

# Submission Details

RECEIVED: 23/10/2024

## Submitter

Name	Uisce Eireann
Address	PO Box 6000, Dublin 1 Ireland.
Note	

## In relation to application

Application Number	PT8LL161
Applicant Name	Limerick City and County Council
Development Address	Ballycummin Road Raheen

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**Uisce Éireann Ref:** PN24000012975  
**Planning Ref:** PT8LL161  
**Planning Authority:** Limerick City and County Council  
**Issue Date:** 23 October 2024

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**Development Location:**

Ballycummin Road, Raheen

**Development Description:**

The development will consist of the construction of a three to five storey building to include 20no residential units [2no 5-bed ground floor community units; 1no 1-bed ground floor unit; 9no 2-bed units and 8no 2-bed Universal Design units] to be accessed by a single stair and lift core; 1no community room (32sqm) at ground floor and all ancillary spaces. The site works consist provision of the removal of 13no public car spaces to Ballycurnmin Road, provision of a new vehicular entrance, 15no new car spaces, a new covered bin store, 30no bike spaces, connection to existing watermain and foul sewer and the provision of an underground attenuation tank. The development includes the provision of planting and associated landscape works.

A Chara,

Please accept this submission in respect to the above-referenced planning application. Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and have the following observation(s).

**Uisce Éireann's Recommendation:** Further Information Requested

**Uisce Éireann's Assessment/Observation(s):**

A Confirmation of Feasibility (COF) letter was issued for the site noting both Water and Wastewater connections are feasible subject to upgrades.

In relation to the Water Connection the COF letter noted - Feasible Subject to upgrades. A review is required of an existing Pressure Reducing Valve on the existing potable water network downstream of the proposed development to ensure the development is served with sufficient working pressure. It further noted the presence of an existing 750mm trunk watermain which traverses the proposed site for development. A minimum separation distance of 8m shall apply between any proposed structure and the existing trunk watermain. Should a diversion of this asset be proposed, the applicant is to contact [diversions@water.ie](mailto:diversions@water.ie)

In relation to the Wastewater Connection the COF letter noted - Feasible Subject to upgrades. In order to complete the proposed connection at the premises, the Uisce Éireann wastewater network will have to be extended by approximately 50m. Uisce Éireann currently does not have any plans to extend its network in this area. Should the applicant wish to consider extending the public wastewater network to a point to connect to the Uisce Éireann network, please contact Uisce Éireann.

As noted in the COF, Uisce Éireann records indicate there is an existing 750mm Trunk Watermain located within the development site. Uisce Éireann does not permit build over of its assets and the separation distances as per Uisce Éireann's Standards Codes and Practices must be achieved. This is a major piece of infrastructure serving the area and needs to be discussed with our Diversions Dept. If a Diversion of this pipe line is proposed, a separate Confirmation of Feasibility letter must be obtained by the applicant from Uisce Éireann's Diversions Dept, prior to any grant of planning permission.

Therefore, further information is requested as follows.

The applicant must engage with Uisce Éireann's Diversions team to assess feasibility of build over and / or diversion. The outcome of the engagement with Uisce Éireann's diversions team shall be submitted as a response to this Further Information request.

Alternatively

The applicant shall submit revised plans and layouts clearly indicating separation distances as per Uisce Éireann's Standards and Code of Practices have been achieved to accommodate the existing infrastructure within the site.

Information on UÉ Diversion and Build-Over Enquiry process

Please engage with Uisce Éireann Diversions Team (Diversions@water.ie) and submit the diversion application form and relevant information if requested. Once Uisce Éireann completes the review and it is deemed to be acceptable, the applicant will be issued a Confirmation of Feasibility letter. Any proposal diversion/replacement/build over works must be in compliance with UÉ Standards and Code of Practices.

This can be found on <https://www.water.ie/connections/developer-services/standard-details-codes/> Information relation to the above can be found via the attached link <https://www.water.ie/connections/developer-services/diversion-and-build-over/>.

Queries relating to the terms and observations above should be directed to [planning@water.ie](mailto:planning@water.ie)

PP *Ali Robinson*

Signed on behalf of Geoffrey Burke  
Connections and Developer Services