

INFRASTRUCTURE APPRAISAL FOR LANDS AT KILMEADE, CO. KILDARE

Foul sewer

A wastewater treatment plant is located to the northeast services the subject lands. A pre-connection enquiry to Irish Water (ref cds22001140) has confirmed that there is immediate capacity to construct an additional 20 dwellings on the subject lands immediately without the need for any upgrading works. See attached pre connection confirmation from Irish Water

Surface Water

An onsite surface water attenuation systems shall be used for the correct storage of storm water prior to final discharge to the ground and/or the adjoining storm drain network.

Mains Water

A water main services the village and this supply has been verified by Irish Water as being adequate for the immediate development of the these lands.

Roads

The subject lands are located adjoining the existing village active travel infrastructure. The location will easily allow for the extension and consolidation of existing pedestrian links within the village. The development of these lands can improve active travel links to the existing school located close to the north-eastern boundary of the subject lands. There are no further major road upgrade works required to facilitate the development of the subject lands.

Fire Fighting

The Local Fire Fighting Service is sufficient to service the immediate growth of the village.

Waste/Recycling

The village is serviced by a designated recycling collection area to support the existing waste collection service in the village.

Electricity

The existing electricity network in the area was verified as being sufficient to supply the needs of development on the lands.

Telecommunications

Provisions including roadside ducting are in place to cater for future development in this area. The local exchange can easily cater for any expansion of the network due to the development of these lands. High-speed broadband is available at the site to facilitate working from home.

Transport/Active Travel

The village is serviced daily by the go ahead and local link bus services. Athy railway station is located 5km from the subject lands. The subject lands are located within easy access of the



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M9 motorway. The village would benefit from development of these lands through improvement to its active travel services to improve access to this corridor on foot or by bicycle.



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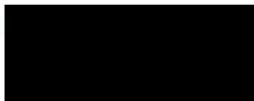
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MDBS Ltd. / Martin Murphy



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Irish Water
P O Box 448
South City
Delivery Office,
Cork City

www.water.ie

18 February 2022

Re: CDS22001140 pre-connection enquiry - Subject to contract | Contract denied
Connection for Housing Development of 35 units at Kilmeade, Kildare, Kildare

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Kilmeade, Kildare, Kildare (the Premises). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY
	<u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible subject to upgrades
SITE SPECIFIC COMMENTS	
Water Connection	The proposed Development indicates that Irish Water assets are present on the site. The Developer has to demonstrate that proposed structures and works will not inhibit access for maintenance or endanger structural or functional integrity of the assets during and after the works. Drawings (showing clearance distances, changing to ground levels) and Method Statements should be included in the Detailed Design of the Development. A wayleave in favour of Irish Water will be required over the assets that are not located within the Public Space. For design submissions and queries related to diversion/build near or over, please contact IW Diversion Team via email address diversions@water.ie
Wastewater Connection	Approximately 40m of network extension will be required for the proposed connection. Additionally, upgrade of Kilmeade WWTP will be required to facilitate the Development. A high-level assessment indicates that a new aeration tank and aeration system and control will be required. Currently 20 units out of

35 (this may change due to potential connections of other developments in the area) can be connected without the WWTP upgrade.

These extension and upgrade works are not currently on Irish Water investment plan therefore, the applicant will be required to fund these local network upgrades. At connection application stage, the network upgrade requirements will be reviewed, and you will be provided with a quote for these works.

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

The map included below outlines the current Irish Water infrastructure adjacent to your site:



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Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish



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Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. The availability of capacity may change at any date after this assessment.
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Marina Byrne from the design team via email mzbyrne@water.ie For further information, visit www.water.ie/connections.

Yours sincerely,

A handwritten signature in black ink that reads 'Yvonne Harris'.

Yvonne Harris

Head of Customer Operations