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Uisce Éireann  
 Bosca OP 448  
 Oifig Sheachadta na  
 Cathrach Theas  
 Cathair Chorcaí

Irish Water  
 PO Box 448,  
 South City  
 Delivery Office  
 Cork City.

[www.water.ie](http://www.water.ie)

14 July 2020

**Re: CDS20000988 pre-connection enquiry - Subject to contract | Contract denied**

**Connection for Multi/Mixed Use Development of 524 unit(s) at Lands at the Old Bray Golf Club, Bray, Co. Wicklow**

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Lands at the Old Bray Golf Club, Bray, Co. Wicklow (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.

Strategic Housing Development

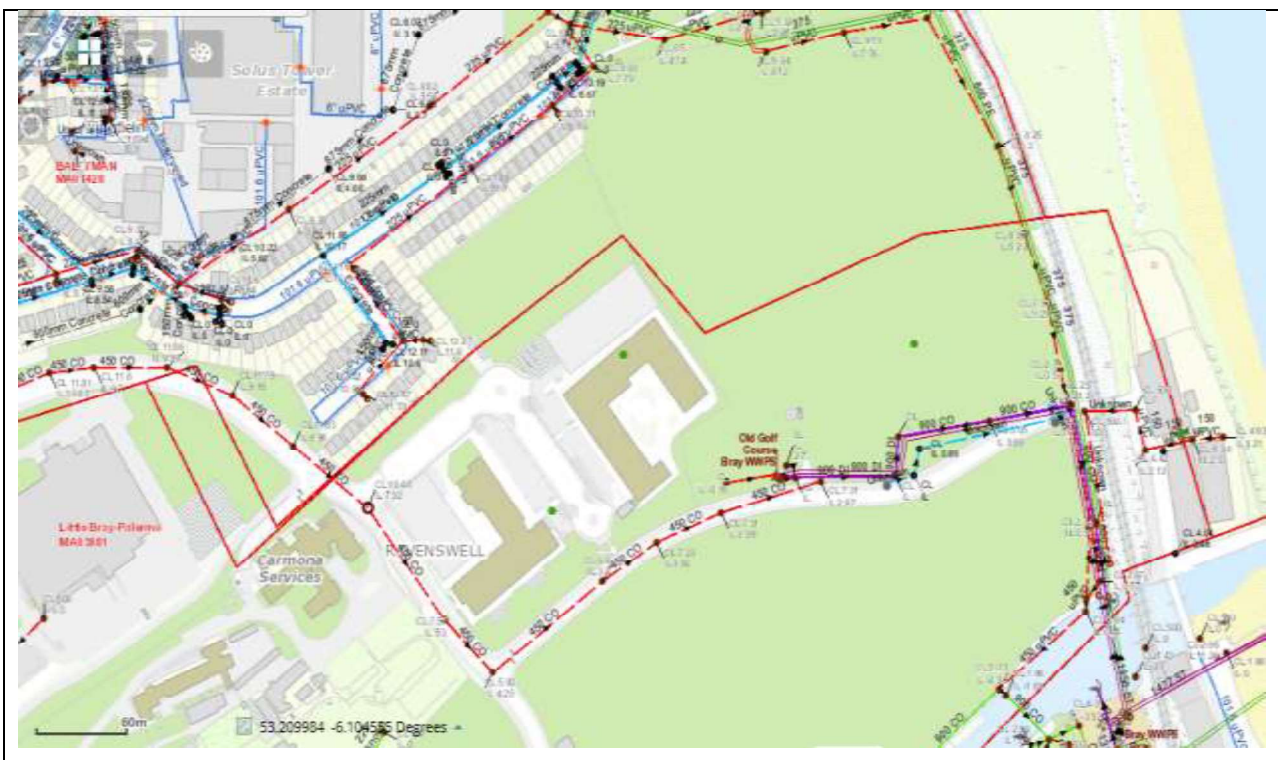
Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

- A. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.
- B. 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 and appropriate connection fee paid at a later date.

SERVICE	<b>OUTCOME OF PRE-CONNECTION ENQUIRY</b> <b><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></b>
Water Connection	Feasible Subject to upgrades
Wastewater Connection	Feasible Subject to upgrades
<b>SITE SPECIFIC COMMENTS</b>	

Water Connection	To connect this development to Irish Water's water network significant upgrades are required, these include but are not limited to the replacement of approx. 450m of existing 6inch watermain to 200mm ID main. In addition to this approx. 190m of new 200mm ID main is required to connect the existing network to the development.
Wastewater Connection	The connection is feasible subject to the completion of the Old Connaught LNRP. Your site layout and connection point does not align with the proposed LNRP route and existing infrastructure, these issues will need to be address between yourself(the applicant) and the Irish Water Asset Delivery Project Manager. Please contact Irish Water to discuss.
<p>The design and construction of the Water &amp; 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.</p>	

**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 Water underground network. The onus is on the parties carrying out excavations or any other works to

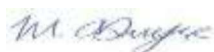
ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

#### **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 Patrick O'Neill from the design team on 01 89 25250 or email [patoneil@water.ie](mailto:patoneil@water.ie) For further information, visit **[www.water.ie/connections](http://www.water.ie/connections)**.

Yours sincerely,



**Maria O'Dwyer**

**Connections and Developer Services**