



Your Ref: ABP-305919-19
Our Ref: 5332999004

An Bord Pleanála,
64 Marlborough Street,
Dublin 1
19/12/2019

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Dear Sir/ Madam,

**Re: 344no. residential units (212no. houses & 132no. apartments), crèche and all associated site works.
Clonminch, Clonminch Road (R443), Tullamore, Co. Offaly.**

Irish Water has received notification of Steinfort Investments Fund's request to enter into consultations under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016 in respect of the above mentioned proposed development.

Irish Water has issued a Confirmation of Feasibility for this development for 451 residential units.

As stated in the Confirmation of Feasibility (COF), network upgrades may be required to facilitate the connection of the development to Irish Water infrastructure. The modelling exercises for the water and wastewater networks noted in the COF have not been carried out yet. However, any upgrades will relate to the upsizing of existing sewers and/or watermains and will not require third party or statutory consents other than road opening licences from the Local Authority.

The COF also states that the Clonaslee Water Treatment Plant must be upgraded to facilitate this development. This project is on Irish Water's Capital Investment Plan and is scheduled to be complete by Q3 2020.

Therefore, based upon the Confirmation of Feasibility, Irish Water confirms that subject to a compliant water and wastewater layout and a valid connection agreement being put in place between Irish Water and the developer, the proposed connection(s) to the Irish Water network(s) can be facilitated.



Maria O'Dwyer
Connections and Developer Services Manager