



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Proposed Housing Development at
Cluain Dara, Broadford, County Limerick

Architects Part 8 Planning Report

November 2021



Index

1.0 Introduction

2.0 Site Location & Description

- 2.1 Site Overview
- 2.2 Road Access & Sightlines
- 2.3 Site Ownership
- 2.4 Site Area
- 2.5 Planning History
- 2.6 Topography
- 2.7 Environmental Parameters
- 2.8 Flooding
- 2.9 Archeological & Architectural Heritage
- 2.10 Services

3.0 Planning Policy

- 3.1 Planning Policy Context
- 3.2 Residential Density

4.0 Proposed Development

- 4.1 Development Overview
- 4.2 Proposed Phasing of Development
- 4.3 Car Parking
- 4.4 Public Open Space
- 4.5 Private Open Space
- 4.6 Urban Design
- 4.7 Unit Design & Materials
- 4.8 Public Realm
- 4.9 Roads & Access
- 4.10 Footpaths
- 4.11 Landscaping
- 4.12 Public Lighting
- 4.13 Passive Surveillance
- 4.14 Accessibility
- 4.15 NZEB & Part L
- 4.16 Water Saving Measures
- 4.17 Electrical Supply
- 4.18 Telecom/TV/Broadband Services

5.0 Conclusion

1.0 Introduction

In accordance with Circular NI/2007 - Revised arrangements (or the Appraisal, Approval and Management of Social Housing Projects and the guidance document 'Quality Housing (or Sustainable Communities)' published by the Department of Environment, Community and Local Government (2007), the following planning report has been prepared for the provision of 18 no. new social housing units with associated service connections, lighting, drainage and landscaping on the site at Cluain Dara, Broadford, County Limerick.

This project will be developed by Limerick City & County Council under the Rebuilding Ireland Programme.

The proposed site plan developed by Limerick City & County Council identified the following key objectives:

1. Set out a cohesive urban layout of streets with sustainable residential densities making best use of existing local services and infrastructures.
2. Integrate the development with the existing surrounding built environment respecting existing street lines and using appropriate materials.
3. Delivery of a high quality public realm with a variety of types of open space/ residential accommodation.

The proposed development comprises:

- (i) The provision of 18 no. residential units, consisting of, 7 No. 1 Bed units, 1 No. 4 Bed unit, 8 No. 2 Bed units, 2 No. 3 Bed units.
- (ii) hard landscaping including new footpaths, new entranceways, boundary treatments and boundary walls,.
- (iii) upgrading of foul sewers and surface water drainage and
- (iv) all associated site works.

2.0 Site Location & Description

2.1 Site Overview

The subject site measuring 0.6 hectares in area is located within the settlement of Broadford, C.50km South West of Limerick City. The settlement of Broadford had a population of 276 people in April 2016 compared to 295 in April 2011 a change of -19 persons or -6.4%. The settlement structure for County Limerick which is set out in the County Development Plan 2010 – 2016 (CDP) designates Broadford as a Tier 5 settlement.

According to the County Development Plan (CDP), its range of services includes a post office, shops, pubs, commercial garage, church, health centre, sports complex, and wildlife arboretum. A range of small-scale commercial uses as well as community and educational uses contribute to the character of this area. It is served by public water mains and public sewer.

Located on the southern side of the R515, the site is centrally positioned within the settlement, located c.115 meters south of the main street. The site is relatively flat from east to west, and sloping gently from south to north. To the north of the site there is agricultural land, to the east planning exists for a small residential development (planning ref 16306). To the south there are two, two storey dwellings recently built. Access to the site is from local road 7019-329.

The subject site is in the ownership of Limerick City & County Council and therefore can be efficiently utilised to meet some of the demand for social housing arising in the area.

Educational facilities close to the site include Scoil Mhuire Primary School, C.550 meters from the site, Hazelwood College secondary school in Dromcollogher is located 5.5 Km away.



Site Location

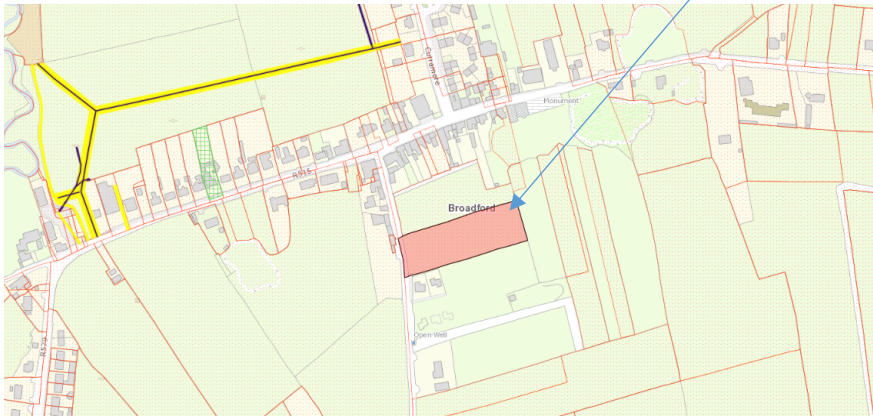


Figure 1.0 Site Location Map

2.2 Road Access & Sightlines

Local road L-7019-329 branches of R-515-1936 and passes the western boundary of the subject site. It is proposed that the existing concrete pathway and grass verges constructed at the site immediately to the south west of this site, will be continued in the direction of the town as part of this proposal. Street lighting proposals will link into and continue existing infrastructure.

See sightlines drawing for proposed clear sightlines of 45m in both directions (as per DMURS requirements of 45m for road speeds of 50 km/h).



Existing footpath to south west corner of site



Existing footpath to south west corner of site

2.3 Site Ownership

The greenfield site is in the ownership of Limerick City & County Council.

2.4 Site Area

The area of the site measures approximately 0.6 hectares.

2.5 Planning History

There are no previous planning applications attached to this site.

2.6 Topography

The topography of the subject site is relatively flat. With a gentle fall towards the town, from south to north.

2.7 Environmental Parameters

There are no identified statutory environmental designations, such as Special Area of Conservation or National Heritage Areas, adjacent to the subject site.

2.8 Flooding

The most up-to-date flood map information available from the OPW does not indicate that the site is in an area at risk from flooding.

2.9 Archaeological and Architectural Heritage

Please refer to Appendix A. From a preliminary desktop study, there is no evidence of recorded sites, monuments or protected structures within or adjacent to the subject site. The subject site does not sit within an Architectural Conservation Area.

2.10 Services

Please see Engineers Drainage drawings & refer to Appendix C for notes on drainage proposals.






3.0 Planning Policy

3.1 Planning Policy Context

The Limerick County Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. There is currently no zoning map for the settlement of Broadford. Below is settlement map and legend for Broadford



Settlement Maps Legend

	Tier 4 Settlement Core		Regional Road
	Tier 5 & 6 Settlement Core		County Road
	Amenity/Open Space		

3.2 Residential Density

As noted above Broadford is classed as a tier 5 settlement, below is an extract from the County Development Plan 2010 – 2016 (CDP).

Objective SS O1: Scale of development within tiers 2-6.

To ensure that the scale of new housing developments both individually and cumulatively shall be in proportion to the pattern and grain of existing development and to ensure that the expansion of towns and villages shall be in the form of a number of well-integrated sites within and around the core area rather than focusing on rapid growth driven by one very large site. In this regard, and without prejudice to other development plan policies or development management best practices, there will be a positive presumption for housing developments of the following scale or smaller within each tier, as appropriate:

Tiers 2– 4: Generally, no one proposal for residential development shall increase the existing housing stock by more than 10-15% within the lifetime of the plan.

Tier 5: Generally, no one proposal for residential development shall be larger than 10-12 units. A limited increase beyond this may be permitted where demonstrated to be appropriate.

Due to the site suitability, the housing need and the arrangement of the proposed development it is proposed to construct 18 dwellings on the site.

4.0 Proposed Development

4.1 Development Overview

The proposed development will consist of:

Unit Breakdown	Proposed Mix
7 x 1 Bed / 2 Person House (1 storey)	39%
2 x 2 Bed / 4 Person House (1 storey)	11%
6 x 2 Bed / 4 Person House (2 storeys)	33%
2 x 3 Bed / 5 Person House (2 storeys)	11%
1 x 4 Bed / 7 Person House (2 storeys)	6%

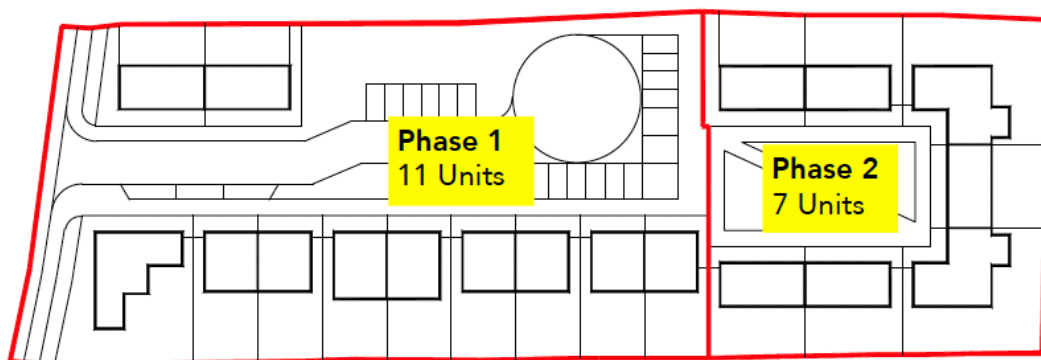
See appendix B for proposed Site plan.

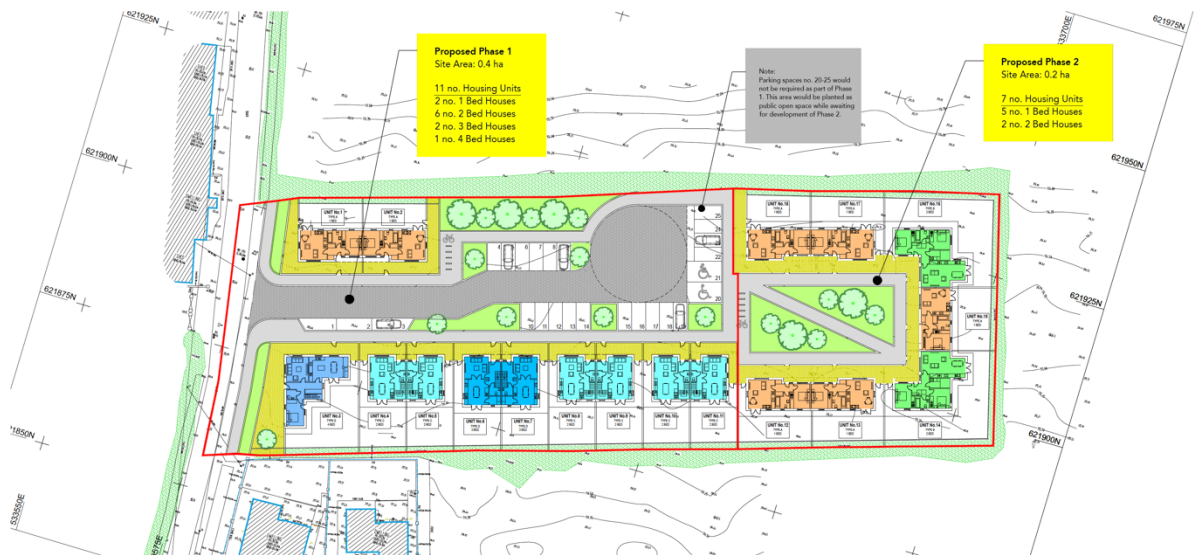
4.2 Proposed Phasing of Development

A proposed phasing of the development is presented on drawing '17059-010 Proposed Phasing Drawing'. Proposed summary of phasing is as follows:

- i. Phase 1: The provision of 11 no. residential units, consisting of, 2 No. 1 Bed units, 1 No. 4 Bed unit, 6 No. 2 Bed units, 2 No. 3 Bed units,
- ii. Phase 2: The provision of 7 no. residential units, consisting of, 5 No. 1 Bed units, 2 No. 2 Bed units.

PROPOSED PHASING DIAGRAM :





PROPOSED PHASING DIAGRAM :



<p>COPYRIGHT: This design and details shown on this drawing are applicable to their project only and they shall be reproduced in whole or in part for any other project or purpose without the written permission of Limerick City and County Council with whom copyright resides.</p> <p>DO NOT SCALE from this drawing. The signed dimensions. Contractor to check all dimensions and give prior to commencement of work. Any modifications are to be referred to the ARCHITECT.</p>	<p>SCHEDULE OF ACCOMMODATION</p> <table border="1"> <thead> <tr> <th>Total No. of Housing Units</th> <th>13</th> <th>KEY</th> </tr> </thead> <tbody> <tr> <td>No. of 1 Bed Units (TYPE A)</td> <td>2</td> <td></td> </tr> <tr> <td>No. of 2 Bed Units (TYPE B)</td> <td>2</td> <td></td> </tr> <tr> <td>No. of 3 Bed Units (TYPE C)</td> <td>6</td> <td></td> </tr> <tr> <td>No. of 4 Bed Units (TYPE D)</td> <td>2</td> <td></td> </tr> <tr> <td>No. of 4 Bed Units (TYPE E)</td> <td>1</td> <td></td> </tr> </tbody> </table>	Total No. of Housing Units	13	KEY	No. of 1 Bed Units (TYPE A)	2		No. of 2 Bed Units (TYPE B)	2		No. of 3 Bed Units (TYPE C)	6		No. of 4 Bed Units (TYPE D)	2		No. of 4 Bed Units (TYPE E)	1		<p>LANDSCAPING LEGEND</p> <table border="1"> <thead> <tr> <th>Total No. of Parking Spaces</th> <th>25</th> </tr> </thead> <tbody> <tr> <td>1 no. space for every 1, 2 or 3 Bed House</td> <td>17</td> </tr> <tr> <td>2 no. spaces for each 4 Bed Unit</td> <td>2</td> </tr> <tr> <td>1 no. meter space for every 15m²</td> <td>6</td> </tr> </tbody> </table>	Total No. of Parking Spaces	25	1 no. space for every 1, 2 or 3 Bed House	17	2 no. spaces for each 4 Bed Unit	2	1 no. meter space for every 15m ²	6	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>REV</th> <th>BY</th> <th>CH</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REV	BY	CH	DESCRIPTION						<p>Limerick City & County Council Design & Delivery Services Murchants Quay Limerick</p> <p>PROJECT: BROMSFORD HOUSING BROMSFORD COUNTY LIMERICK STAGE: PART 8 PLANNING APPLICATION DRAWING TITLE: PROPOSED PHASING DRAWING</p> <p>DATE: 20.11.2021 SCALE: 1:500 @ A3 DRAWN: BR CHECKED: BR JOB No: 17059</p> <p>DRAWING No: 17059-010 SHEET No: A3 REVISION: -</p>
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<p>NEW ROAD & TYPING AREA (ASPHALT)</p> <p>FOOTPATH</p> <p>PUBLIC LANDSCAPED AREA</p> <p>PAVED FRONT GARDENS</p> <p>EXISTING BODYPLOW BOUNDARY</p> <p>EXISTING BUILDINGS</p>	<p>11</p>	<p>11</p>	<p>11</p>	<p>11</p>																																				

4.3 Car Parking

The Limerick County Development Plan 2010-2016 requires dwellings of 3 bedrooms or less to have one car parking space, dwellings of 4 bedrooms or more to have two spaces and one visitor space per every three dwellings. Based on these figures a minimum of 25 no. spaces is required. The proposed layout provides 25 no. spaces.

All parking spaces have been designed to comply with the Traffic Signs Manual.

4.4 Public Open Space

The proposed development includes two green spaces; one central to the rear unit's no's 12-17, and a further greenspace along the northern boundary. This south facing greenspace will include integrated public seating to avail of all-day sun.

The proposed provision of public open space meets the required minimum of 15% of the total site area.

4.5 Private Open Space

Each dwelling in this development will include private open space of adequate area, c.15 square meters per person, required by means of enclosed rear gardens.

4.6 Urban Design

The proposal aims to create a consolidated urban form. Street scales and enclosures within the proposal have been designed with regard to the Design Manual for Urban Roads and Streets (2013) and the Quality Housing for Sustainable Communities (2007) guidelines. The development has been designed to incorporate the following objectives:

- Creation of a street within the site, with units to both corners at the site entrance.
- A linear row of two storey houses on one side of the street create a sense of enclosure, with a courtyard arrangement of single storey units to the rear returning around to complete this sense of enclosure.
- High quality public open spaces to the rear courtyard arrangement and also adjacent to the parking area.
- Pitched roof forms with the pitch leaning towards the street, creating a greater sense of enclosure to the street on the single storey units particularly. This roof form also reduces the impact of the roof on rear gardens, as the ridge is closer to the front than the rear.
- Multiple trees are strategically placed to green the development, with a small grouping of trees placed along the northern boundary. South facing public seating will be integrated to the front of this grouping, accessed by the public footpath.

4.7 Unit Design & Materials

- As above, pitched roof forms with the pitch leaning towards the street, creating a greater sense of enclosure on the single storey units particularly.
- Tiled/Slate roofs.
- Brick at ground floor level with render to first floor level, sides and rear.
- Slimline roundpipe rainwater goods.
- Galvanised metal railings on low stub/base brick walls for front boundary walls.
- Standard masonry/block walls or concrete post and rail rear garden boundary enclosures.
- All meter boxes, mini pillars to be integrated into the scheme using best practices for same.

4.8 Public Realm

The DMURS and QHFSC guidelines set out objectives and standards for street design, dwelling design, public open space and private open space which have been taken into account and carried through to this part 8 proposal.

4.9 Roads & Access

- See Vehicle Tracking Analysis drawings.
- 5.5m new road within the site to access the units. Asphalt or as agreed with the Local Authority.
- Part B Fire Tender & Refuse compliant turning circle provided as the proposed cul-de-sac is greater in length than 20m.
- Part B compliant distance of the Fire Tender turning circle from the furthest away unit. A Fire Tender can park within 45m of front door of same.
- All junctions have appropriate radii in line with "DMURS".
- The road construction to be in accordance with the "Recommendations for Site Development Works for Housing Areas" and the bituminous layers will be in accordance "TII Publications NRA Specification for Road Works Series 900 Road Pavement-Bituminous Materials".
- Road surface for the proposed development to be tied in suitably to the existing road and any damage to the existing road shall be appropriately repaired in agreement with Limerick City and County Council.
- Gradients at the proposed junctions to be in accordance with the "Recommendations for Site Development Works for Housing Areas".
- The turning areas and junction radii to be in accordance with the "Recommendations for Site Development Works for Housing Areas".
- Road markings to be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual".
- Road Signs to be in accordance with the "Traffic Signs Manual".

4.10 Footpaths

- All footpaths to be 2m wide. Footpaths to be constructed in accordance with the 'TII Publications Footway Design' & Volume 1 Specification for Road Works Series 1100 Kerbs, Footways and Paved Areas".

4.11 Landscaping

- See section 4.9 for footpaths.
- See section 4.6 for front boundary treatment to housing units.
- Front gardens to be high quality paving.
- Public open greens spaces shown to be grass with trees in selected locations.
- Intermittent green spaces used to break up the parking area. These areas will be defined by kerbing as used along the footpaths, finished with topsoil and grass within and with a single tree planted in each. If LCCC deems that these smaller green areas are not suitable due to potential maintenance issues, then a bonded resin finish around appropriate tree pits to be used instead and tied into the footpath appropriately.
- Sorbus Aria 'Lutescens' trees to be planted to street locations as shown on the Site Layout

Plan.

- Soft landscaping along the roadside boundary (grass verge) will not interfere with sightlines.
- Quality, durable materials will also be selected for external and landscaping finishes, street furniture, street lighting.
- Bin storage to be provided to the rear of each unit, with the exception of Unit no.15 which will have bin storage to the front garden. Bin store to be brick sides and rear to match the low brick boundary walls, with perforated metal top and gates.

4.12 Public Lighting

- All public lighting to be designed by a professional lighting engineer at Stage 3 detailed design stage.

4.13 Passive Surveillance

In order to create a safe and secure environment for residents, the proposed development emphasises active frontages along all streets and public spaces. The scheme is designed as a series of continuous units with gated side access, and in so far as so possible eliminating exposed walls to rear gardens. Each dwelling type is designed with dual aspect 'front to rear' living spaces, maximising overlooking of public areas. Elevations are designed to incorporate large ground floor and upper floor windows to enhance passive surveillance of the streets.

In addition, integrated seating has been incorporated into the rear 'courtyard' units no's 12-17. These integrated seats form part of a planter unit that is recessed at the unit entrance and therefore sheltered but with a clear view of the street. This approach will further enhance passive surveillance at the rear of the scheme.

4.14 Accessibility

The proposed scheme aims to foster an inclusive approach to the design and construction of the public realm and new residential building developments.

The development will incorporate the following:

- Design of the public realm will be in accordance with TGD Part M (2010);
- Dwelling design will be in accordance with TGD Part M (2010);

The site development works and residential units have been designed to comply with the requirements of Part M 2010, Section 3: Access and Use of Dwellings.

- The approach to dwelling entrances will be level or gently sloping.
- Main entrances will be accessible – i.e. level entry.
- Internal corridor widths and minimum clear widths of doorways comply with TGD Part M requirements.
- All units will be provided with an accessible WC at entry level.
- Switches and sockets will be located at accessible heights.

4.15 NZEB & Part L

There is no gas mains supply available to the proposed development. Air Source Heat Pumps will provide space and water heating for each individual unit.

U Values of individual elements of the buildings will be designed to comply with NZEB requirements and the Technical Guidance Document Part L of the Building Regulations.

4.16 Water Saving Measures

All units will be provided with low or variable capacity flushing toilets as well as low volume taps and showerheads. Compact water distribution systems will be provided to hot water distribution pipework.

4.17 Electrical Supply

Electrical supply will be provided via the existing electrical supply network.

4.18 Telecom/TV/Broadband Services

Services will be provided via available infrastructure and networks. New cabling will be laid through the site to each individual unit where applicable.

5.0 Conclusion

The proposed development is on land adjoining the core of a Tier 5 settlement of Broadford, and is consistent with the policies and objectives of the Limerick County Development Plan 2010 – 2016 and other relevant statutory documents.

The subject site's proximity to the settlement core ensures that housing can be easily serviced. The proposed development seeks to address and meet some of the critical need for housing in the county whilst going some way towards satisfying the local housing need in Broadford and providing much needed accommodation for those on the Housing Waiting List.

Appendix A

Archaeological & Architectural Assessment:

 RE: 17059 Broadford Housing




● **McCutcheon, Sarah**

Friday 30 April 2021 at 18:32

● Ranahan, Brian

[Show Details](#)

 You replied to this message on 04/05/2021, 08:42.

[Show Reply](#)

Hi Brian

You are correct, there are no known monuments, however, the site is large (over 0.5ha) and green field, if this was a private planning permission I would include an archaeological monitoring condition in any grant.

Sarah

From: Ranahan, Brian <brian.ranahan@limerick.ie>

Sent: Thursday, April 29, 2021 4:05 PM

To: McCutcheon, Sarah <sarah.mccutcheon@limerick.ie>

Subject: 17059 Broadford Housing

Sarah,

Could you provide an outline archaeological assessment of the below site for Part 8 Application purposes please?

The site is located along Cluain Dara, on the southern outskirts of Broadford Village.

From a preliminary desktop study, there doesn't appear to be evidence of recorded sites, monuments or protected structures within or adjacent to the subject site.

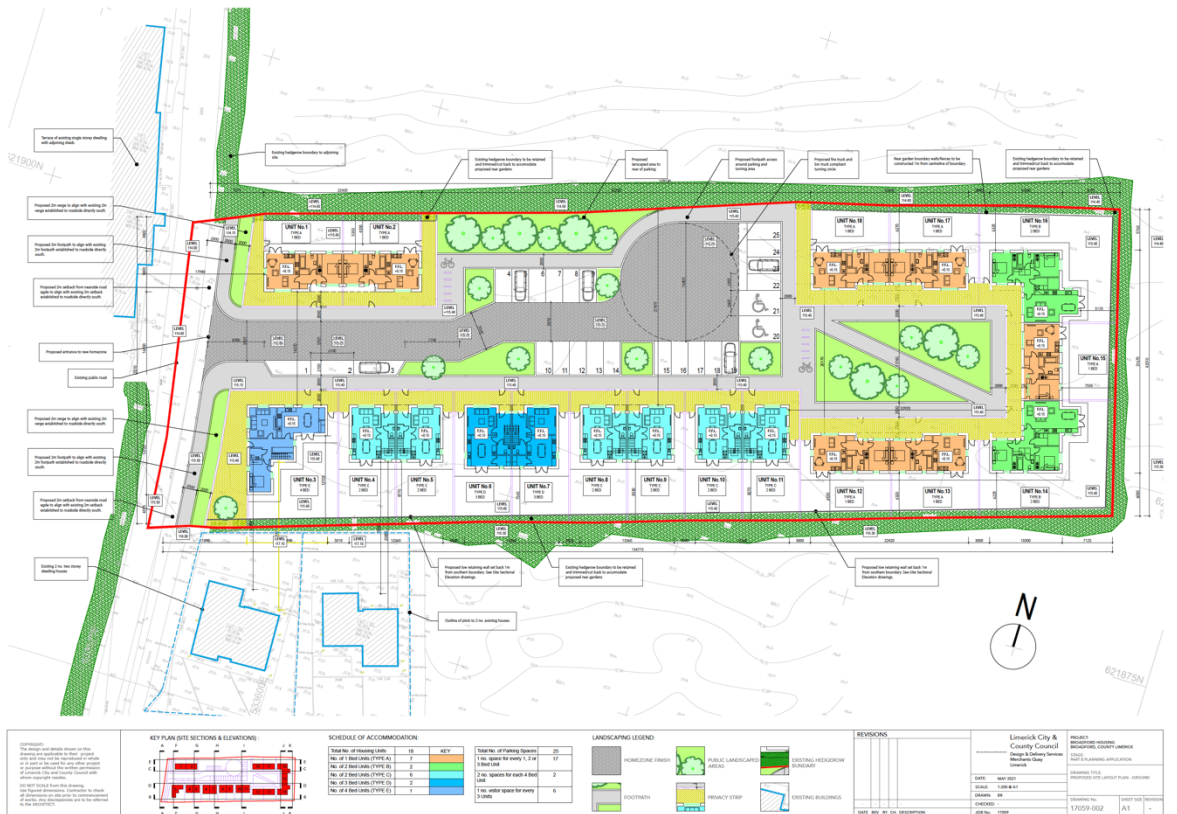
Thanks

Regards,
Brian



Appendix B

Site Layout Plan:




SCHEDULE OF ACCOMMODATION:

Total No. of Housing Units	18	KEY
No. of 1 Bed Units (TYPE A)	7	[Orange]
No. of 2 Bed Units (TYPE B)	2	[Green]
No. of 2 Bed Units (TYPE C)	6	[Cyan]
No. of 3 Bed Units (TYPE D)	2	[Blue]
No. of 4 Bed Units (TYPE E)	1	[Light Blue]

Total No. of Parking Spaces	25
1 no. space for every 1, 2 or 3 Bed Unit	17
2 no. spaces for each 4 Bed Unit	2
1 no. visitor space for every 3 Units	6

Appendix C

Drainage Proposals Notes:

 RE: 17059 AA Screening Report_Broadford, Co.Limerick



● **Lynch, Cian**

Friday 30 April 2021 at 15:52

● Ranahan, Brian; ● Sarah Mullen

[Show Details](#)



 [Download All](#)

 [Preview All](#)

Hi all

Info as follows:

Foul Drainage

- New foul drainage network to be constructed within site boundaries to IW standards and codes of practice
- New network will connect to existing foul network servicing Broadford with a new public main to be laid from the site location to Main Street, approximately linear 150m.

Water Supply

- New water main network to be constructed within site boundaries to IW standards and codes of practice
- New network will connect to existing water network servicing Broadford with a new public mains to be laid from the site location to Main Street, approximately linear 150m.

Surface Drainage

- Surface water runoff from roofs, roads and other hard surfaces to be managed on-site and discharge to ground via filtration pits/swales
- Permeable surface finishes to be used where possible to minimise runoff volumes
- Oil/Petrol interceptor to be included in system to minimise risk of contaminants entering filtration pits
- Percolation tests in accordance with BRE365 to be carried during SI works

See attached pre-connection enquiry letter from IW regarding foul and water supply.

Regards

Cian Lynch

BSc., ME, CEng MIEI, PMP

Civil/Structural Engineer
Design and Delivery

Limerick City & County Council
Merchants Quay
Limerick
Tel: 061-557208
Email: cian.lynch@limerick.ie

Interceptor Overview:

- Class I bypass separator
- Storage capacity 450/60L (silt/oil)
- Fitted with alarm system

Appendix D

Irish Water Pre-Connection Enquiry:

Aidan Doyle
Merchants Quay
Co.Limerick
Ireland

7 October 2019

Dear Aidan Doyle,



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

**Re: Connection Reference No CDS19006726 pre-connection enquiry -
Subject to contract | Contract denied**

Connection for Housing Development of 15 unit(s) at Cluian Dara, Broadford, Limerick.

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Cluian Dara, Broadford, Limerick.

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.

Wastewater:

In order to accommodate the proposed connection at the Premises, upgrade works are required to increase the capacity of the Irish Water wastewater network. Approximately 147m of existing 150mm diameter foul sewer requires upsizing to 225mm diameter. Irish Water does not currently have any plans to carry out the works required to provide the necessary upgrade and capacity. Should you wish to have such upgrade works progressed, Irish Water will require you to provide a contribution of a relevant portion of the costs for the required upgrades, please contact Irish Water to discuss this further.

No storm water shall discharge to the public wastewater network.

Water:

This Confirmation of Feasibility to connect to the Irish Water infrastructure also does not extend to your fire flow requirements. In order to determine the potential flow that could be delivered during normal operational conditions, an on site assessment of the existing network is required. Please note that Irish Water cannot guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you should provide adequate fire storage capacity within your development.

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.

Stiúirtheoir / Directors: Cathal Marley (Chairman), Niall Gleeson, Eamon Gallen, Brendan Murphy, Michael G. O'Sullivan

Oifig Chláraithe / Registered Office: Teach Colwill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colwill 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

REV008

IRISH WATER

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 John Hennessy from the design team on 022 52256 or email jhennessy@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,



Maria O'Dwyer

Connections and Developer Services