

AtkinsRéalis



Engineering Report

Shankill Property Investments Limited

May 2025

0118265DG0015

SEA GARDENS PHASE 1 BLOCK A

Notice

This document and its contents have been prepared and are intended solely as information for Shankill Property Investments Limited and use in relation to Engineering Report

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Client signoff

Client	Shankill Property Investments Limited
Project	SEA GARDENS PHASE 1 BLOCK A
Job number	0118265DG0015

Client signature/date



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1. Introduction

AtkinsRéalis has been commissioned by Shankill Property Investments Limited to provide Engineering consultancy services for the Sea Gardens Phase 1 Block A located on the Site at the former Bray Golf Club Lands off the Dublin Road and Ravenswell Road, Bray, County Dublin.

The proposed development comprises of a residential development on a site at the former Bray Golf Club Lands off the Dublin Road, Bray, Co. Dublin. The development will complete Phase 1 of the wider Sea Gardens development – the first part of which (Shoreside Park as permitted under ABP-311181-21) is nearing completion and occupation.

The c. 1.38 hectare site is generally bounded to the north by existing public open space at Corke Abbey Valley Park, to the east by the Irish Rail Dublin-Wexford/Rosslare main rail line, to the south by undeveloped lands and to the west by Shoreside Park.

The proposed development will consist of the provision of 159 no. residential units over/around a shared 2-level podium comprising of: 9 no. 4-bedroom, 3 and 4-storey terraced houses with associated private gardens / terraces; and 150 no. apartments in 2 no. blocks ranging in height from 5 to 10-storeys (Block A1) and 6 to 11-storeys (Block A2) and consisting of a total of 48 no. 1-bedroom units, 58 no. 2-bedroom units, 44 no. 3-bedroom units, all with private balconies or terraces. The blocks will also include communal lounge areas; a communal gym in Block A1; refuse storage areas; and associated plant. The shared 2-level podium will include car, motorcycle and bicycle parking, with additional car parking provided within the curtilage of 5 no. of the proposed townhouses. The proposed development will also include: public open space including play areas; communal open space within the central podium courtyard; pedestrian / cycle linkages with adjoining existing and permitted developments; associated connections to the surrounding road network; all associated landscaping and public lighting; an ESB substation; drainage arrangements; utility connections; and all site development works.

The location for the Sea Gardens Phase 1 Block A is illustrated in **Figure 1-1** below.

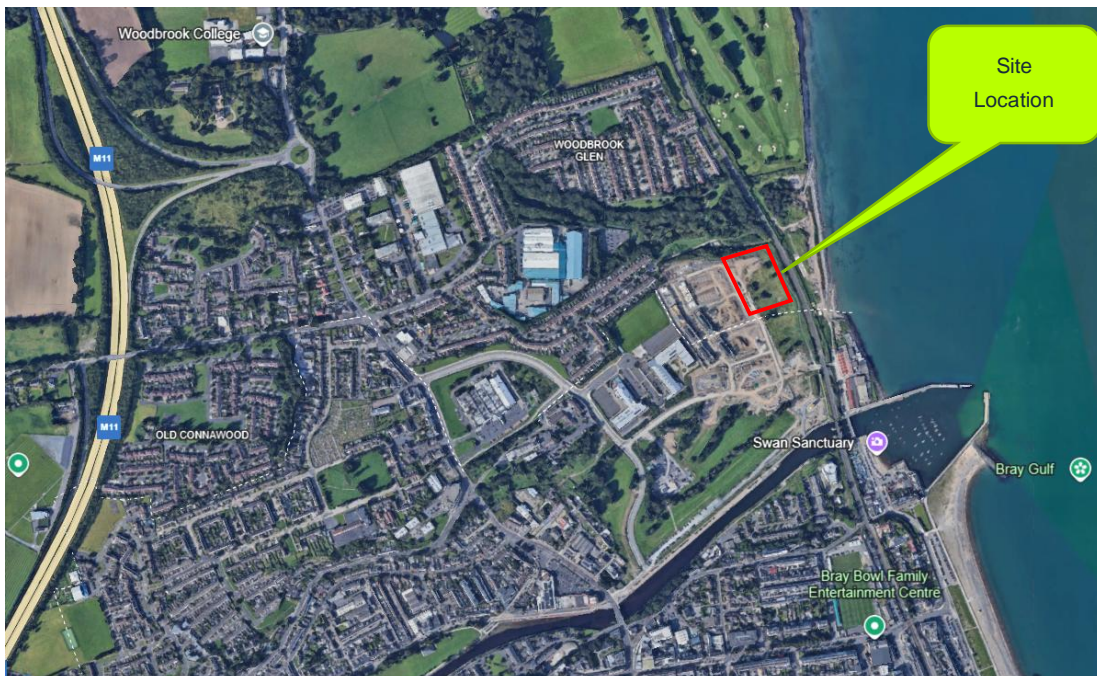


Figure 1-1 - Site Location



2. Surface Water Drainage

2.1 Stormwater Drainage

A Stormwater Impact Assessment Report has been carried out prior to this final planning application. Refer to AtkinsRealis Stormwater Impact Assessment Report 00118265DG0014 for the details of the Stormwater elements associated with the proposed Sea Gardens Phase 1 Block A.

2.2 Flood Risk Assessment

A flood risk assessment report has been undertaken to satisfy the planning system and flood risk management guidelines. Refer to AtkinsRealis Flood Risk Assessment Report 00118265DG0010 for the details of the FRA elements associated with the proposed Sea Gardens Phase 1 Block A.



3. Foul Water Drainage

3.1 Existing Foul water Drainage

There is significant existing foul drainage infrastructure present within site. A foul rising main and a trunk foul sewer enter the site at the northern boundary in Sea Gardens Phase 1 Block A and turns east then south along the site boundary where it finally crosses the Dargle River at the south of the site. There is also an existing foul drainage network that has been constructed as part of the permitted Phase 1 SHD development to the West / South West of the proposed Block A.

3.2 Proposed Development Foul Water Drainage

The foul network from the Proposed Sea Garden Phase 1 Block A typically flows from north to south catered by a proposed 225mm dia foul sewer network prior to discharging into the existing foul drain that was constructed as part of the permitted Sea Gardens Phase 1.

The proposed foul drainage layouts are indicated on drawings 5214419-ATK-01-ZZ-DR-CE-0551 with corresponding longitudinal sections indicated on drawing 5214419-ATK-01-ZZ-DR-CE-0560.

Table 3-1 - Foul Water Flow

Description	No. of Units	Volume	Total Discharge l/d
Apartment Units	159	150 l/person/d * 2.7 * 159 * 1.1	70,835 l/d
Total Discharge			70,835 l/d

Calculation of Proposed Peak Foul Flow:

Total Daily Discharge 70,835 l/d

Dry Weather Flow (DWF) 0.820 l/s

Peak Foul Flow (4.5 x DWF) 3.69 l/s

The foul drainage network for the Sea Gardens phase 1 Block A has been designed based upon the criteria set out above.

The drawings display the foul drainage network for the Sea Gardens (to which this application applies). The entire network has been designed and displayed on the planning drawings to ensure adequate capacity and connectivity within the proposed foul system. It is noted that foul drainage network permitted under the Sea Gardens Phase 1 and recently constructed was designed to cater for the capacity of this proposed Block A Development.

“Micro Drainage” which is an industry standard tool for design and assessment of gravity sewer drainage networks has been used to simulate the proposed network. A full clash detection was also carried out with the proposed storm drainage layout.



The proposed foul drainage network for the development was designed in compliance with IW Code of Practice for Wastewater Infrastructure IW-CDS-5030-03, Standard Details IW-CDS-5030-01 and with the key design parameters in Table 3-2 below.

Table 3-2 - Key Design Parameters

Parameter	Value/Requirement
Minimum depth*	1.2 m cover roads
	0.9 m open space
Minimum sewer size	225 mm
Roughness	1.5 mm
Max. velocity at pipe full	3.0 m/s
Min. velocity at pipe half full	1.0 m/s (gradient requirements below have been utilised where minimum velocity is not achievable)
Gradient - 3 or more contributing dwelling	1 in 150 minimum
Gradient - 2 contributing dwelling	1 in 80 minimum
Gradient - 1 contributing dwelling	1 in 40 minimum

* 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.

In accordance with UÉ requirements the planning design drawings were issued to UÉ Connection and Developer Services (Ref: CDS25001413) in advance of making the planning application.

A Confirmation of Feasibility was received from Uisce Éireann on 18th June 2025 stating *“The design is Feasible without infrastructure upgrades by Uisce Éireann”*



4. Potable Water Supply

4.1 Existing Water Supply

There is currently an existing water supply infrastructure present on site which was constructed as part of the permitted Sea Gardens Phase 1.

4.2 Proposed Portable Water Supply

The potable water supply for the site has been designed in accordance with the Uisce Éireann Code of Practice for Water Infrastructure 'IW-CDS-5020-03' and Standard Construction Details 'IW-CDS-5020-01'.

The proposed water supply layout is indicated on drawing 5214419-ATK-01-ZZ-DR-CE-2701. The drawing displays the proposed water supply for the Sea Gardens Phase 1 Block A supplied off the recently constructed watermain within the permitted Sea Gardens Coastal Quarters Phase 1 development. The entire network constructed as part of the permitted development was sized to cater for the proposed Sea Gardens Phase 1 Block A

For the proposed apartment block a manifold chamber will be used in accordance with IW- CDS-5020-03 section 3.14.

In line Fire Hydrants will be located on the watermains in accordance with IW standard construction details and "2006 Building Regulations" (Part B Fire Safety), the system has been designed so that no Fire Hydrant is greater than 46m from any building.

Requirements for internal dry risers or sprinkler systems will be carried out by the Fire Engineer and Mechanical engineer as set out in the Fire Cert Application.

4.3 Water Demand Calculations

Initial water demand calculations were issued to IW as part of the pre-connection application. The final planning design estimated water demand that will be generated from the proposed development are indicated in Table 4-1 below.

Table 4-1 – Total Water Demand Calculations

Description	No. of Units	Volume	Total Discharge l/d
Apartment Units	159	$150 \text{ l/person/d} * 2.7 * 159 = 64,359 \text{ l/d}$	0.745 l/s
		Peak week = $0.745 \text{ l/s} * 1.25$	0.931 l/s
		Peak demand = $0.931 \text{ l/s} * 5$	4.66 l/s
		Total Demand	= 0.745 l/s



In accordance with UÉ requirements the planning design drawings were issued to UÉ Connection and Developer Services (Ref: CDS25001413) in advance of making the planning application.

A Confirmation of Feasibility was received from Uisce Éireann on 18th June 2025 stating *“The design is Feasible without infrastructure upgrades by Uisce Éireann”*



APPENDICES

Appendix A. Confirmation Of Feasibility



CONFIRMATION OF FEASIBILITY

Garry Hanratty
150 Airside Business Park
Swords
Dublin
K6765W4

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

18 June 2025

**Our Ref: CDS25001413 Pre-Connection Enquiry
Site At, Lands at The Old Bray Golf Club, Bray, Wicklow**

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 Housing Development of 159 unit(s) at Site At, Lands at The Old Bray Golf Club, Bray, Wicklow, (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
- **Wastewater Connection** - Feasible without infrastructure upgrade by Uisce Éireann

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?

Stiúrthóirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

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.

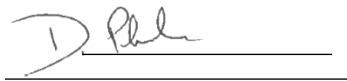
Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

- **Section A** - What is important to know?

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,

A handwritten signature in cursive script, appearing to read 'D. Phelan', is written above a horizontal line.

Dermot Phelan
Connections Delivery Manager

Section A - What is important to know?

What is important to know?	Why is this important?
Do you need a contract to connect?	<ul style="list-style-type: none"> • 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?	<ul style="list-style-type: none"> • A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	<ul style="list-style-type: none"> • Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	<ul style="list-style-type: none"> • All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. <p>*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</p>
Fire flow Requirements	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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)?	<ul style="list-style-type: none"> • Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

<p>What are the design requirements for the connection(s)?</p>	<ul style="list-style-type: none"> 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
<p>Trade Effluent Licensing</p>	<ul style="list-style-type: none"> 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/ <p>**trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)</p>

Appendix B. UÉ Pre-Connection Enquiry Form (PCE)



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 Irish Water 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):

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:

*Postal address:

*Eircode:

Please provide either a landline or a mobile number

Landline:

*Mobile:

*Email:



2 Agent details (if applicable):

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

*Contact name:

Company name (if applicable):

*Postal address:

*Eircode:

Please provide either a landline or a mobile number

Landline:

*Mobile

*Email:

al.com

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

Applicant

Agent

Please also include seshnag.kamuni@atkinsrealis.com as

Agent

Section B | Site details

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

*Address 2

*Address 3

*City/Town

*County Eircode

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

Eastings (X) Northings (Y)

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:

7 *Has full planning permission been granted?

Yes

No

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

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		I/s
Post-development average hour water demand		I/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		I/s
Post-development average hour water demand		I/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.

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.

Irish Water 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. Irish Water accepts no responsibility for any loss or damage arising as a result of its processing of freedom of information requests.

Calculations

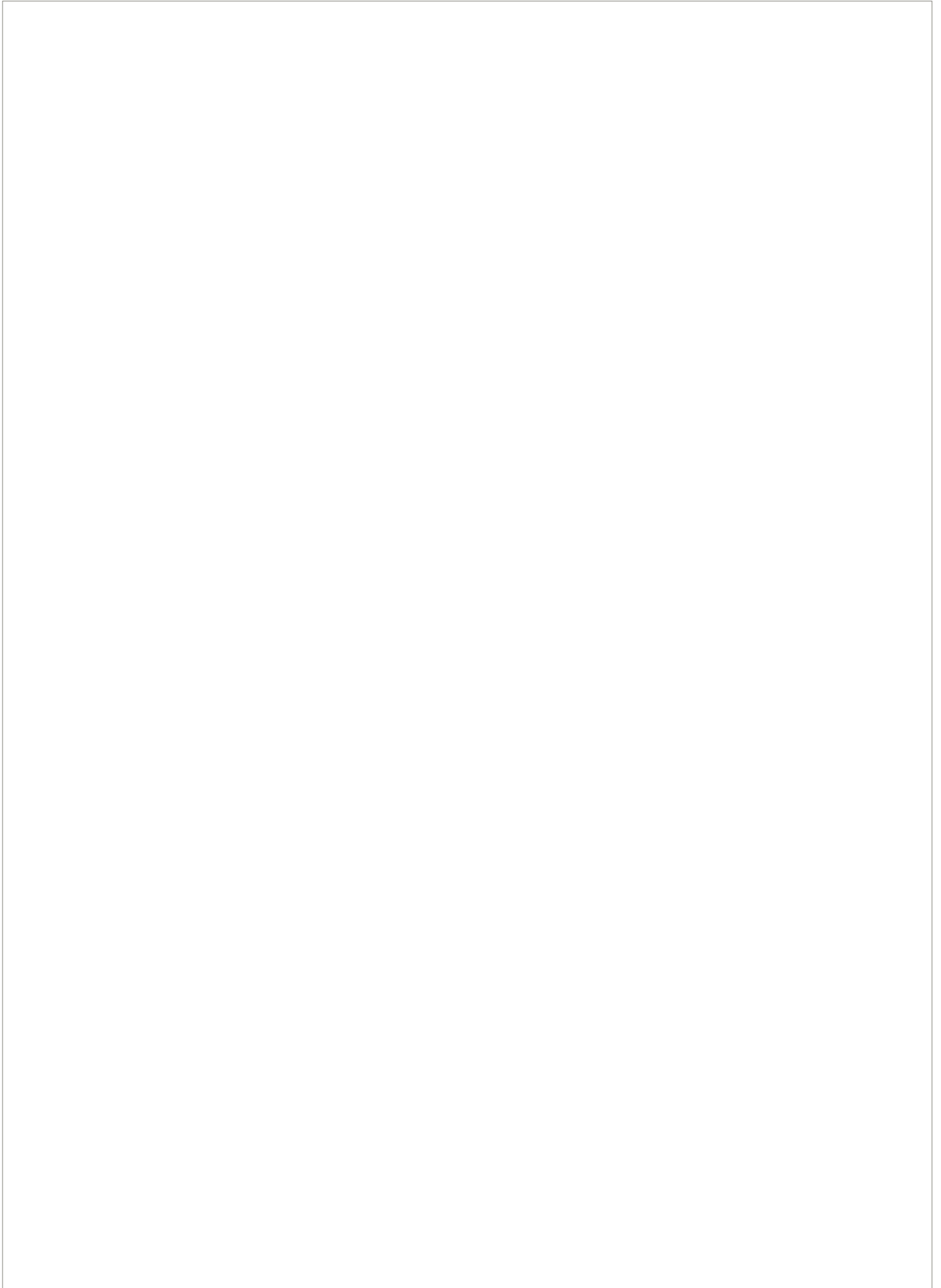
Water demand

On-site storage



Fire flow requirements







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 Irish Water infrastructure.

The Irish Water 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. Irish Water 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 Irish Water 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 Irish Water 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 Irish Water network and could be utilised in the event of a fire, Irish Water 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. Irish Water 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 Irish Water 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 Irish Water 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, Irish Water 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 Irish Water 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 Irish Water by email or by post using the contact details provided in Section G.

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A large, empty rectangular box with a thin black border, occupying most of the page. It is intended for the user to write their notes.

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