

# THE ROLE OF IRISH WATER IN PLANNING



## Monaghan County Council – Agents

### Workshop.

Date: 23<sup>rd</sup> April 2015  
Hillgrove Hotel Monaghan.



# AGENDA

**1. OVERVIEW OF PRE-PLANNING/PRE-CONNECTION ENQUIRY STAGE**

**2. PLANNING OBSERVATIONS AT APPLICATION STAGE**

**3. PROCEDURES FOR NEW CONNECTIONS**

**4. TAKING IN CHARGE**



# 1. Pre-Planning/Pre-Connection



- Submit Pre- Connection Enquiry Form to Irish Water at Pre-Planning stage for Significant Connections. email form to [mmcgrath@water.ie](mailto:mmcgrath@water.ie) or [cheaney@water.ie](mailto:cheaney@water.ie) We will issue feedback which in turn can be submitted with your planning application.
- Planning Permission no longer guarantees a water or waste water connection. A Connection Agreement with Irish Water is needed before a connection can be carried out. It is therefore important to consult with Irish Water at an early stage to determine if a connection is feasible.
- Customer/Agent will become aware of network availability/required upgrades and estimated New Connection costs and can then decide if the project should proceed to planning stage.

# 1. Pre-Planning/Pre-Connection



- Pre-Connection Enquiry Form – Sample Content.

Pre Enquiry Form Oct [Read-Only] - Microsoft Word

File Home Insert Page Layout References Mailings Review View Design Layout

Print Layout Full Screen Reading Web Outline Draft Ruler Gridlines Navigation Pane Zoom 100% One Page Two Pages Page Width New Window Arrange All Split View Side by Side Synchronous Scrolling Reset Window Position Switch Windows Macros

**Section C Service details**

The following information determines if your development can be served by public water and/or waste water infrastructure.

20 Previous use of site: \_\_\_\_\_

21 Date previous building was last occupied (if applicable): \_\_\_\_\_

22 Are there existing connections to public sewers at the premise/site? Yes  No

23 Are there existing connections to public water mains at the premise/site? Yes  No

If any of the above answered 'yes' -

Is this enquiry for an additional connection to the one already installed? Yes  No

(If yes, what type of connection? Public water/Water/Water/Boh) \_\_\_\_\_

If any of the above answered 'No' -

Is this enquiry for an upgrade to an existing connection? Yes  No

(If yes, what type of connection? Public water/Water/Water/Boh) \_\_\_\_\_

24 Please indicate water demand (include calculations on attached calculation sheet)

Predevelopment peak hour water demand	m <sup>3</sup> /h
Predevelopment average hour water demand	m <sup>3</sup> /h
Postdevelopment peak hour water demand	m <sup>3</sup> /h
Postdevelopment average hour water demand	m <sup>3</sup> /h

Predevelopment refers to brownfield sites only. Peak Hour Water Demand = Average water demand x 2.1 multiplier.

25 Details of the water demand volumes should be provided as follows:

Normal volume	m <sup>3</sup> /h
Average volume	m <sup>3</sup> /h
Minimum volume	m <sup>3</sup> /h
Maximum volume	m <sup>3</sup> /h

26 Please indicate wastewater discharge (include calculations on attached calculation sheet)

Predevelopment peak hour discharge	m <sup>3</sup> /h
Predevelopment average hour discharge	m <sup>3</sup> /h
Postdevelopment peak hour discharge	m <sup>3</sup> /h
Postdevelopment average hour discharge	m <sup>3</sup> /h

27 Please indicate wastewater characteristics

Characteristic	Max concentration	Average concentration
Biochemical Oxygen Demand (BOD), mg/l		
Suspended Solids (SS), mg/l		
Total Nitrogen (N), mg/l		
Total Phosphorus (P), mg/l		
Other, mg/l		

28 What are the following levels on site above Ordnance datum?

lowest floor level on site	metres
highest water connection on site	metres

29 Is on site water storage being provided? Yes  No

Please include calculations on attached calculation sheet.

30 Please provide details of fire flow requirements? Yes  No

Please include calculations on attached calculation sheet.

31 Please identify proposed water supply sources i.e. mains or mains plus supplement from other sources?

\_\_\_\_\_

32 Will the wastewater connection include Trade Effluent? Yes  No

Please note non-domestic discharges will be subject to a separate licensing process (either Section 16 or IPC/ID licensing). In particular, Food Service Establishments are subject to Section 16 POC licensing. Licensing is not the subject matter of this form.

If the above answered 'yes', please provide the details at this time:

a. Description of the nature of the Proposed Discharge: \_\_\_\_\_

b. Proposed Maximum Daily Discharge: Volume (m<sup>3</sup>) \_\_\_\_\_

c. Proposed Maximum Discharge Rate (l/s) \_\_\_\_\_

d. Proposed Period(s) of Discharge (Times & durations) \_\_\_\_\_

33 Will storm water or surface water discharge to an In-hat Water foul/combined sewer? Yes  No

If 'Yes':

a. Please explain reasons for surface water discharge to an In-hat Water foul/combined sewer. \_\_\_\_\_

b. Please indicate the maximum rate of surface water discharge to an In-hat Water foul/combined sewer (l/s) \_\_\_\_\_

Please note the connection of surface water to the combined sewer will only be considered acceptable in exceptional circumstances using runoff rates and volumes as agreed with In-hat Water. In all cases, site drainage systems as far as the connection point must be separate.

**Section E Documentation to be submitted**

34 Please provide a suitably scaled location plan which clearly highlights the proposed development boundaries as well as noting adjacent street names. Please ensure the plan is clear and suitable to assist us when reviewing your application.

35 Please provide the following additional information:

- Calculations
- Any other information that might help In-hat Water assess this pre-enquiry application.

Page: 4 of 10 Words: 1,552 English (U.K.)

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## 2. PLANNING OBSERVATIONS AT APPLICATION STAGE

- The Planning and Development (Amendment) (No. 2) Regulations, prescribe Irish Water as a statutory consultee for the purpose of planning under the Planning and Development Act 2000.
- Local Authority Water Services assess the planning application as agents of Irish Water.
- IW will submit the formal observation 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.

## 2. PLANNING OBSERVATIONS AT APPLICATION STAGE

- Our observations will be trying to avoid a detailed technical assessment of the proposal at planning stage. Such an assessment will be carried out at connection stage.
- Our planning assessment will check if capacity exists within the network/treatment plant for the development. We will generally raise no objection if this is the case. This assessment in no way guarantees a connection.

# 3. Procedures for New Connections (At Connection stage)

- 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.(only for standard Connections)

# 3. Procedures for New Connections (At Connection stage)

- 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



## 4. Taking in Charge

- Department of Environment Circular PL 5/2014 offers Guidance in relation to taking in charge.
- Asset Strategy is the function within Irish Water which is coordinating the taking in charge process of water and waste water infrastructure.
- Planning authorities should therefore continue to use the statutory powers available to them to take residential estates, including water services infrastructure, in charge in the usual way, working with Irish Water.
- Remediation costs in relation to water services will be addressed by Irish Water and remediation costs for roads, footpaths, public lighting and open space will be addressed by the relevant local/ planning authority.

## New Connections Team North & West

Seamus Lee (Lead)

[slee@water.ie](mailto:slee@water.ie)

Martin McGrath (Senior Design Eng.)

[mmcgrath@water.ie](mailto:mmcgrath@water.ie)

Conor Heaney (Design Eng.)

[cheaney@water.ie](mailto:cheaney@water.ie)



# Thank You Q & A