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11th February 2022

Re: Proposed Variation No. 4 to the Monaghan County Development Plan 2019-2025

Dear Mr Hughes,

Irish Water acknowledges receipt of your letter dated 13th January 2022, regarding Proposed Variation No. 4 to the Monaghan County Development Plan 2019-2025 to include a new Objective MPO 16 to, *'Ensure that all development proposals within the Roosky Lands Master Plan area have regard to the master plan strategy and development objectives of the Roosky Lands Master Plan.'*

We welcome the proposed variation which will support the achievement of urban renewal and compact growth objectives in local, regional and national planning policy. Please find below our comments in relation to the proposed new objective and the Roosky Lands Masterplan.

Availability of Water Services

A high-level overview of public water services serving the area is provided below. However, this is indicative only, the exact requirements in relation to network and treatment capacity will be determined as part of our New Connections process. Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed Irish Water projects in place to progress such works.

Monaghan town is served by the Monaghan water resource zone, which has water supply availability. It is noted the masterplan area is within a groundwater source protection area, development proposals should not conflict with the protection guidelines set out in the County Monaghan Groundwater Protection Scheme.

There is currently potential spare wastewater treatment capacity (to at least Urban Wastewater Treatment Directive standards) of approximately 8,000p.e. (population equivalent) in Monaghan town.

The area is well served by 100mm, 150mm and 200mm diameter watermains on Dublin Street, Glaslough Street and within the masterplan area.

There are 225mm diameter sewers along Glaslough Street and Dublin Street. While there is capacity available to cater for some development, localized upgrades of the wastewater network are likely to be required to service the full development of the Roosky and Dublin Street masterplan areas. In order to maximise the capacity of existing collection systems for foul water, the discharge of additional surface water to combined (foul and surface water) sewers is not permitted. SuDS and Green-Blue

Infrastructure are encouraged in new developments including the public realm and retrofitted in existing developed areas as an effective means of keeping surface water out of the foul network.

Third-party agreement will be required where it is proposed to service a new development via private property or private water services infrastructure e.g. servicing backland sites.

New Connections

All new residential and commercial developments wishing to connect to an Irish Water network are to be assessed on a case by case basis through Irish Water's New Connections process. New connections to Irish Water networks are subject to our Connections Charging Policy. Further information on this process is available at: <https://www.water.ie/connections/developer-services/>.

Proximity to Monaghan WasteWater Treatment Plant (WWTP)

The Roosky Lands masterplan area includes for residential zoning in close proximity to the Monaghan town WWTP. Given the potential operational impact to existing WWTPs, limiting development of sensitive receptors such as housing in these instances should be considered. Irish Water does not currently have a policy on exclusion zones around public wastewater infrastructure however, we note the [EPA](#) recommend a buffer of 50m for smaller WWTPs. A greater buffer e.g. 100m should be considered for WWTPs > 1,500pe.

Protecting Irish Water Assets

The proposed developments have the potential to impact on Irish Water assets and projects e.g. building over of assets, tree planting, new connections, programming network upgrades in advance of road and public realm projects, provision of future-proofing ducts. It is essential that Irish Water assets are protected and access is maintained.

There is a 200mm diameter watermain crossing the masterplan area and other Irish Water network assets within the road and along part of the River Walk. It is likely that the 200mm diameter watermain crossing the masterplan area will need to be diverted to accommodate the proposed developments.

Development in the vicinity of Irish Water assets must be in accordance with our Standard Details and Codes of Practise. Where protection or diversion works are necessary, a Diversion Agreement will be required. Further information on this process is available at: <https://www.water.ie/connections/developer-services/diversions/>.

Early engagement in relation to planned projects is requested to ensure public water services are protected, enable Irish Water to plan works accordingly and ultimately minimise disruption to the public.

We look forward to working with Monaghan County Council to progress the objectives set out in these variations and the County Development Plan.

Yours Sincerely,



Elaine Heneghan
Regional Forward Planning Specialist

Asset Strategy