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**INFRASTRUCTURE APPRAISAL FOR LANDS  
AT  
KNOCKBANE, CASTLEADERMOT, CO. KILDARE**

**Foul sewerage**

Palatine is serviced by a wastewater treatment plant located within 100m of the subject lands. A pre-connection enquiry to Irish water has confirmed that there is capacity to construct additional dwellings on the subject lands immediately. See attached Pre Connection Report from Irish Water

**Surface Water**

Onsite surface water attenuation systems shall be used for the correct storage of storm water prior to final discharge to the ground or the adjoining watercourse.

**Mains Water**

The village is serviced by a water main. This supply has been verified by Irish Water as being adequate for the immediate development of the village.

**Roads**

The subject lands are located adjoining the existing village active travel infrastructure. The location will easily allow for the extension of existing pedestrian links within the village. A new streamside corridor that is part of the draft plan will facilitate the completion of an active travel policy within the current Carlow County Development Plan. There are no further 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 services 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 Carlow 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.



## Murphy Design & Build Solutions

Design | Planning | Project Management

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### Public Transport

The village is serviced daily by the Hacketstown to Carlow local link bus service. The subject lands are located close to the Carlow/Dublin main transport artery. The village would benefit from improvement to its active travel services to improve access to this corridor on foot or by bicycle.



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MDBS Ltd. / Martin Murphy

Glenree Knockbounce  
Kilcullen  
Co. Kildare

Ulsoe Eireann  
Bosca OP 448  
Oifig Bheachada  
Cathrach Theas  
Cathair Chorcaí

22 February 2022

Irish Water  
PO Box 448,  
South City  
Delivery Office,  
Cork City.  
[www.water.ie](http://www.water.ie)

Re: CDS22001157 pre-connection enquiry - Subject to contract | Contract denied  
Connection for Housing Development of 19 units at Knockbane, Castledermot, Co. Kildare

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Knockbane, Castledermot, Co. 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.

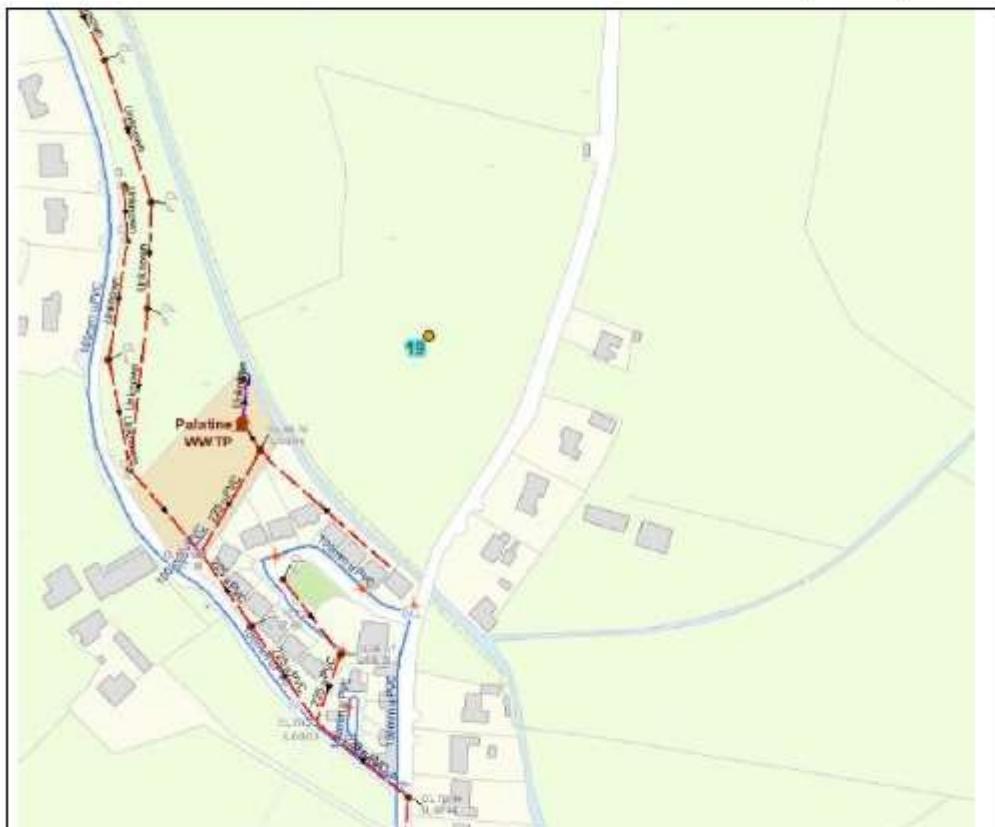
SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY
	<u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible Subject to upgrades
Wastewater Connection	Feasible Subject to upgrades
SITE SPECIFIC COMMENTS	
Water Connection	Approximately 25m of network extension will be required for the connection. The works would require bridge/stream crossing. The customer is responsible for obtaining all necessary consents/permissions required to facilitate the connection. These extension works are not currently on Irish Water investment plan therefore, the applicant will be required to fund these local network extension works. The fee will be calculated at a connection application stage.
Wastewater Connection	Approximately 25m of network extension will be required for the proposed connection (previous planning reference number: 031771). The works would require a river crossing. The customer is responsible for obtaining all necessary consents/permissions required to facilitate the connection. These extension works are not currently on Irish Water investment plan therefore, the applicant will be required to fund these local network

extension works. The fee will be calculated at a connection application stage.

This assessment does not confirm that gravity connection is achievable. Therefore, a suitably sized pumping station may be required to be installed on your site.

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](mailto: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 Byme from the design team via email [mzbyrne@water.ie](mailto:mzbyrne@water.ie) For further information, visit [www.water.ie/connections](https://www.water.ie/connections).

Yours sincerely,

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

Yvonne Harris

Head of Customer Operations