

Planning & New Connections

Briefing Deck for Agents/Consultants

Date: 8th July 2014



Irish Water as a statutory consultee

The Planning and Development (Amendment) (No. 2) Regulations, prescribe Irish Water as a statutory consultee for the purpose of plans under the Planning and Development Act 2000

- The Regulations also prescribe Irish Water as a statutory consultee in relation to applications for development consent under the Planning Act, including
 - applications for permission under section 34 (article 28 of the Regulations);
 - approval under section 179/Part 8 (article 82 of the Regulations)
 - applications to An Bord Pleanála
 - Etc.,

What does the Planning Guidelines require of LA's for Statutory Consultee's

The Department of Environment Heritage and Local Government's Planning Guidelines for Development Management 2007 suggests that

Prescribed Bodies: Statutory consultees should be notified as early as possible in relation to categories of development that are likely to affect them. This is absolutely necessary in order to allow them time to assess applications and make submissions if desired and thus exercise their right to participate in the planning process as intended by the legislation.

Pre-Planning



- Pre Planning is key for the potential Customer/Agent to be aware of network availability/required upgrades and estimated New Connection costs.
- If the Potential Applicant is likely to require a connection to an IW network the Planning Department advises the Potential Applicant that the customer is required to make contact with Irish Water in relation to obtaining water services connections.
- The Planning Department (PD) advises IW New Connection Team (NCT), through email, of relevant pre-planning consultation where it is considered a potential applicant's proposal may have significant impact on the Irish Water network.

Pre-Planning Meetings



- The potential applicant will be advised at pre-planning stage of any issues relating to IW assets, this advice is subject to confirmation by subsequent formal assessment.
- Any meeting between a WSD acting on behalf of IW and a potential customer without the Planning Department present is considered to be outside the scope of the statutory planning process.

Planning Referrals Protocol

- IW/WSD assess the planning application.
- IW will submit formal response to the planning Authority within the 5 week timeframe.
- Planning Department carries out their own assessment of statutory bodies submissions and make their decision within the legislative time frame.

New Connections Protocol

- Customer/Agent to download the New Connection application form from LA website and return completed to LA.
- IW/WSD to validate New Connection application information.
- IW to send out offer and receive payment for all connections.
- IW/WSD to complete works to connect customer.
- LA to deal with queries from prospective Customer/Agent.

IW Connection Offer

- Irish Water will send quotation & connection offer to customer detailing:
 - Connection fees
 - Payment method
 - Duration of offer validity
 - Conditions of connection
 - Directions to specifications / Instructions for connection works

Points to note:

- Pre-Planning is key for Customer/Agent awareness of network availability and connection costs.
- Irish Water will send quotation & connection offer to customer detailing connection fees.
- Development charges for water and wastewater do not appear on planning permissions post January 1st 2014 (charges are now included in the connection offer).
- For significant Connections please contact the Regional New Connections Team.

New Connections Team North & West

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Thank You Q & A