



**CS CONSULTING
GROUP**
DUBLIN - LONDON - LIMERICK

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Sent By: Post
Job Ref: B098
A - GL
Date: 26-Mar-19

**RE: Shared Living Development, Old School House, Elbana Avenue,
Dun Laoghaire, Co. Dublin**

Statement on Pre-Connection Enquiry Response from Irish Water

Dear Sir/Madam,

Please find attached a copy of the favourable Irish Water (IW) response to the Pre-Connection Enquiry made for the Shared Living Development at The Old School House, Elbana Avenue, Dun Laoghaire, Co Dublin, based on 215 bedrooms. Irish Water confirm in their letter that the development can be facilitated in their existing network. We note the final application is for 208 bedrooms and Mr Brian O'Mahony of IW confirmed via email (attached) that the original PCE response is acceptable for use with the final application as there is a reduction in overall impact to their infrastructure.

We trust the attached is in order, however if you have any further queries please do not hesitate to contact this office directly.

Yours sincerely,

Gary Lindsay
Associate
Chartered Civil Engineer
B.E, CEng, M.I.E.I

Gessica Silva
Cs consulting,
19-22 dame street,
Dublin 2



Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

25 July 2018

Dear Sir/Madam,

Re: Customer Reference No 2156214300 pre-connection enquiry - Subject to contract | Contract denied
215 single room development at Eblana Avenue, Dun Laoghaire , Dublin

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections at eblana avenue, dun laoghaire , Dublin. Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details. A design proposal for the water and/or wastewater infrastructure should be submitted to Irish Water for assessment. Prior to submitting your planning application, you are required to submit these detailed design proposals to Irish Water for review.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available at **www.water.ie/connections**. Irish Water'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.

If you have any further questions, please contact Brian O'Mahony from the design team on 022 52205 or email bomahony@water.ie . For further information, visit **www.water.ie/connections**

Yours sincerely,

Maria O'Dwyer
Connections and Developer Services

Stúirthóirí / Directors: Mike Quinn (Chairman), Jerry Grant, Cathal Marley, Brendan Murphy, Michael G. O'Sullivan
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

Gary Lindsay

From: Brian O'Mahony <bomahony@water.ie>
Sent: 26 March 2019 12:55
To: Gary Lindsay
Subject: FW: PCE IW REF: 2156214300 Eblana avenue, Dun laoghaire, Dublin

Gary,

You can use the same letter as the impact on our infrastructure will be less than that already assessed. This has been done by other developers and an Bord Pleannala have not had an issue.

Best Regards,

Brian

From: Michael Galvin
Sent: 26 March 2019 12:20
To: Brian O'Mahony
Subject: RE: PCE IW REF: 2156214300 Eblana avenue, Dun laoghaire, Dublin

Hi Brian,

Yes, the original COF is fine. Many developers use COFs with a smaller number than they're actually building so they're well covered here with the original.

Regards,
Mick

From: Brian O'Mahony
Sent: 26 March 2019 11:43
To: Michael Galvin
Subject: FW: PCE IW REF: 2156214300 Eblana avenue, Dun laoghaire, Dublin

Mick,

See below; I presume this is OK. The applicant is reducing the amount of houses from 215 to 208. Given this will have a lower impact on the existing infrastructure, I presume he can use the same letter. Or should I issue another one?

Best Regards,

Brian

From: Gary Lindsay [mailto:gary.lindsay@csconsulting.ie]
Sent: 26 March 2019 11:24
To: Brian O'Mahony
Cc: Gessica Silva
Subject: PCE IW REF: 2156214300 Eblana avenue, Dun laoghaire, Dublin

Brian,

I called earlier and left a voicemail. I am just emailing you in relation to a SHD Planning application for a scheme in Dun Laoghaire. We previously received a favourable PCE response from your good self back in July of last year. It

was based on 215 beds. Following the Pre-app meeting with the ABP and a couple of re-designs by the architect/client the total number of beds has now dropped to 208.

We are just enquiring if you could please confirm the original PCE Response can be used in the final planning application to ABP.

Thanking you in advance,

Gary Lindsay

Associate



CS Consulting Group

19-22 Dame Street, Dublin 2

45 Beech Street, London, EC2Y 8AD | 45 O'Connell Street, Limerick

T: +353 1 5480863 | M: +353 87 094 94 19

E: Gary.Lindsay@csoconsulting.ie | W: www.csoconsulting.ie

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Thank you for your attention.

Tá an fhaisnéis á seachadadh dírithe ar an duine nó ar an eintiteas chuig a bhfuil sí seolta amháin agus féadfar ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh tráchtála de a bheith mar chuid de. Tá aon athsheachadadh nó scaipeadh den fhaisnéis, aon athbhreithniú ar nó aon úsáid eile a bhaint as, nó aon ghníomh a dhéantar ag brath ar an bhfaisnéis seo ag daoine nó ag eintitis nach dóibh siúd an fhaisnéis seo, toirimisceithe agus féadfar é a bheith neamhdhleathach. Níl Uisce Éireann faoi dhliteanas maidir le