

AtkinsRéalis



Engineering Report

Aeval Unlimited Company

May 2026

DG0006

WOODBROOK DART GATEWAY RESIDENTIAL DEVELOPMENT

Notice

This document and its contents have been prepared and are intended solely as information for Aeval Unlimited Company and use in relation to Woodbrook Dart Gateway Residential Development.

AtkinsRéalis Ireland Limited assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

This document has 14 pages including the cover.

Document history

Document title: Engineering Report

Document reference: DG0006

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
0	Draft	S. Kamuni	G. Hanratty	S. Kamuni	G. Hanratty	02.01.26
1	Planning	S. Kamuni	G. Hanratty	S. Kamuni	G. Hanratty	13.05.26

Client signoff

Client	Aeval Unlimited Company
Project	WOODBROOK DART GATEWAY RESIDENTAIL DEVELOPMENT
Job number	100119017

Client signature/date



Contents

1.	Introduction.....	4
2.	Surface Water Drainage.....	5
2.1	Stormwater Drainage	5
2.2	Flood Risk Assessment.....	5
3.	Foul Water Drainage.....	6
3.1	Existing Foul Water Drainage	6
3.2	Proposed Development Foul Water Network.....	6
4.	Portable Water Supply	8
4.1	Existing Water Supply	8
4.2	Proposed Portable Water Supply.....	8
4.3	Water Demand Calculations	9
Appendix A.	UE Pre-Connection Enquiry Form (PCE)	11
Appendix B.	UE Confirmation of Feasibility Letter (COF)	12
Appendix C.	UE Statement of Design Acceptance (SoDA)	13

Tables

Table 3-1 - Foul Water Flow	6
Table 3-2 - Key Design Parameters	7
Table 4-1 - Water Demand Calculations	9



1. Introduction

This report details the design of the water and wastewater infrastructure elements associated with the proposed Woodbrook Dart Gateway Development.

The proposed development will comprise of 359 no. apartment units consisting of 2 blocks, Block P: 154no units (consisting of 83no. 1-Bed, 18no. 2-Bed(3P), 46no. 2-Bed(4P), 4no. 3-Bed(4P) and 3no Duplexes (5P). Block Q: 205no units (consisting of 77no. 1-Bed, 34no. 2-Bed(3P), 91no. 2-Bed(4P) and 3no. 3- Bed(5P) Duplexes). Communal space of 2320sqm, Ground level comprising (a) ESB substation (b) car, bicycle and motorcycle parking; (c) bin storage; (d) bulk storage area; (e) bus turning and taxi turning area; and (f) supporting mechanical, electrical and water infrastructure. Landscaping works including (a) Tree protection, tree removal and tree planting; (b) green roofs; (c)boundary treatment; (d) internal roads and footpaths; and (e) electrical services. All associated site development works including (a) provisions for water services; (b) foul and surface water drainage and connections; and (c) attenuation proposal.

This report deals with the following aspects associated with this development:

- Surface Water Drainage
- Foul Water Drainage
- Portable Water Supply



2. Surface Water Drainage

2.1 Stormwater Drainage

In accordance with Dún Laoghaire Rathdown County Council Development Plan a Stormwater Impact Assessment Report has been carried out and an independent Stormwater Audit has been completed prior to the final planning application. Refer to Atkins Stormwater Impact Assessment Report 0089771DG0006 for the details of the Storm Water elements associated with the proposed Woodbrook Dart Gateway Development.

2.2 Flood Risk Assessment

A Flood Risk Assessment report has been undertaken to satisfy the requirements of the Planning System and Flood Risk Management Guidelines. Refer to Atkins Flood Risk Assessment Report 0089771DG0007 for the proposed Woodbrook Dart Gateway Development.



3. Foul Water Drainage

3.1 Existing Foul Water Drainage

A pre-connection application form was issued to Uisce Éireann (UÉ) on 30th April 2025 for the proposed Woodbrook Dart Gateway Development. Refer to Appendix A for a copy of the UÉ Pre-Connection Enquiry (PCE) form.

At the time of submitting the PCE, construction of the foul water network associated with the permitted Woodbrook Phase 1 development was substantially complete, IW Ref CDS2100071001. The permitted Woodbrook Phase 1 development is also in the ownership of Aeval Unlimited Company.

UÉ issued a Confirmation of Feasibility (COF) letter on the 07th of July, 2025 (IW Ref CDS25003420) which stated the following with regards to foul water:

- *“Feasible without infrastructure upgrade by Uisce Éireann”.*

Refer to Appendix B for details of the COF letter from UÉ. It is noted that the COF letter was issued based on 370no. residential units (detailed in the PCE). The total number of residential units proposed for this development is 359no which is lower than the COF received from UÉ and therefore no requirements to re submit for a revised COF.

3.2 Proposed Development Foul Water Network

The Foul Water Network has been designed in accordance with the UÉ Code of Practice for Wastewater Infrastructure ‘IW-CDS-5030-03’ and Standard Construction Details ‘IW-CDS-5030-01’.

Each property will have a separate wastewater connection in accordance with IW requirements.

The proposed foul drainage layouts are indicated on drawings 0119017-ATK-ZZ-03-DR-CE-090553 and corresponding longitudinal sections 0119017-ATK-ZZ-03-DR-CE-900557.

The final planning design estimated foul flows that will be generated from the proposed Woodbrook Dart Gateway Development are indicated in Table 3-1 below.

Table 3-1 - Foul Water Flow

Description	No. of Units	Volume	Total Discharge l/d
Dwellings	359	405 l/dwelling/d * 359	145,395 l/d
		Total	145,395 l/d

Calculation of Proposed Peak Foul Flow:

Total Daily Discharge	145,359 l/d
Dry Weather Flow (DWF)	1.69 l/s
Peak Foul Flow (4.5 x DWF)	7.61 l/s



The drawing displays the proposed foul drainage network for the Woodbrook Dart Gateway Development (to which this application applies) discharging into the recently constructed foul network within the permitted Woodbrook Phase 1 development (CDS22006341). The entire existing Woodbrook Phase 1 foul network downstream of the proposed Phase has been designed and constructed to include a capacity allowance for the proposed Dart Gateway Development.

The proposed foul drainage network for the development was designed in compliance with UÉ 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	150 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 for housing developments with two or more properties, the planning design drawings have been reviewed by UÉ CDS Design QA team in advance of this final planning submission. A Statement of Design Acceptance was also received on 10th of February 2026. Refer to Appendix C of this report.



4. Portable Water Supply

4.1 Existing Water Supply

A pre-connection application form was issued to Uisce Éireann (UÉ) on 30th April 2025 for the proposed Woodbrook Dart Gateway Development. Refer to Appendix A for a copy of the UÉ Pre-Connection Enquiry (PCE) form.

At the time of submitting the PCE, construction of the water supply network associated with the permitted Woodbrook Phase 1 development was substantially complete, IW Ref CDS2100071001. The permitted Woodbrook Phase 1 development is also in the ownership of the Aeval Unlimited Company.

UÉ issued a Confirmation of Feasibility (COF) letter on the 07th of July, 2025 (IW Ref CDS25003420) which stated the following with regards to foul water:

- *“Feasible without infrastructure upgrade by Uisce Éireann”*

Refer to Appendix B for details of the COF letter from UÉ. It is noted that the COF letter was issued based on 370no. residential units (detailed in the PCE). The total number of residential units for this development is 359no which is lower than the COF received from UE and therefore no requirements to re submit for a revised COF.

4.2 Proposed Portable Water Supply

The potable water supply for the site has been designed in accordance with the Irish Water 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 0119017-ATK-ZZ-03-DR-CE-092703. The drawing displays the proposed water supply for the Woodbrook Dart Gateway Development (to which this application applies) supplied off the recently constructed watermain within the permitted Woodbrook Phase 1 development (CDS22006341). The entire existing Woodbrook Phase 1 water supply network has been designed and constructed to include a capacity allowance for the proposed Woodbrook Dart Gateway development.

Each property will have its own separate supply off the proposed watermain along with a boundary box in accordance with IW standard construction details. For the proposed apartment blocks and commercial building, 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 - Water Demand Calculations

Description	No. of Units	Volume	Total demand
Dwellings	359	$359 * 405 \text{ l/d/p} = 145,395 \text{ l/d}$	1.69 l/s
		Peak week = $1.69 \text{ l/s} * 1.25$	2.11 l/s
		Peak demand = $2.11 \text{ l/s} * 5$	10.55 l/s
Total Average flow			1.69 l/s

In accordance with UÉ requirements for housing developments with two or more properties, the planning design drawings have been reviewed by UÉ CDS Design QA team in advance of this final planning submission. A Statement of Design Acceptance will also be submitted as part of the final planning submission. Refer to Appendix C of this report.



APPENDICES

Appendix A. UE 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: **realis.com**

**Please also include Garry Hanratty as an agent on this application-garry.hanratty@atkinsrealis.com*

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

Applicant

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:

COUNCIL (DLRCC)

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

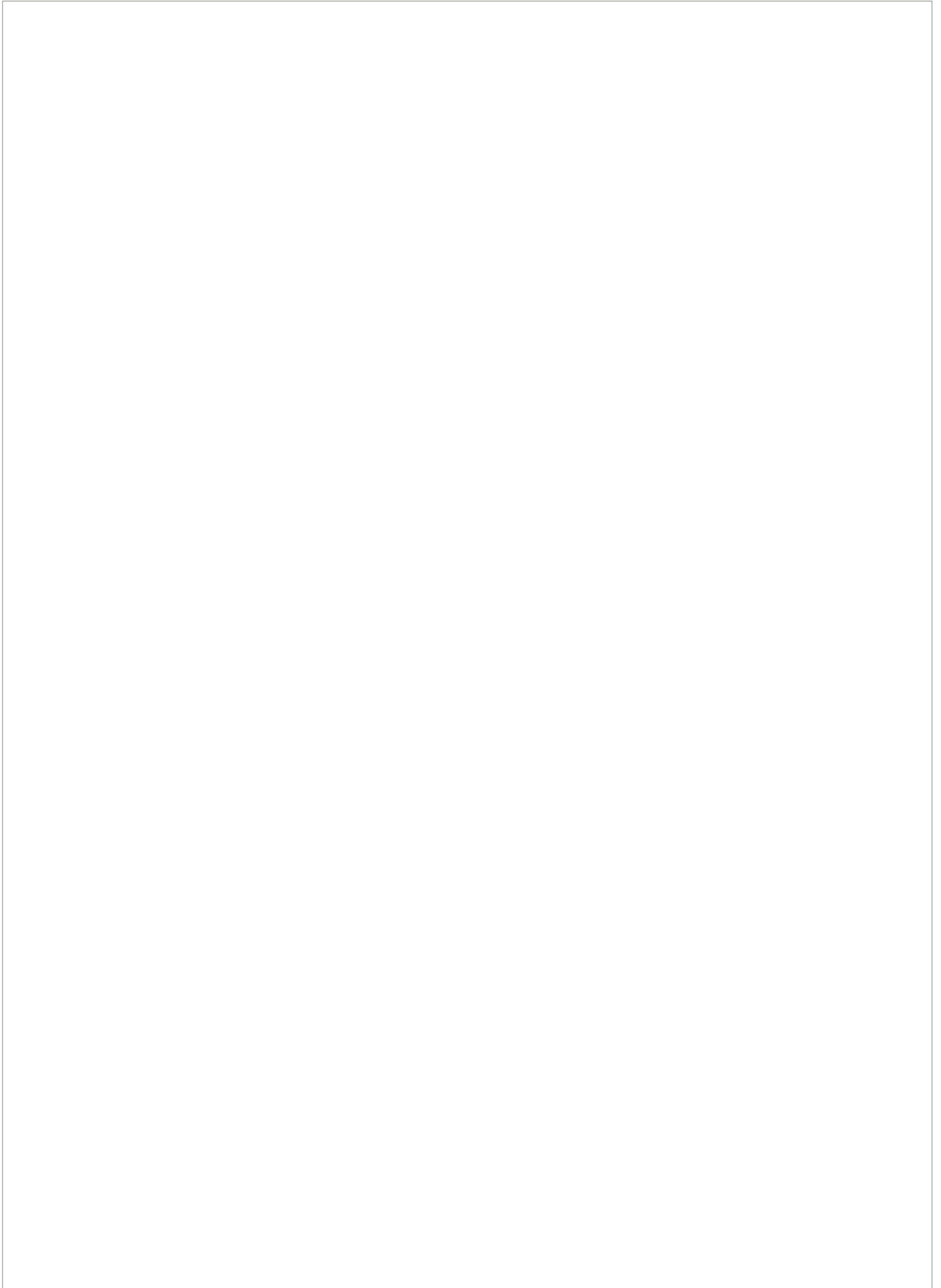
Water demand

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.

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.

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.

Appendix B. UE Confirmation of Feasibility Letter (COF)



CONFIRMATION OF FEASIBILITY

Seshnag Kamuni

Atkins House
150 Airside Business Park
Swords
Dublin
K67K5W4

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

7 July 2025

**Our Ref: CDS25003420 Pre-Connection Enquiry
Woodbrook Phase 4, Cork Little, Woodbrook, Dublin**

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 370 unit(s) at Woodbrook Phase 4, Cork Little, Woodbrook, Dublin, (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/

Stiúirthóirí / 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.

Where can you find more information?

- **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,



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 C. UE Statement of Design Acceptance (SoDA)



Seshnag Kamuni
Atkins Realis
Atkins House
150 Airside Business Park
Swords
Dublin
K67K5W4

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

10 February 2026

**Re: Design Submission for Woodbrook Phase 4, Cork Little, Woodbrook, Dublin
(the “Development”)
(the “Design Submission”) / Connection Reference No: CDS25003420**

Dear Seshnag Kamuni,

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.

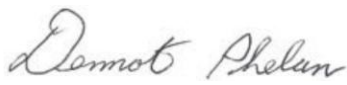
This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before you can connect to our network you must sign a connection agreement with Uisce Éireann. This can be applied for by completing the connection application form at www.water.ie/connections. 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
Email: antonio.garzonmielgo@water.ie

Yours sincerely,



Dermot Phelan
Connections and Developer Services

Stiúirthóirí / 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.

Appendix A

Document Title & Revision

- PROPOSED FOUL DRAINAGE LAYOUT Rev A
- PROPOSED FOUL WATER LONG SECTION
- PROPOSED POTABLE WATER LAYOUT Rev A

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.

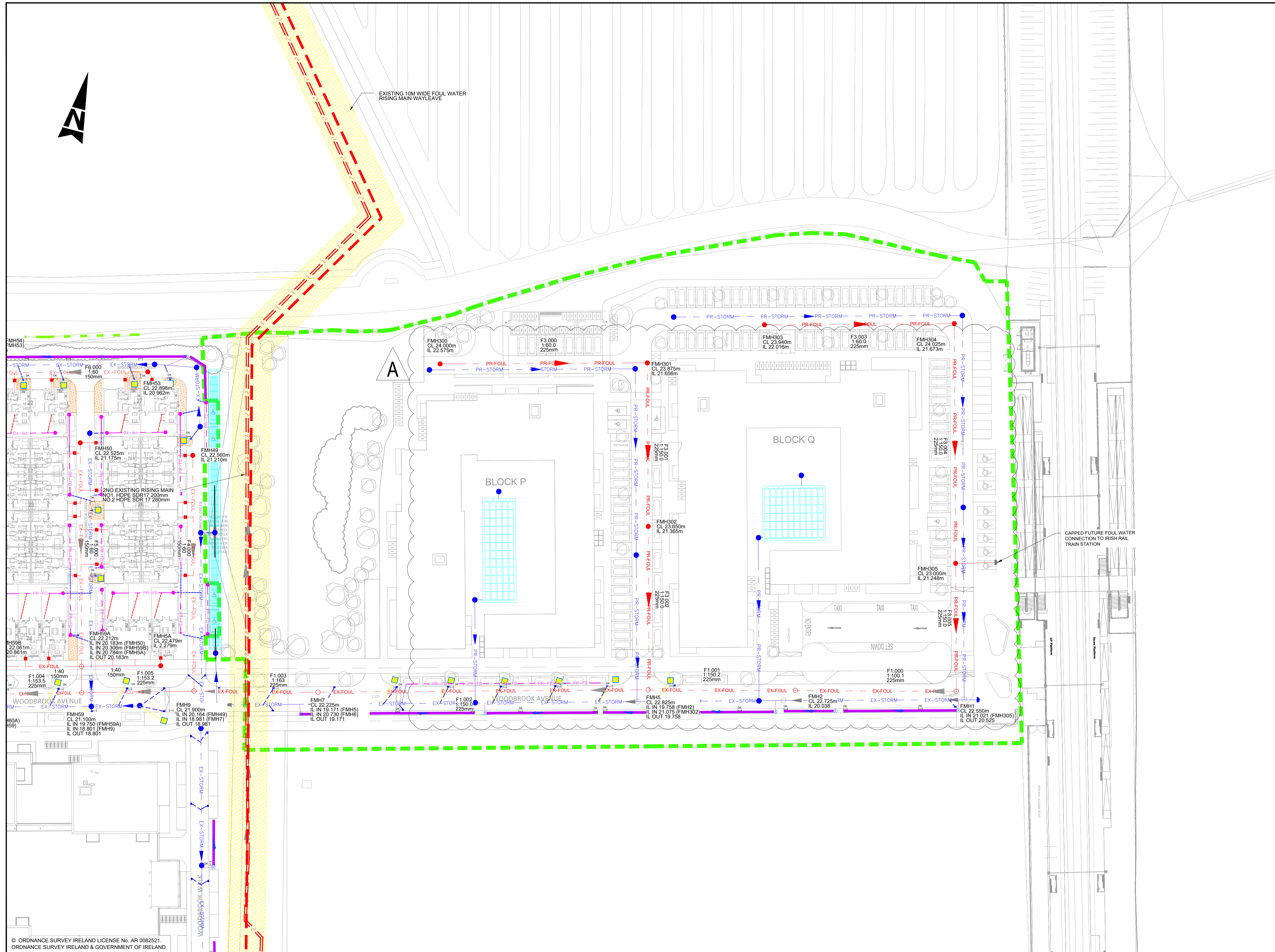
For further information, visit www.water.ie/connections

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.

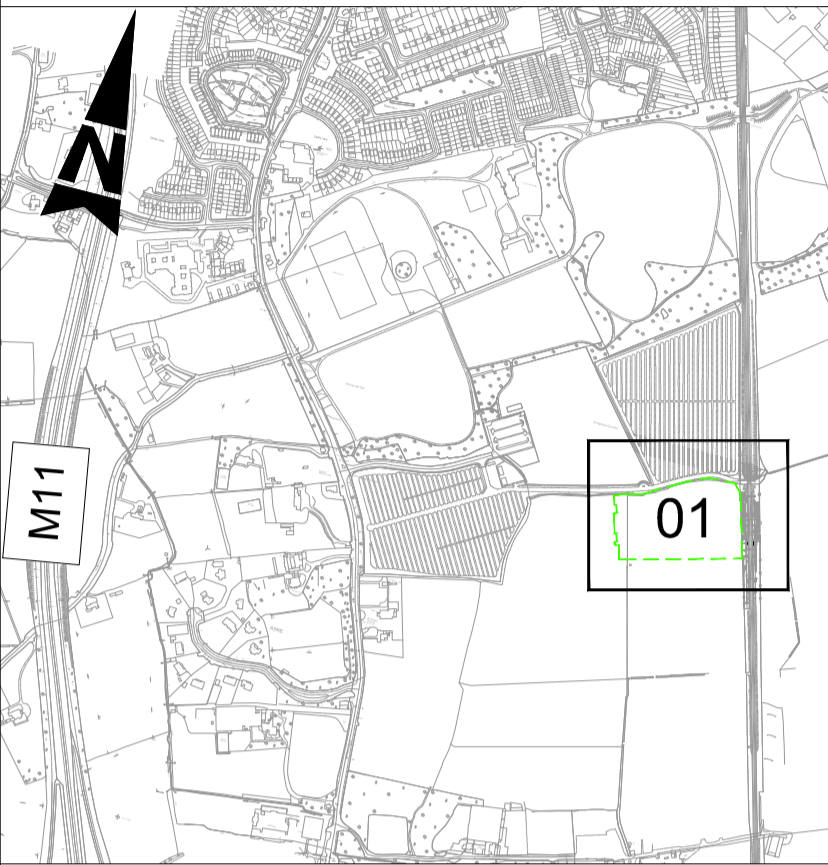
100
0 10
A1

DO NOT SCALE

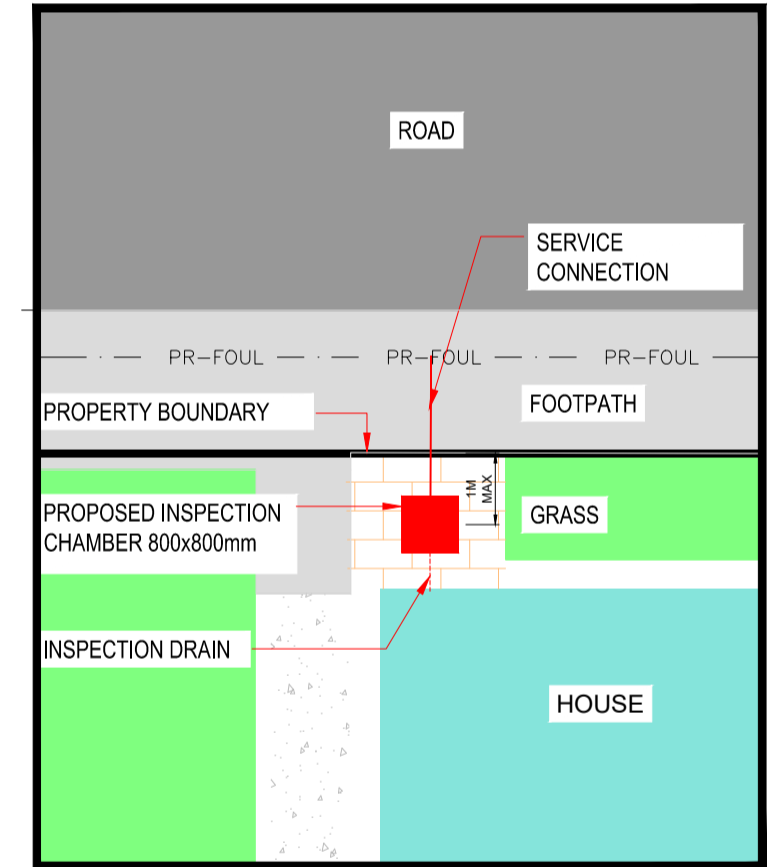
File: 5217843-ATK-ZZ-02-DR-CE-090553.dwg
Date: Dec 09, 2025 - 7:55pm
Plotted by: ULH7849



- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE
 2. ONLY WRITTEN DIMENSIONS SHALL BE USED. NO DIMENSIONS SHALL BE SCALED FROM THE DRAWINGS
 3. ALL LEVELS ARE IN METRES AND ARE TO MALIN HEAD DATUM
 4. ALL COORDINATES ARE IN METRES AND ARE TO IRISH TRANSVERSE MERCATOR
 5. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION



KEY PLAN
Scale NTS



TYPICAL INSPECTION CHAMBER DETAIL
Scale at A1 1:100

NOTE:
INSTALLATION OF FOUL SEWER SHALL BE IN ACCORDANCE WITH IRISH WATER WASTEWATER INFRASTRUCTURE STANDARD DETAILS (IW-CDS-5030-01) & CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE (IW-CDS-5030-03) INSTALLATION OF FOUL SEWER AND ALL OTHER DEVELOPMENT SERVICES SHALL BE IN ACCORDANCE WITH IRISH WATER STD-WW-05

Purpose: FOR INFORMATION

LEGEND	
	PROPOSED (UPVC) GRAVITY FOUL DRAINAGE, DIAMETER AS INDICATED (IW-CDS-5030-03, SECTION 3.13.3)
	EXISTING (UPVC) GRAVITY FOUL DRAINAGE, PREVIOUSLY GRANTED PERMISSION, ABP SHD PLANNING REFERENCE ABP-305844-19
	PROPOSED FOUL MANHOLE (IW-STD-WW-09.10.11.12)
	EXISTING RISING MAIN, 200mm OD HDPE SDR17
	PROPOSED INSPECTION CHAMBER & 100MM PVC CONNECTION (IW-STD-WW-03, 13)
	EXISTING FOUL RISING MAIN 630mm OD & WAYLEAVE
	EXISTING FOUL MANHOLE (IW-STD-WW-09.10.11.12)
	PROPOSED STORM PIPE
	PROPOSED STORM WATER MANHOLE
	AREA SUBJECT TO PROPOSED DEVELOPMENT

Rev	Description	By	Date	Chk'd	Auth
A	FOR INFORMATION	IH	09.12.25	SK	GH
-	FOR INFORMATION	IH	12.05.25	SK	GH

AtkinsRéalis

Atkins House, 150-155 Airside Business Park, Swords, Co. Dublin
Tel (+353) 01 810 8000 Fax (+353) 01 810 8001

Unit 2B, 2200 Cork Airport Business Park, Cork
Tel (+353) 021 429 0300 Fax (+353) 021 429 0360

2nd Floor Technology House Parkmore Technology Park, Galway
Tel (+353) 091 786 0550 Fax (+353) 091 779 830

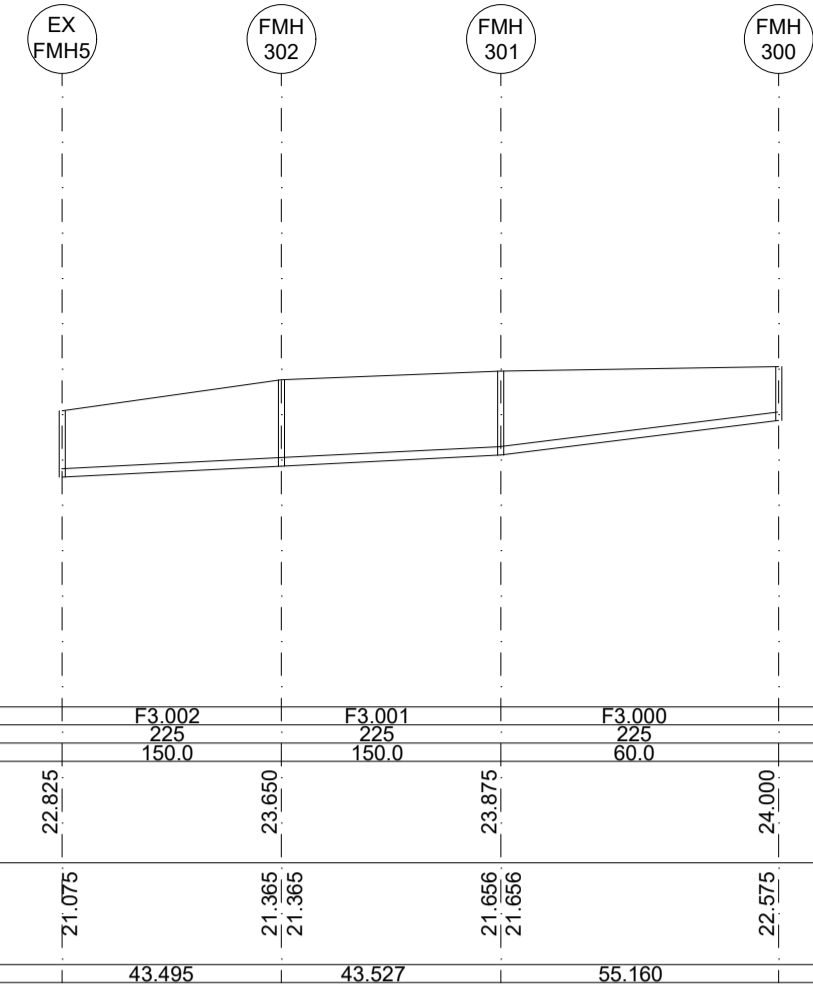
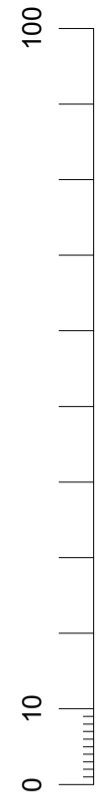
Client	AEVAL UNLIMITED COMPANY
Project	WOODBROOK DART GATEWAY

Title: PROPOSED FOUL DRAINAGE LAYOUT			
Original Scale	Design/Drawn	Checked	Authorised
1:500@A1 1:1000@A3	IH	SK	GH
Status	Drawing Number	Date	Date
I	5217843-ATK-ZZ-02-DR-CE-090553	12.05.25	12.05.25
Rev			
			A

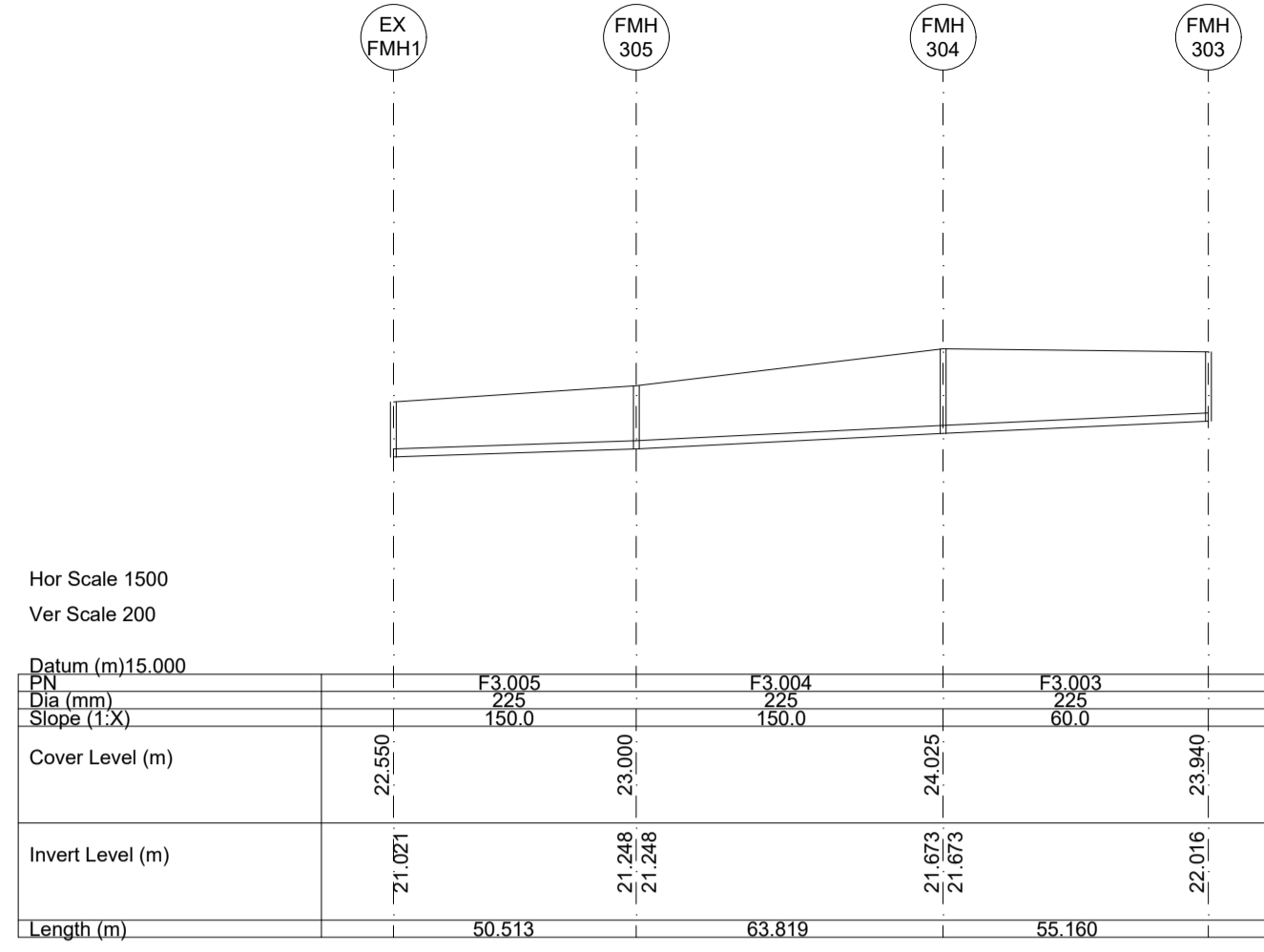
A1

DO NOT SCALE

File: 5217843-ATK-ZZ-02-DR-CE-090555-090557.dwg
 Date: Dec 09, 2025 - 7:29pm
 Plotted by: ULM7849



Longitudinal Section EX FMH 5 - FMH 300
 Scale 1:1500 (Horizontally), 1:200 (Vertically)



Longitudinal Section EX FMH 1 - FMH 303
 Scale 1:1500 (Horizontally), 1:200 (Vertically)

© ORDNANCE SURVEY IRELAND LICENSE No. AR 0082521
 ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND

Rev	Description	By	Date	Chk'd	Auth
-	FOR INFORMATION	IH	09.12.25	SK	GH

AtkinsRéalis

Atkins House, 150-155 Airside Business Park, Swords, Co. Dublin
 Tel (+353) 01 810 8000 Fax (+353) 01 810 8001

Unit 2B, 2200 Cork Airport Business Park, Cork
 Tel (+353) 021 429 0300 Fax (+353) 021 429 0360

2nd Floor Technology House Parkmore Technology Park, Galway
 Tel (+353) 091 786 050 Fax (+353) 091 779 830

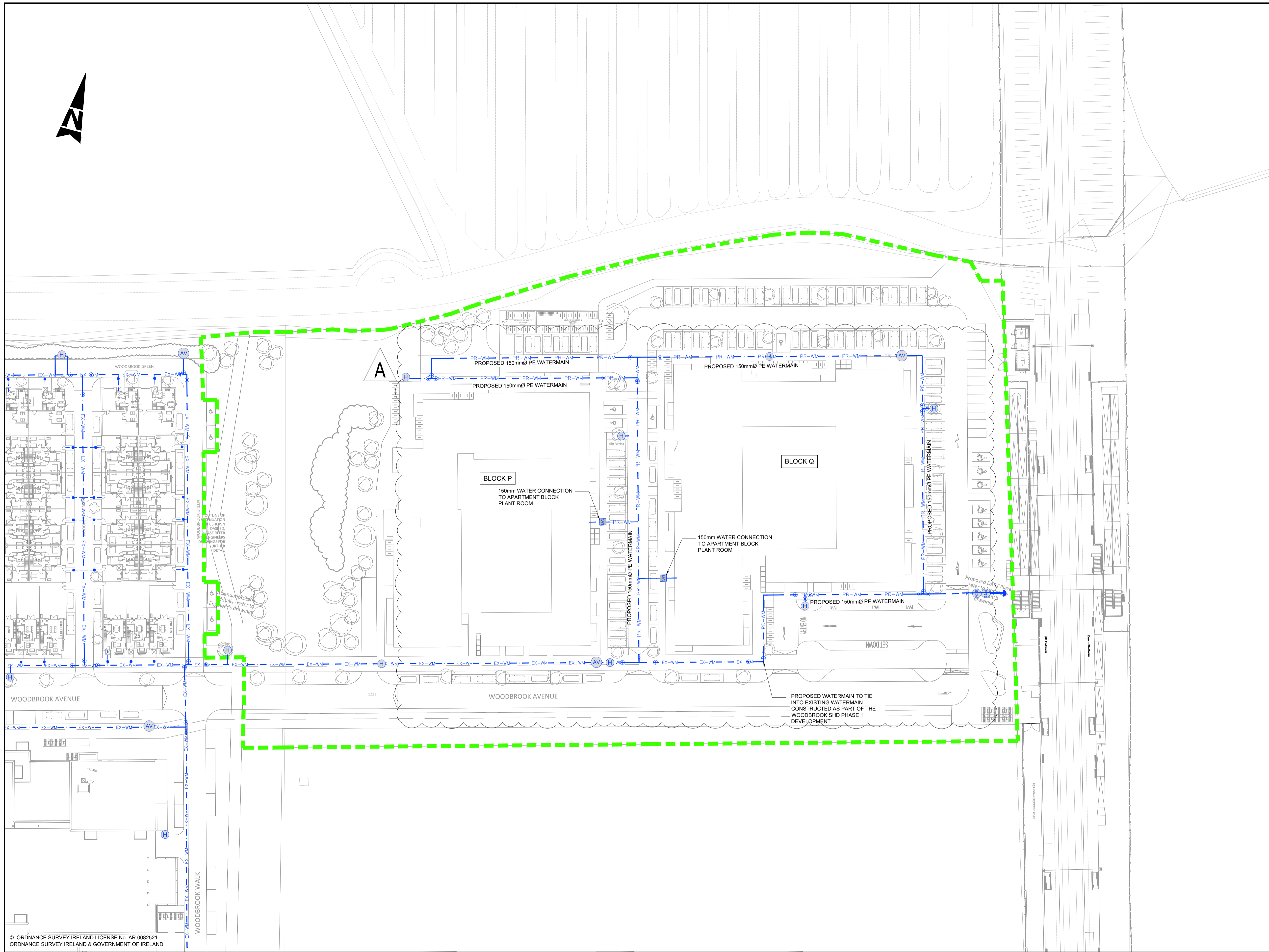
Client	AEVAL UNLIMITED COMPANY		
Project	WOODBROOK DART GATEWAY		

Purpose	FOR INFORMATION						
Title	PROPOSED FOUL WATER LONG SECTION						
Original Scale	AS SHOWN	Design/Drawn	IH	Checked	SK	Authorised	GH
Date	08.12.25	Date	08.12.25	Date	08.12.25	Date	08.12.25
Status	I	Drawing Number	5217843-ATK-ZZ-02-DR-CE-090557	Rev	-		

100
0 10
A1

DO NOT SCALE

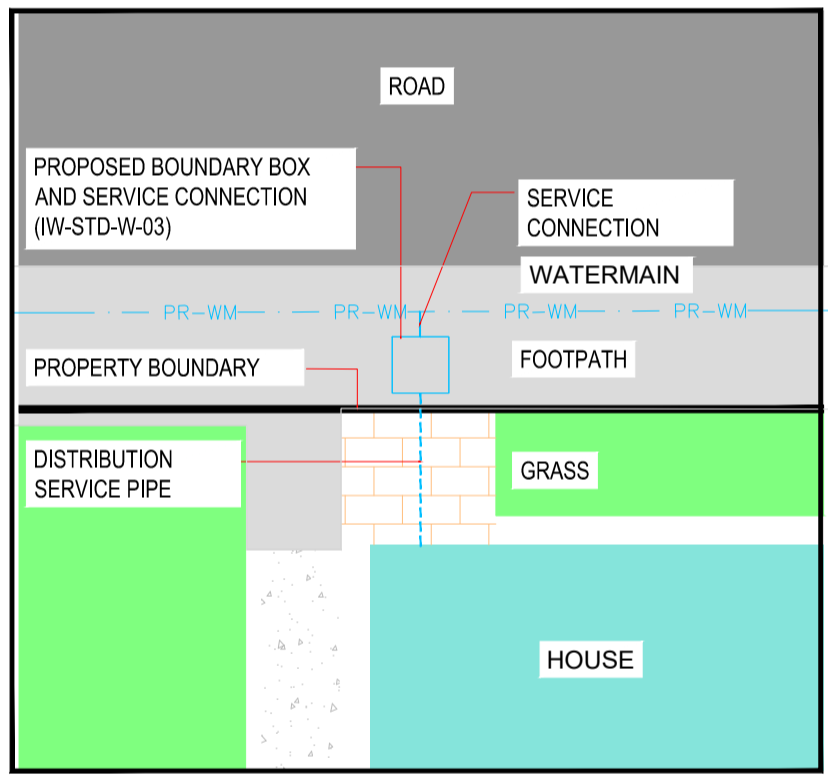
File: 5217843-ATK-ZZ-02-DR-CE-092703.dwg
Date: Dec 09, 2025 - 8:22pm
Printed by: UJW7849



- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE
 2. ONLY WRITTEN DIMENSIONS SHALL BE USED. NO DIMENSIONS SHALL BE SCALED FROM THE DRAWINGS
 3. ALL LEVELS ARE IN METRES AND ARE TO MALIN HEAD DATUM
 4. ALL COORDINATES ARE IN METRES AND ARE TO IRISH TRANSVERSE MERCATOR
 5. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION



KEY PLAN
Scale NTS



TYPICAL BOUNDARY BOX DETAIL
Scale at A1 1:100

NOTE:
INSTALLATION OF WATER MAIN SHALL BE IN ACCORDANCE WITH IRISH WATER, WATER INFRASTRUCTURE STANDARD DETAILS (IW-CDS-5020-01) & CODE OF PRACTICE FOR WATER INFRASTRUCTURE (IW-CDS-5020-03)
INSTALLATION OF WATER MAIN AND ALL OTHER DEVELOPMENT SERVICES SHALL BE IN ACCORDANCE WITH IRISH WATER STD-W-11
AIR VALVE 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, 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

Purpose: **FOR INFORMATION**

LEGEND	
	EXISTING (HPPE/HDPE PE-100 SDR-17) WATERMAIN DIAMETER AS INDICATED PREVIOUSLY GRANTED PERMISSION. ABP SHD PLANNING REFERENCE ABP-305844-19
	PROPOSED (HPPE/HDPE PE-100 SDR-17) WATERMAIN DIAMETER AS INDICATED
	PROPOSED SLUICE VALVE (IW-STD-W-15)
	PROPOSED FIRE HYDRANT (ONLINE IW-STD-W-18) (OFFLINE IW-STD-W-19)
	PROPOSED BULK METER (IW-STD-W-26)
	PROPOSED AIR VALVE (ONLINE IW-STD-W-22) (OFFLINE IW-STD-W-23)
	PROPOSED SCOUR VALVE (IW-STD-W-30)
	PROPOSED MANIFOLD CHAMBER (W-CDS-5020-03, SECTION 3.14)
	PROPOSED END CAP (IW-STD-W-05)
	PROPOSED WASH OUT HYDRANT (IW-STD-W-30A)
	AREA SUBJECT TO PROPOSED DEVELOPMENT

Rev	Description	By	Date	Chk'd	Auth
A	FOR INFORMATION	IH	09.12.25	SK	GH
-	FOR INFORMATION	IH	12.05.25	SK	GH

AtkinsRéalis

Atkins House, 150-155 Airside Business Park, Swords, Co. Dublin
Tel (+353) 01 810 8000 Fax (+353) 01 810 8001

Unit 2B, 2200 Cork Airport Business Park, Cork
Tel (+353) 021 429 0300 Fax (+353) 021 429 0360

2nd Floor Technology House Parkmore Technology Park, Galway
Tel (+353) 091 788 0550 Fax (+353) 091 779 830

Client: **AEVAL UNLIMITED COMPANY**

Project: **WOODBROOK DART GATEWAY**

Title: PROPOSED POTABLE WATER LAYOUT			
Original Scale: 1:500@A1	Design/Drawn: IH	Checked: SK	Authorised: GH
1:1000@A3	Date: 12.05.25	Date: 12.05.25	Date: 12.05.25
Status: I	Drawing Number: 5217843-ATK-ZZ-02-DR-CE-092703	Rev: A	

AtkinsRéalis



Garry Hanratty
AtkinsRéalis Ireland Limited
150-155 Airside Business Park
Swords
Co. Dublin
K67 K5W4

Tel: +353 1 810 8000
garry.hanratty@atkinsrealis.com

© AtkinsRéalis Ireland Limited except where stated otherwise