

Kieran Dowdall
ARUP
50 Ringsend Road
Dublin 4

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

25 October 2023

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

**Re: Design Submission for Former Hickey & co ltd, Park gate street, Dublin, Dublin
(the “Development”)
(the “Design Submission”) / Connection Reference No: CDS23006543**

www.water.ie

Dear Kieran Dowdall,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Uisce Éireann has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before you can connect to our network you must sign a connection agreement with Uisce Éireann. This can be applied for by completing the connection application form at www.water.ie/connections. Uisce Éireann’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 (CRU)(https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Uisce Éireann’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Uisce Éireann does not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Uisce Éireann representative:

Name: Antonio Garzón Mielgo

Phone: 0874750587

Email: antonio.garzonmielgo@water.ie

Yours sincerely,



Dermot Phelan
Connections Delivery Manager

Stiúrthóirí / Directors: Tony Keohane (Cathaoirleach / Chairman), Niall Gleeson (POF / CEO), Christopher Banks, Fred Barry, Gerard Britchfield, Liz Joyce, Patricia King, Eileen Maher, Cathy Mannion, 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 design activity company, limited by shares. Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

Appendix A

Document Title & Revision

- PGATE-ARUP-ZZ-00-DR-CD-0002 Rev C10
- PGATE-ARUP-ZZ-00-DR-CD-0112 Rev C02

Standard Details/Code of Practice Exemption:

1. *Final connection with the public network and manhole arrangements to be agreed at Connection Application stage.*

Additional Comments

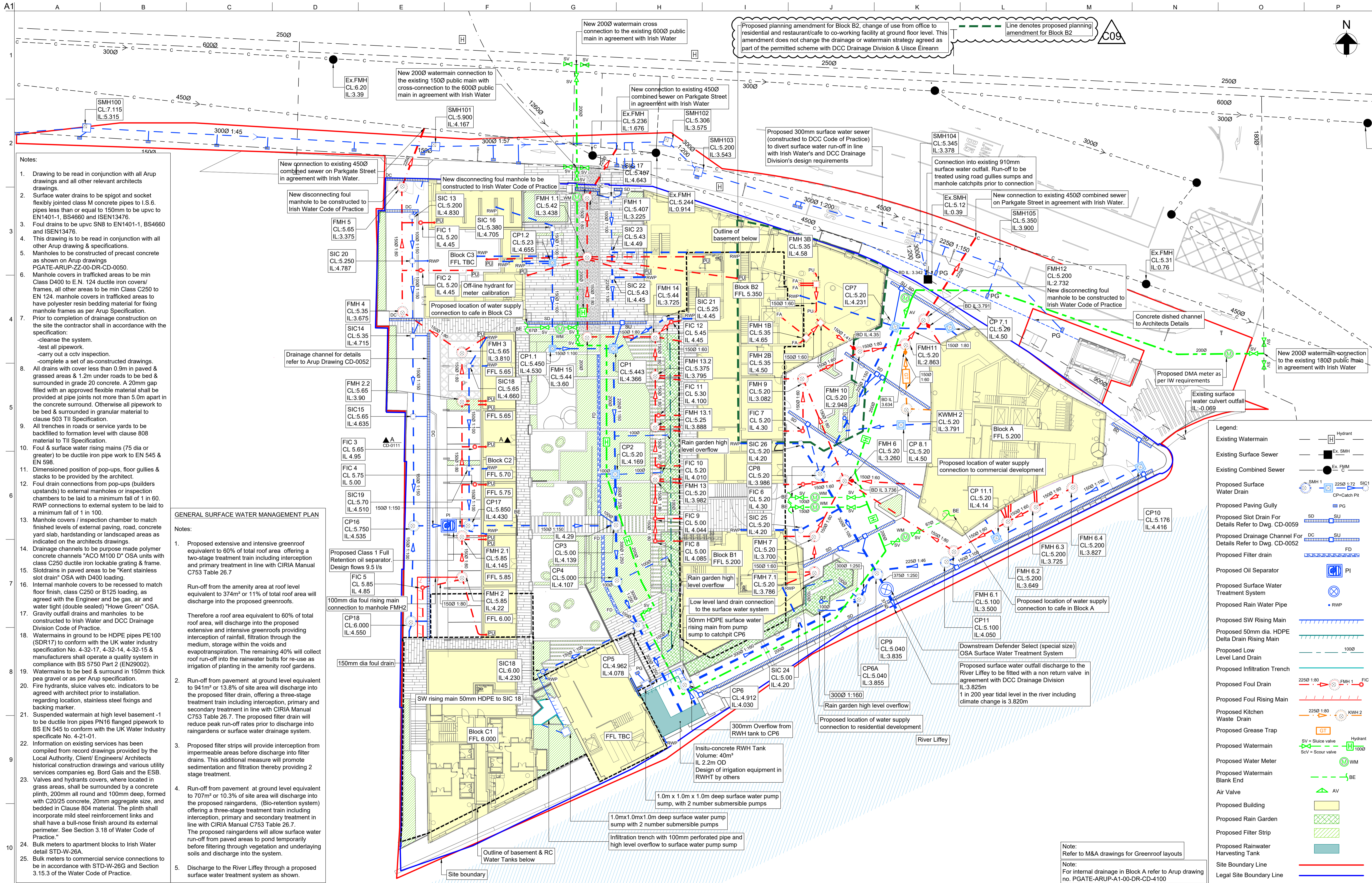
The design submission will be subject to further technical review at connection application stage.

Uisce Éireann cannot guarantee that its Network in any location will have the capacity to deliver a particular flow rate and associated residual pressure to meet the requirements of the relevant Fire Authority, see Section 1.17 of Water Code of Practice.

While Uisce Éireann notes that the water and wastewater services infrastructure will remain private and not be vested, we have the following comments: It is recommended that the watermain and foul sewer shall have 3 m clearance from proposed or existing structures.

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Uisce Éireann will not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.



- Notes:**
- Drawing to be read in conjunction with all Arup drawings and all other relevant architects drawings.
 - Surface water drains to be spigot and socket flexibly jointed class M concrete pipes to I.S.6. pipes less than or equal to 150mm to be upvc to EN1401-1, BS4660 and ISEN13476.
 - Foul drains to be upvc SN8 to EN1401-1, BS4660 and ISEN13476.
 - This drawing is to be read in conjunction with all other Arup drawing & specifications.
 - Manholes to be constructed of precast concrete as shown on Arup drawings PGATE-ARUP-ZZ-00-DR-CD-0050.
 - Manhole covers in trafficked areas to be min Class D400 to E.N. 124 ductile iron covers/ frames, all other areas to be min Class C250 to EN 124. manhole covers in trafficked areas to have polyester resin bedding material for fixing manhole frames as per Arup Specification.
 - Prior to completion of drainage construction on the site the contractor shall in accordance with the specification:
 - cleanse the system.
 - test all pipework.
 - carry out a cctv inspection.
 - complete a set of as-constructed drawings.
 - All drains with cover less than 0.9m in paved & grassed areas & 1.2m under roads to be bed & surrounded in grade 20 concrete. A 20mm gap provided with an approved flexible material shall be filled at pipe joints not more than 5.0m apart in the concrete surround. Otherwise all pipework to be bed & surrounded in granular material to clause 503 TII Specification.
 - All trenches in roads or service yards to be backfilled to formation level with clause 808 material to TII Specification.
 - Foul & surface water rising mains (75 dia or greater) to be ductile iron pipe work to EN 545 & EN 598.
 - Dimensioned position of pop-ups, floor gullies & stacks to be provided by the architect.
 - Foul drain connections from pop-ups (builders upstands) to external manholes or inspection chambers to be laid to a minimum fall of 1 in 60. RWP connections to external system to be laid to a minimum fall of 1 in 100.
 - Manhole covers / inspection chamber to match finished levels of external paving, road, concrete yard slab, hardstanding or landscaped areas as indicated on the architects drawings.
 - Drainage channels to be purpose made polymer concrete channels "ACO M100 D" OSA units with class C250 ductile iron lockable grating & frame. Slotdrains in paved areas to be "Kent stainless slot drain" OSA with D400 loading.
 - Internal manhole covers to be recessed to match floor finish, class C250 or B125 loading, as agreed with the Engineer and be gas, air and water tight (double sealed) "Howe Green" OSA.
 - Gravity outfall drains and manholes to be constructed to Irish Water and DCC Drainage Division Code of Practice.
 - Watermains in ground to be HDPE pipes PE100 (SDR17) to conform with the UK water industry specification No. 4-32-17, 4-32-14, 4-32-15 & manufacturers shall operate a quality system in compliance with BS 5750 Part 2 (EN2002).
 - Watermains to be bed & surround in 150mm thick pea gravel or as per Arup specification.
 - Fire hydrants, sluice valves etc. indicators to be agreed with architect prior to installation, regarding location, stainless steel fixings and backing marker.
 - Suspended watermain at high level basement -1 to be ductile iron pipes PN16 flanged pipework to BS EN 545 to conform with the UK Water Industry specificate No. 4-21-01.
 - Information on existing services has been compiled from record drawings provided by the Local Authority, Client/ Engineers/ Architects historical construction drawings and various utility services companies eg. Bord Gais and the ESB.
 - Valves and hydrants covers, where located in grass areas, shall be surrounded by a concrete plinth, 200mm all round and 100mm deep, formed with C20/25 concrete, 20mm aggregate size, and bedded in Clause 804 material. The plinth shall incorporate mild steel reinforcement links and shall have a bull-nose finish around its external perimeter. See Section 3.18 of Water Code of Practice."
 - Bulk meters to apartment blocks to Irish Water detail STD-W-26A.
 - Bulk meters to commercial service connections to be in accordance with STD-W-26G and Section 3.15.3 of the Water Code of Practice.

GENERAL SURFACE WATER MANAGEMENT PLAN

- Notes:**
- Proposed extensive and intensive greenroof equivalent to 60% of total roof area offering a two-stage treatment train including interception and primary treatment in line with CIRIA Manual C753 Table 26.7
 Run-off from the amenity area at roof level equivalent to 374m² or 11% of total roof area will discharge into the proposed greenroofs.
 Therefore a roof area equivalent to 60% of total roof area, will discharge into the proposed extensive and intensive greenroofs providing interception of rainfall, filtration through the medium, storage within the voids and evapotranspiration. The remaining 40% will collect roof run-off into the rainwater butts for re-use as irrigation of planting in the amenity roof gardens.
 Run-off from pavement at ground level equivalent to 941m² or 13.8% of site area will discharge into the proposed filter drain, offering a three-stage treatment train including interception, primary and secondary treatment in line with CIRIA Manual C753 Table 26.7. The proposed filter drain will reduce peak run-off rates prior to discharge into raingardens or surface water drainage system.
 Proposed filter strips will provide interception from impermeable areas before discharge into filter drains. This additional measure will promote sedimentation and filtration thereby providing 2 stage treatment.
 Run-off from pavement at ground level equivalent to 707m² or 10.3% of site area will discharge into the proposed raingardens, (Bio-retention system) offering a three-stage treatment train including interception, primary and secondary treatment in line with CIRIA Manual C753 Table 26.7. The proposed raingardens will allow surface water run-off from paved areas to pond temporarily before filtering through vegetation and underlying soils and discharge into the system.
 Discharge to the River Liffey through a proposed surface water treatment system as shown.

Legend:

- Existing Watermain
- Existing Surface Sewer
- Existing Combined Sewer
- Proposed Surface Water Drain
- Proposed Paving Gully
- Proposed Slot Drain For Details Refer to Dwg. CD-0059
- Proposed Drainage Channel For Details Refer to Dwg. CD-0052
- Proposed Filter Drain
- Proposed Oil Separator
- Proposed Surface Water Treatment System
- Proposed Rain Water Pipe
- Proposed SW Rising Main
- Proposed 50mm dia. HDPE Delta Drain Rising Main
- Proposed Low Level Land Drain
- Proposed Infiltration Trench
- Proposed Foul Drain
- Proposed Foul Rising Main
- Proposed Kitchen Waste Drain
- Proposed Grease Trap
- Proposed Watermain
- Proposed Water Meter
- Proposed Watermain Blank End
- Air Valve
- Proposed Building
- Proposed Rain Garden
- Proposed Filter Strip
- Proposed Rainwater Harvesting Tank
- Site Boundary Line
- Legal Site Boundary Line

C10	28/08/22	WC	KD	GS
Issued to Uisce Éireann for new PCE application				
C09	15/08/23	WC	KD	GS
Issued for planning Block B2 Amendment Revised as Clouded				
Rev	Date	By	Chkd	Appd

C08	15/02/23	WC	KD	GS
Legal Site Boundary Line added & Issued to Irish Water for Information				
C07	19/12/22	WC	KD	GS
Issued to Irish Water in response to further clarification of information. Revised as clouded				
Rev	Date	By	Chkd	Appd

C06	26/07/22	WC	KD	GS
Revised as Clouded Issued to Irish Water for further information				
C05	19/05/22	WC	KD	GS
Foul Pop-ups, RWPs, FICs & SICs Added to & around Buildings B & C Revised as Clouded				
Rev	Date	By	Chkd	Appd

C06	26/07/22	WC	KD	GS
Revised as Clouded Issued to Irish Water for further information				
C05	19/05/22	WC	KD	GS
Foul Pop-ups, RWPs, FICs & SICs Added to & around Buildings B & C Revised as Clouded				
Rev	Date	By	Chkd	Appd

ARUP

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Client: Ruirside Developments Limited

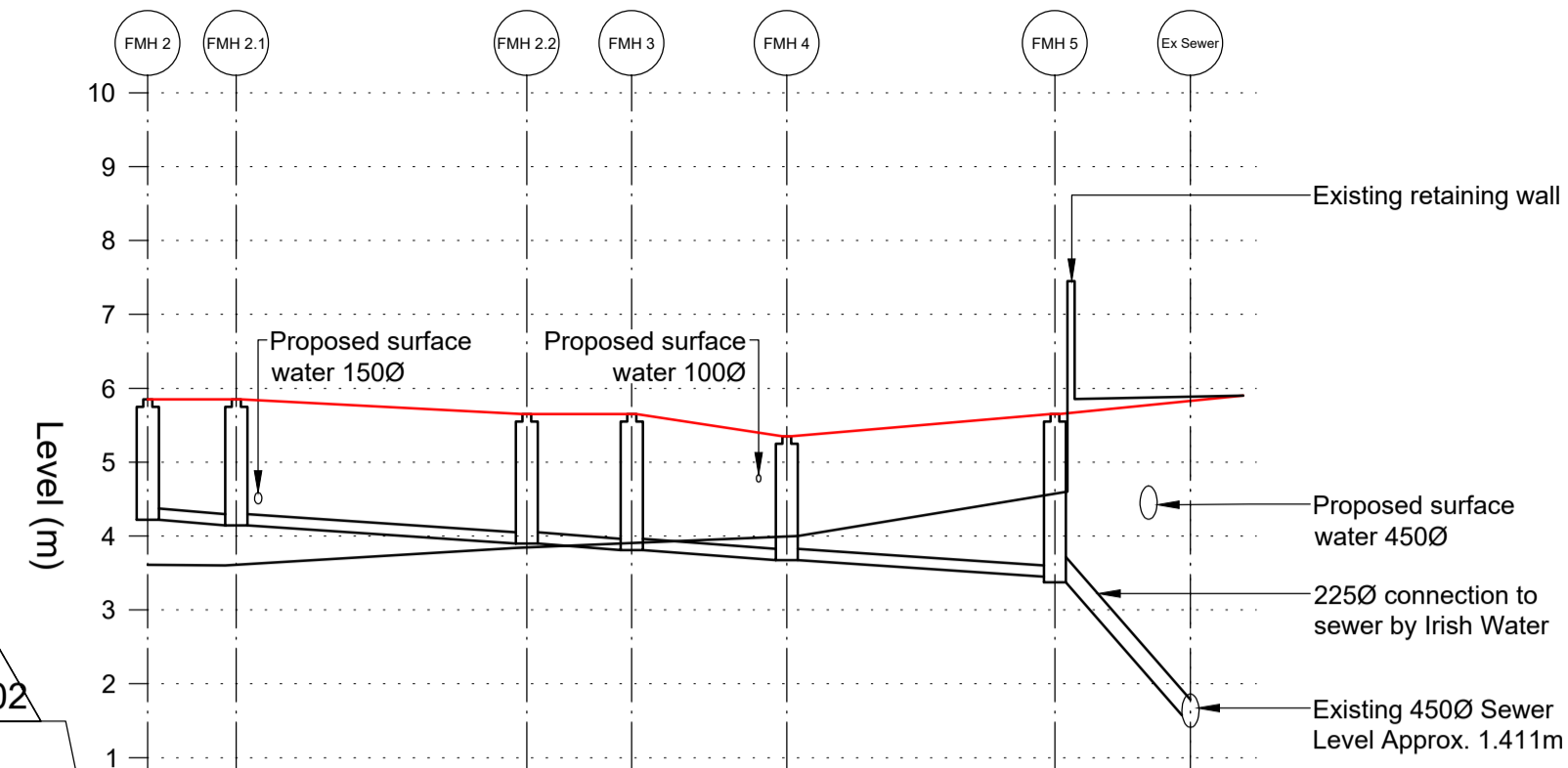
Project Title: 42A Parkgate Street

Drawing Title: Permitted Drainage & Watermain Layout with Proposed Block B2 Amendment

Scale at A1: 1:250

Role	Civil
Suitability	S2 - Suitable for Information
Arup Job No	265381-00
Name	Rev C10
PGATE-ARUP-ZZ-00-DR-CD-0002	

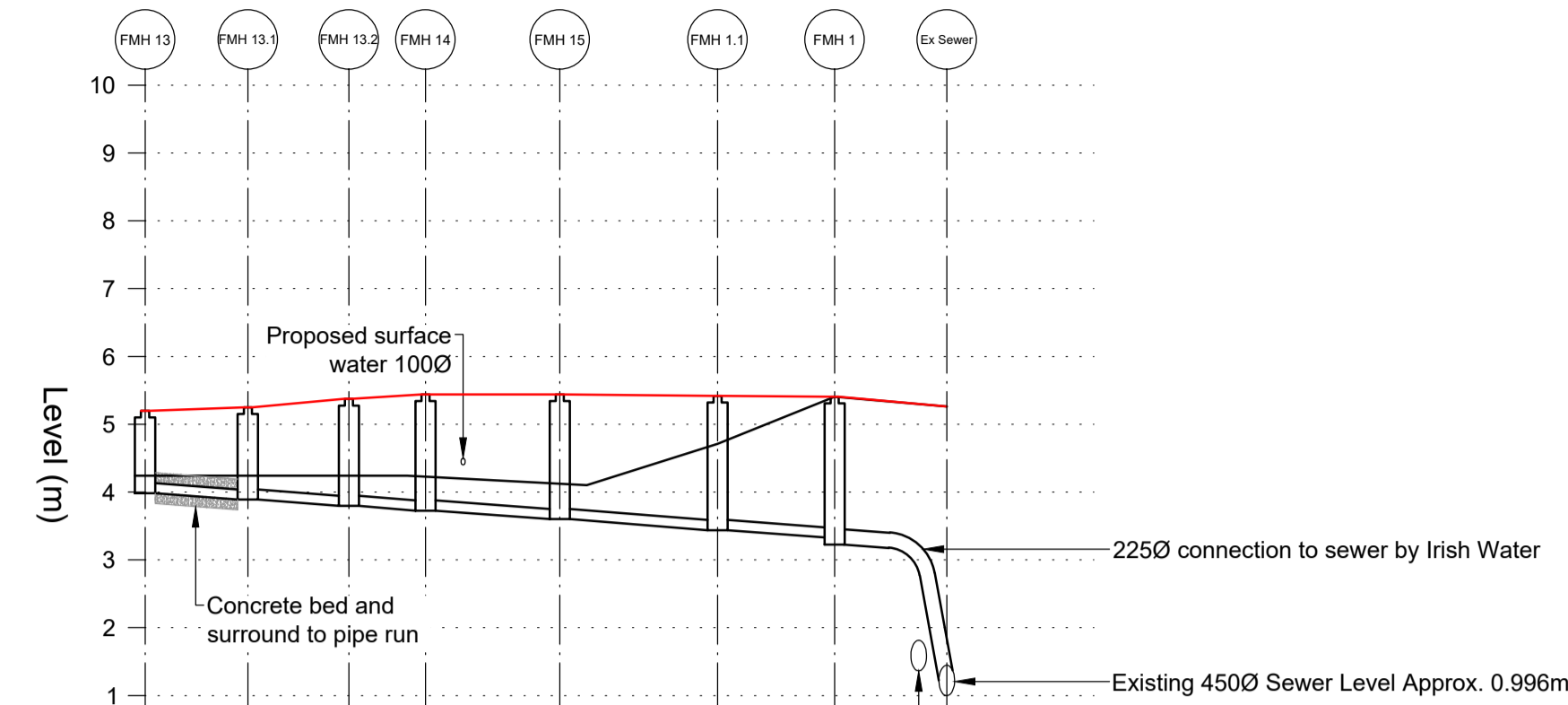
Legend:
 Existing Ground Profile —
 Proposed Ground Profile —



Datum = 00.00m

Manhole Ref	FMH 2	FMH 2.1	FMH 2.2	FMH 3	FMH 4	FMH 5	
Cover Levels (m)	5.850	5.850	5.650	5.650	5.350	5.650	
Invert Levels (m)	4.220	4.145	3.900	3.810	3.675	3.375	1.411
Pipe Dia. (mm) & Gradient	150 @ 1:80		150 @ 1:80		150 @ 1:80		225
Chainage (m)	0.000	5.990	19.653	32.742	43.235	61.370	70.541

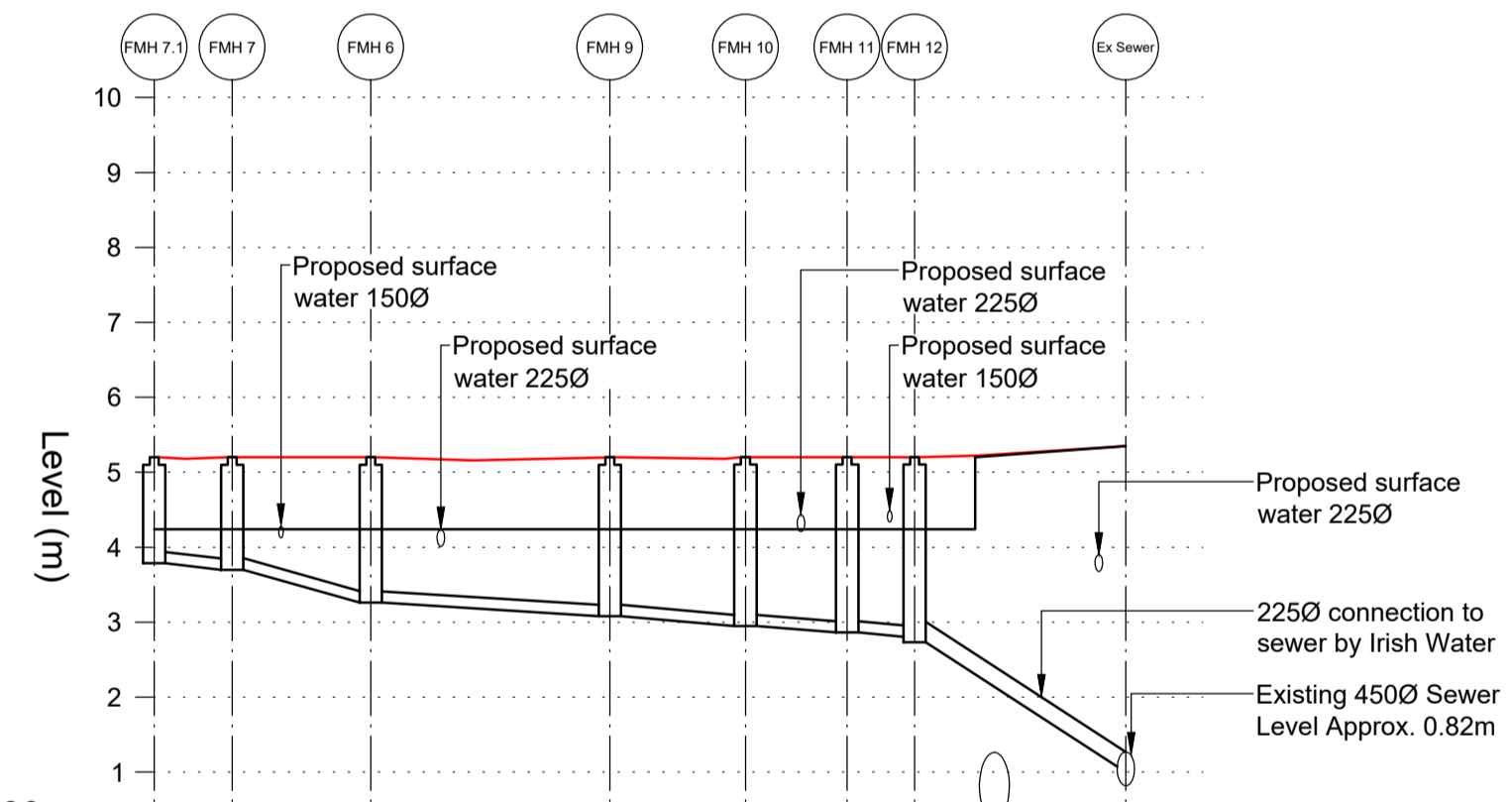
Longitudinal Foul Section Between FMH 2-FMH 5
 Scale: H 1:500, V 1:100, Datum 00.00m



Datum = 00.00m

Manhole Ref	FMH 13	FMH 13.1	FMH 13.2	FMH 14	FMH 15	FMH 1.1	FMH 1
Cover Levels (m)	5.200	5.250	5.375	5.440	5.440	5.420	5.407
Invert Levels (m)	3.982	3.888	3.795	3.725	3.600	3.438	3.225
Pipe Dia. (mm) & Gradient	150 @ 1:80		150 @ 1:80		150 @ 1:80		225
Chainage (m)	0.000	7.579	15.041	20.662	30.597	42.232	50.868

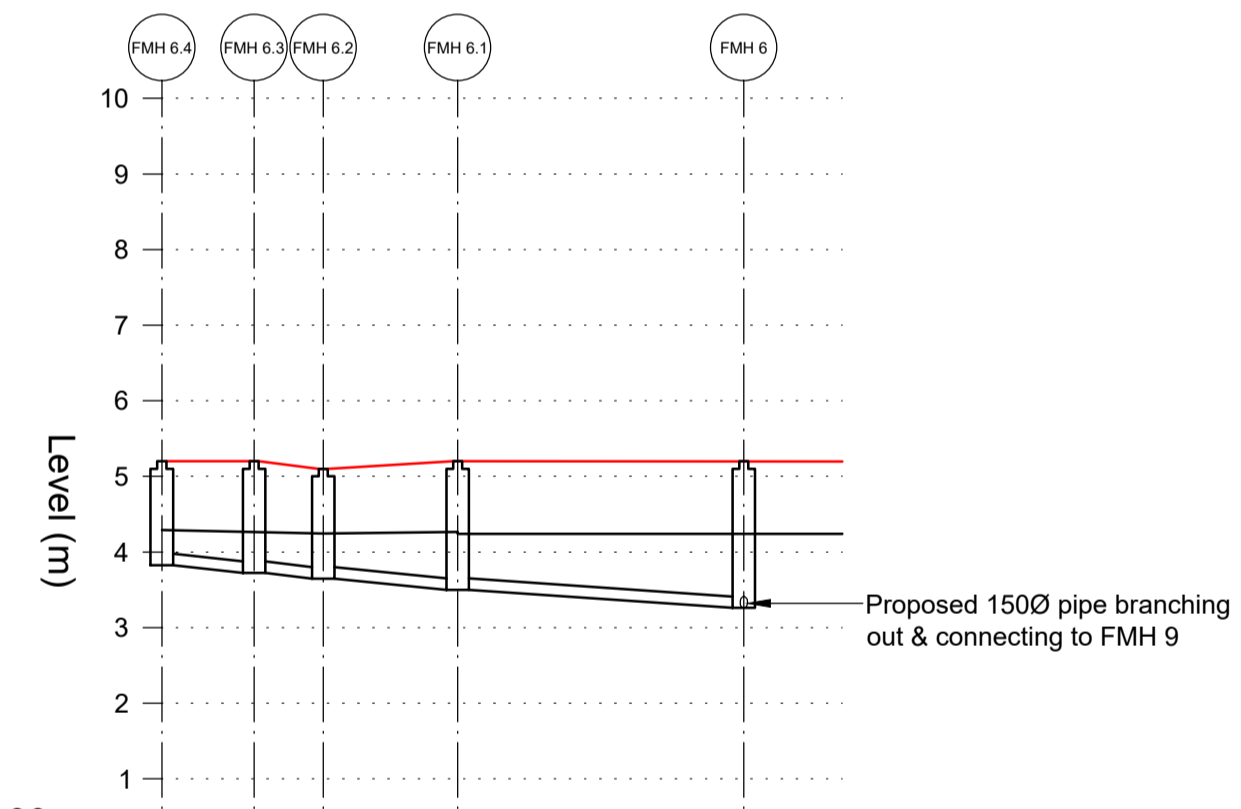
Longitudinal Foul Section Between FMH 13-FMH 1
 Scale: H 1:500, V 1:100, Datum 00.00m



Datum = 00.00m

Manhole Ref	FMH 7.1	FMH 7	FMH 6	FMH 9	FMH 10	FMH 11	FMH 12	
Cover Levels (m)	5.200	5.200	5.200	5.200	5.200	5.200	5.200	
Invert Levels (m)	3.786	3.700	3.260	3.082	2.948	2.863	2.732	0.820
Pipe Dia. (mm) & Gradient	150 @ 1:60		150 @ 1:80		150 @ 1:80		225	
Chainage (m)	0.000	5.204	14.453	30.412	39.467	46.254	50.756	64.855

Longitudinal Foul Section Between FMH 7.1-FMH 12
 Scale: H 1:500, V 1:100, Datum 00.00m



Datum = 00.00m

Manhole Ref	FMH 6.4	FMH 6.3	FMH 6.2	FMH 6.1	FMH 6
Cover Levels (m)	5.200	5.200	5.100	5.200	5.200
Invert Levels (m)	3.827	3.725	3.649	3.500	3.260
Pipe Dia. (mm) & Gradient	150 @ 1:60		150 @ 1:80		
Chainage (m)	0.000	6.110	10.679	19.563	38.491

Longitudinal Foul Section Between FMH 6.4-FMH 6
 Scale: H 1:500, V 1:100, Datum 00.00m

Note:
 Drawing to be read in conjunction with Arup drawing
 No. PGATE-ARUP-ZZ-00-DR-CD-0002

C02	19/10/23	WC	KD	GS
Issued to Irish Water for further information Revised as Clouded				
C01	08/01/21	WC	KD	GS
Issued to Irish Water for further information				
Rev	Date	By	Chkd	Appd



Client: Ruirside Developments Limited
 Project Title: 42A Parkgate Street

Drawing Title: Longitudinal Foul Drainage Sections

Scale at A1 As Shown

Role	Civil
Suitability	S2 - Suitable For Information
Arup Job No	265381-00
Rev	C02
Name	PGATE-ARUP-ZZ-00-DR-CD-0112