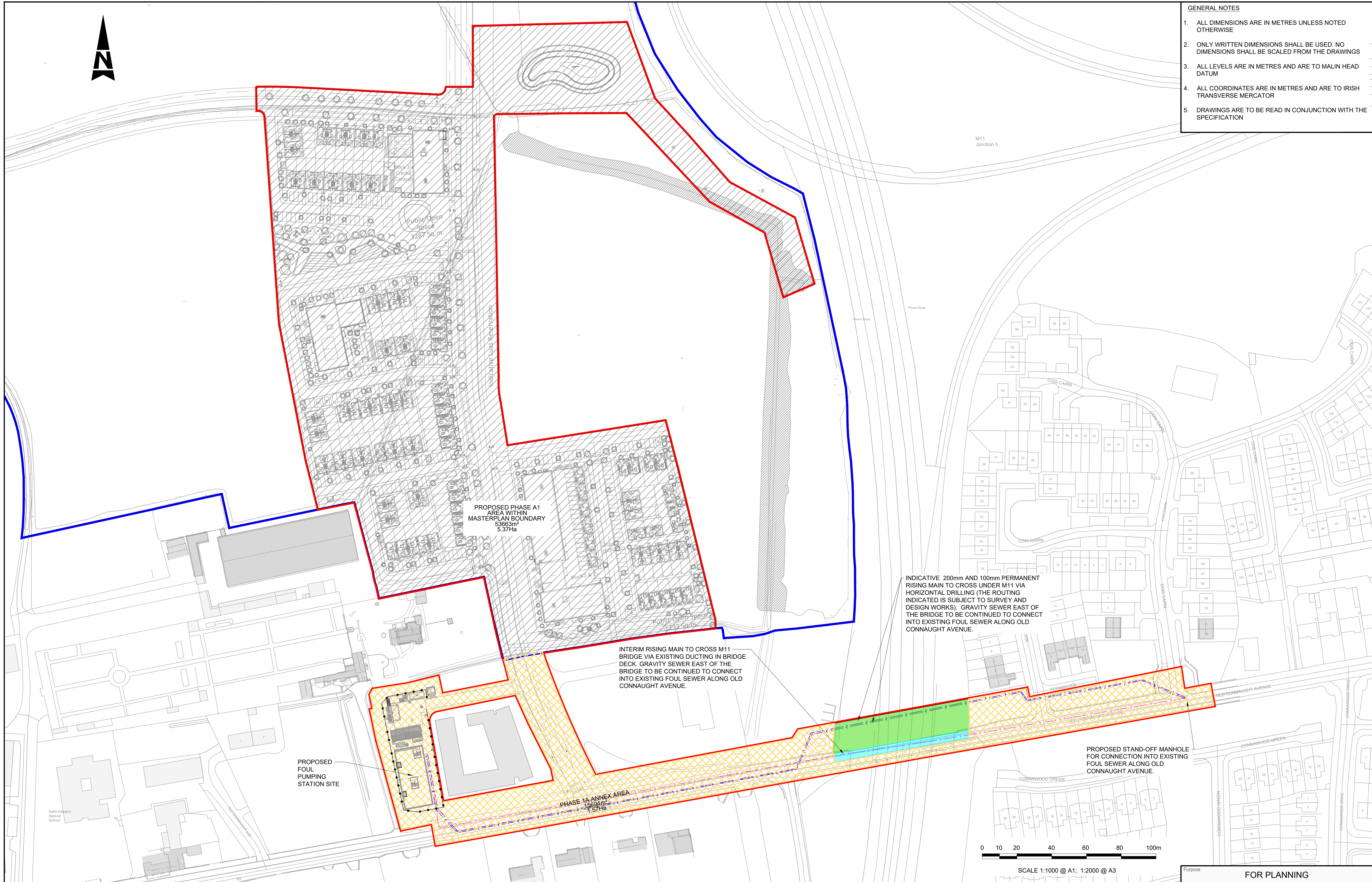
The map included below outlines the current Uisce Éireann infrastructure adjacent the Development: To access Uisce Éireann Maps email

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.

Appendix C. DLRCC Consent Area Drawing





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Risk Level - Atkins Base Line - Low Risk - Atkins Sensitive - Medium Risk - Atkins Private - High Risk - Client Critical - Already Marked LEGEND - MASTERPLAN BOUNDARY - PHASE 2A BOUNDARY - PHASE 2A DEVELOPMENT WITHIN MASTERPLAN BOUNDARY - PHASE 2A DLRCC CONSENT AREA (1.40Ha) OUTSIDE MASTERPLAN BOUNDARY - PHASE 2A RISING MAIN UNDER M11-TII CONSENT AREA (0.156Ha) OUTSIDE MASTERPLAN BOUNDARY - PHASE 2A INTERIM RISING MAINS IN OLD CONNAUGHT AVENUE BRIDGE DECK - TII / EIR CONSENT AREA (0.04Ha) OUTSIDE MASTERPLAN BOUNDARY					
P02	ISSUED FOR PLANNING	PM	15.09.26	IPR	GH GH
P01	FOR INFORMATION	PM	01.09.26	IPR	CH CH
P01	ISSUED FOR PLANNING	PM	09.07.26	IPR	GH GH
Rev	Description	By	Date	Chk'd	Rev'd Auth

DUBLIN | CORK | GALWAY | DUNDALK

ATKINS HOUSE, 150 AIRSIDE BUSINESS PARK,
SWORDS, DUBLIN, K67 K5W4.
Tel : +353 1 810 8000 Email : info.ie@atkinsrealis.com

Atkins House, 150-155 Airside Business Park, Swords, Co. Dublin
Tel (+353) 01 810 8000
Fax (+353) 01 810 8001

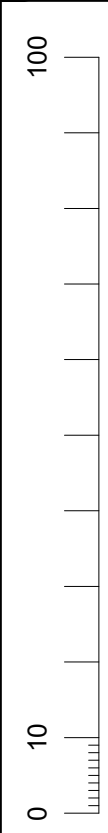
Unit 2B, 2200 Cork Airport Business Park, Cork
Tel (+353) 021 429 0300
Fax (+353) 021 429 0360

1st Floor Technology House Parkmore Technology Park, Galway
Tel (+353) 091 786 050
Fax (+353) 091 779 830

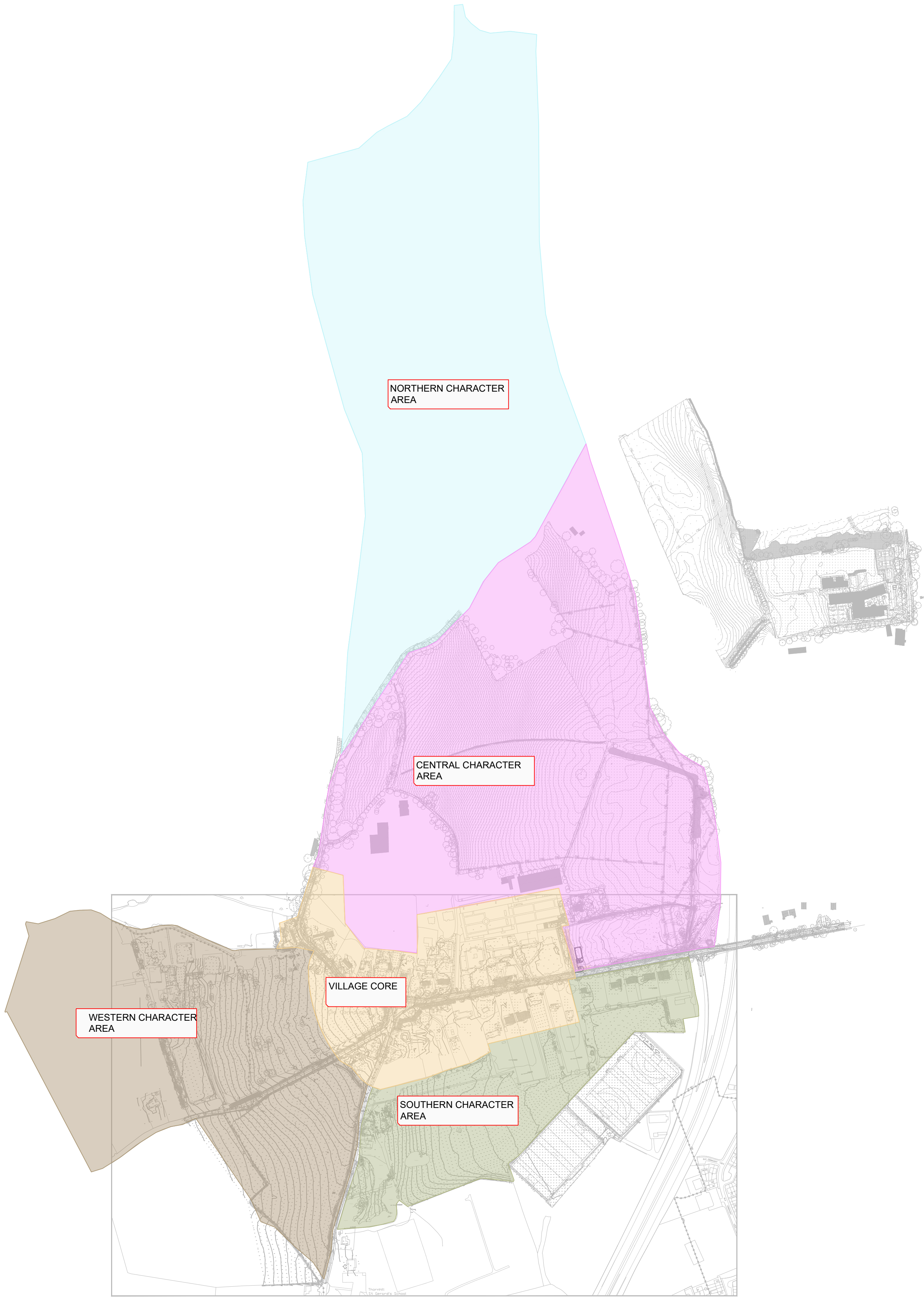
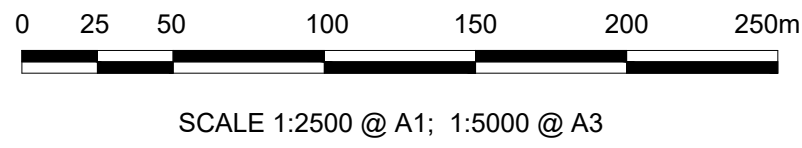
Client		Title				
CASTLETHORN OLD CONNAUGHT UCL		CONSENT AREA LAYOUT PLAN				
Project		Original Scale	Drawn	Checked	Reviewed	Authorised
OLD CONNAUGHT PHASE A1 LRD		1:1000 at A1 1:2000 at A3	PM	IPR	IPR	GH
			Date 10.02.26	Date 10.02.26	Date 10.02.26	Date 10.02.26
Status	Brawing Number	Rev				
S4	ATK-ZZ-ZZ-DR-CE-900201	P01				

Appendix D. Old Conna LAP Foul Drainage Strategy





Residential Unit Summary				
Character Area	Corresponding Development	Residential Yield as indicated in LAP	Actual units provided	Amended Units for Emergency Storage Calculations
Central Character Area	Castlethorn, Central South (Third Party), Central South - DLRCC, East DLRCC	800-1006	783	1006 Units
Southern Character Area	Glenveagh	454-605	510 (Including Creche)	605 Units
Western Character Area	Glenveagh, DLRCC and South of Old Conna House (Third Party)	858-1030	973	1030 Units
Northern Character Area	Ballymore	1050	333 units (Note: $\frac{1}{3}$ of Ballymore Land is draining towards the Old Conna Pump station)	333 Units
Total		3162 units on the minimum end 3691 units on the maximum end	2599 Units	2974 Units
20% Uplift		632 units on the minimum end 738 units on the maximum end	520 Units	595 Units
Total Number of Units in total		3794 units on the minimum end 4429 units on the maximum end	3119 Units	3569 Units
Pump station to be designed for a total of 3569 Units.				
There is no information on the number of units positively draining to the pump station situated within the Village core Area as indicated in the LAP.				
It is vital to note that not all of the Ballymore lands drain to the Old Conna Pump station. It was planned to drain 1/3rd of the units to the Old Conna Pumping station. At present 333 units are proposed to drain to the Old Conna Pump station.				



- ### GENERAL NOTES
1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE
 2. ONLY WRITTEN DIMENSIONS SHALL BE USED. NO DIMENSIONS SHALL BE SCALED FROM THE DRAWINGS
 3. ALL LEVELS ARE IN METRES AND ARE TO MALIN HEAD DATUM
 4. ALL COORDINATES ARE IN METRES AND ARE TO IRISH TRANSVERSE MERCATOR
 5. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION

DRAFT

Purpose		FOR INFORMATION			
Title		OLD CONNA LAP OVERALL FOUL DRAINAGE STRATEGY			
Original Scale	Drawn	Checked	Reviewed	Authorised	
	AS SHOWN	PM	IPR	IPR	GH
	Date 20.11.25	Date 20.11.25	Date 20.11.25	Date 20.11.25	Date 20.11.25
Status	Drawing Number				Rev
I					

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USE OF THIS DATA ON ANY PROJECT OTHER
THAN THE PROJECT:

Risk Level	-	Atkins Base Line - Low Risk
		Atkins Sensitive - Medium Risk
		Atkins Private - High Risk
		Client Critical - Already Marked

[illegible]

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**ATKINS HOUSE, 150 AIRSIDE BUSINESS PARK,
SWORDS, DUBLIN, K67 K5W4.**

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Atkins House, 150-155 Airside Business Park, Swords, Co. Dublin Tel (+353) 01 810 8000 Fax (+353) 01 810 8001	Unit 2B, 2200 Cork Airport Business Park, Cork Tel (+353) 021 429 0300 Fax (+353) 021 429 0360	1st Floor Technology House Parkmore Technology Park, Galway Tel (+353) 091 786 050 Fax (+353) 091 779 830
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Client	
Project	

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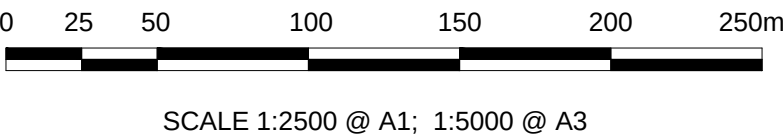
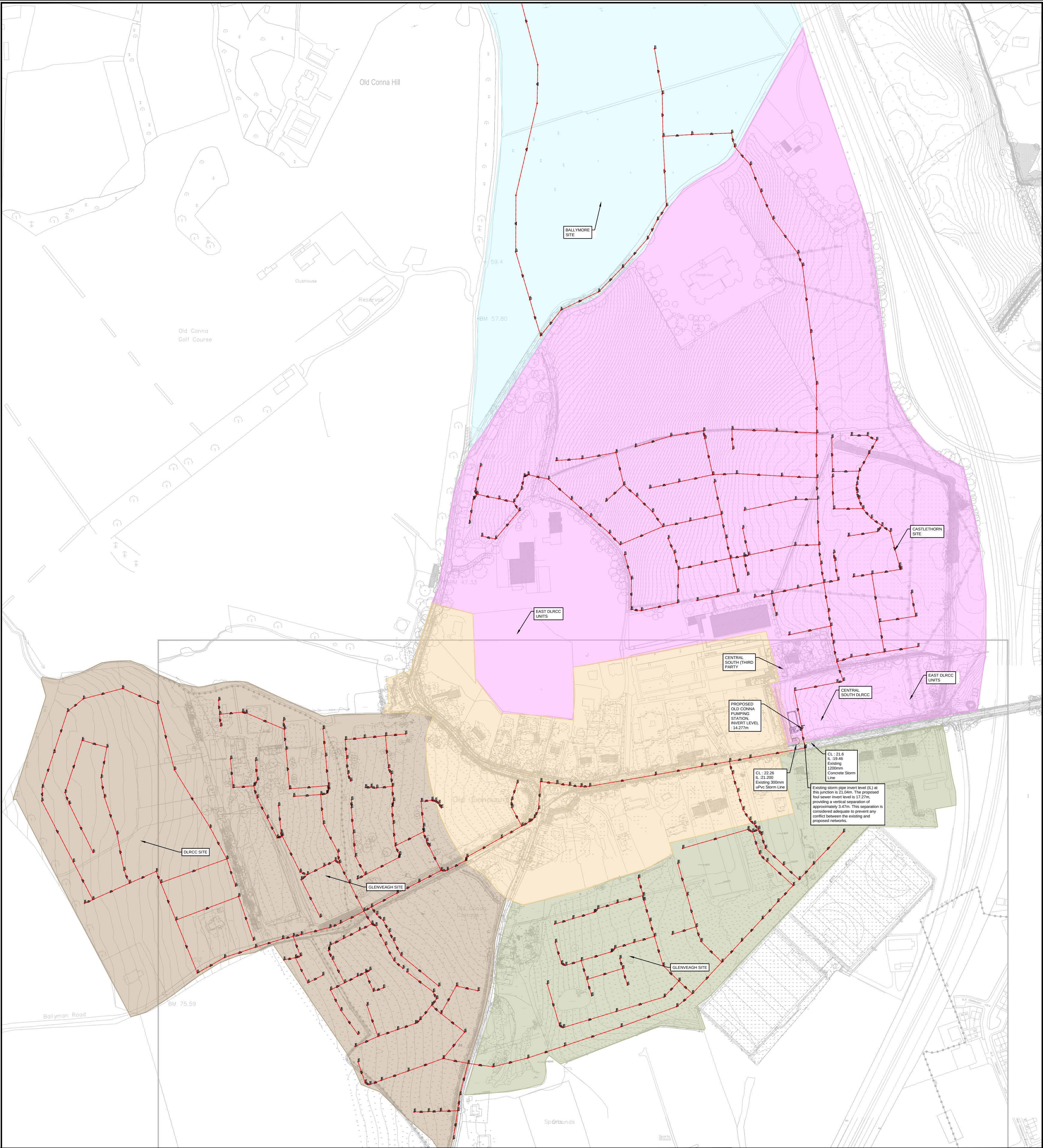
Risk Level

Atkins Base Line - Low Risk

Atkins Sensitive - Medium Risk

Atkins Private - High Risk

Client Critical - Already Marked



- GENERAL NOTES
1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE
 2. ONLY WRITTEN DIMENSIONS SHALL BE USED. NO DIMENSIONS SHALL BE SCALED FROM THE DRAWINGS
 3. ALL LEVELS ARE IN METRES AND ARE TO MALIN HEAD DATUM
 4. ALL COORDINATES ARE IN METRES AND ARE TO IRISH TRANSVERSE MERCATOR
 5. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION

Purpose		FOR PLANNING				
Title		OLD CONNA LAP OVERALL FOUL DRAINAGE STRATEGY				
Original	Scale	Drawn	Checked	Reviewed	Authorised	
	AS SHOWN	PM Date 17.04.26	IPR Date 17.04.26	IPR Date 17.04.26	GH Date 17.04.26	
Status	Drawing Number				Rev	
S4	ATK-ZZ-ZZ-DR-CE-900571				P01	

AtkinsRéal

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Fax (+353) 021 429 0360

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P01	ISSUED FOR PLANNING	PM	09.07.26	IPR	GH	GH
Rev	Description	By	Date	Chk'd	Rev'd	Auth

Appendix E. Statement of Design Acceptance



Indhu Priya Rajavadivelu
Atkins Realis
150 Airside Business Park
Swords
Dublin
K67K5W4

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

21 July 2026

**Re: Design Submission for Phase 1A lands, Old Connaght Avenue, Bray,
D. Laoghaire Rathdown County Council (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS25007942**

Dear Indhu Priya Rajavadivelu,

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) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

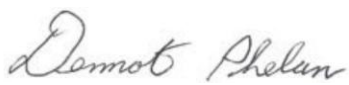
You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to 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 Garzón Mielgo

Email: antonio.garzonmielgo@water.ie

Yours sincerely,



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.

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.

Appendix A

Document Title & Revision

- ATK-ZZ-ZZ-DR-CE-900550 PROPOSED FOUL MAIN -OVERALL LAYOUT PLAN
- ATK-ZZ-ZZ-DR-CE-900551 PROPOSED FOUL LAYOUT PLAN - SHEET 1
- ATK-ZZ-ZZ-DR-CE-900552 PROPOSED FOUL LAYOUT PLAN - SHEET 2
- ATK-ZZ-ZZ-DR-CE-900553 PROPOSED FOUL LAYOUT PLAN - SHEET 3
- ATK-ZZ-ZZ-DR-CE-900560 PROPOSED FOUL DRAINAGE LONG-SECTIONS SHEET 1
- ATK-ZZ-ZZ-DR-CE-900561 PROPOSED FOUL DRAINAGE LONG-SECTIONS SHEET 2
- ATK-ZZ-ZZ-DR-CE-900562 PROPOSED FOUL DRAINAGE LONG-SECTIONS SHEET 3
- ATK-ZZ-ZZ-DR-CE-900563 PROPOSED FOUL DRAINAGE LONG-SECTIONS SHEET 4
- ATK-ZZ-ZZ-DR-CE-900564 PROPOSED FOUL DRAINAGE LONG-SECTIONS SHEET 5
- ATK-ZZ-ZZ-DR-CE-900565 PROPOSED FOUL DRAINAGE LONG-SECTIONS SHEET 6
- ATK-ZZ-ZZ-DR-CE-902700 PROPOSED WATERMAINS - OVERALL SITE PLAN
- ATK-ZZ-ZZ-DR-CE-902701 PROPOSED WATERMAINS LAYOUT PLAN - SHEET 1
- ATK-ZZ-ZZ-DR-CE-902702 PROPOSED WATERMAINS LAYOUT PLAN - SHEET 2

Standard Details/Code of Practice Exemption:

1. *The proposed layout appears constrained in the vicinity of the foul sewer between manholes F86 and F87. The designer should ensure that the applicable Uisce Éireann separation distance requirements are achieved throughout this section of the development.*

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.

This Statement of Design Acceptance does not extend to proposed pump station and rising main arrangements. The pump station and rising main will be vested at 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.

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otherwise