

Molaga Capital Ltd c/o Martin Murphy,
MMOS Engineers,
Lane Business Park,
Monahan Road,
Cork

20 May 2019

Re: Design Submission for Strategic Housing Development at Rialto Student Accommodation, South Circular Road, Dublin (the “Development”) (the “Design Submission”) / 5475419949.

Uisce Éireann
Bosca OP 448
Oifig Sheachadta
na Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Dear Martin,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water Representative

Name: James O’Sullivan
Phone: 02252269
Email: jamesosull@water.ie

Yours sincerely,



Maria O’Dwyer

Connections and Developer Services

Appendix A

Document Title & Revision

- SB-2017-015-001 Site Location Plan
- 18079-1000-05 Overall Site Drainage/Watermain Layout at Ground Floor Level 0
- 18079-1006-05 Foul Drainage Layout at Ground Floor Level 0
- 18079-1007-04 Surface Water Drainage Layout at Ground Floor Level 0
- 18079-1008-05 Watermain Layout at Ground Floor Level 0
- 18079-1010-01 Foul & Storm Water Longitudinal Sections

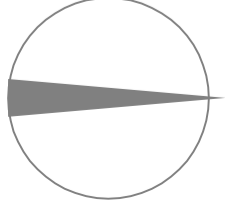
Standard Details/Code of Practice Exemption: N/A

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.



NORTH POINT



Output Format: =====

DWG_35.LEVEL

Output File: =====

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Map Series: =====

1:1000

3263-17

REVISION DATE = 30-Mar-2016

SURVEY DATE = 31-Dec-1968

LEVELLED DATE = 31-Dec-1993

3263-18

REVISION DATE = 30-Mar-2016

SURVEY DATE = 31-Dec-1973

LEVELLED DATE = 31-Dec-1993

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LRXLRY = 713856.732779

ULXULY = 713524.733025

URXLRY = 713856.733025

Projection: =====

ITM

ITM Centre Point Co-ordinate: =====

XY = 713690.732902

Extraction Date: =====

12-Mar-2018

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Surbhreacht Ordanáis Éireann, Páirc an

Fhionnuisce, Baile Átha Cliath 8, Éire

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bhealach gan cead i scríbhinn toimne ó uineir

an chopóirt.

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de mhaoin trannh, ná uinéireacht de ghineithe fhisicúla.

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SITE OUTLINED IN RED

LOCATION OF SITE NOTICES

1:1000 A3

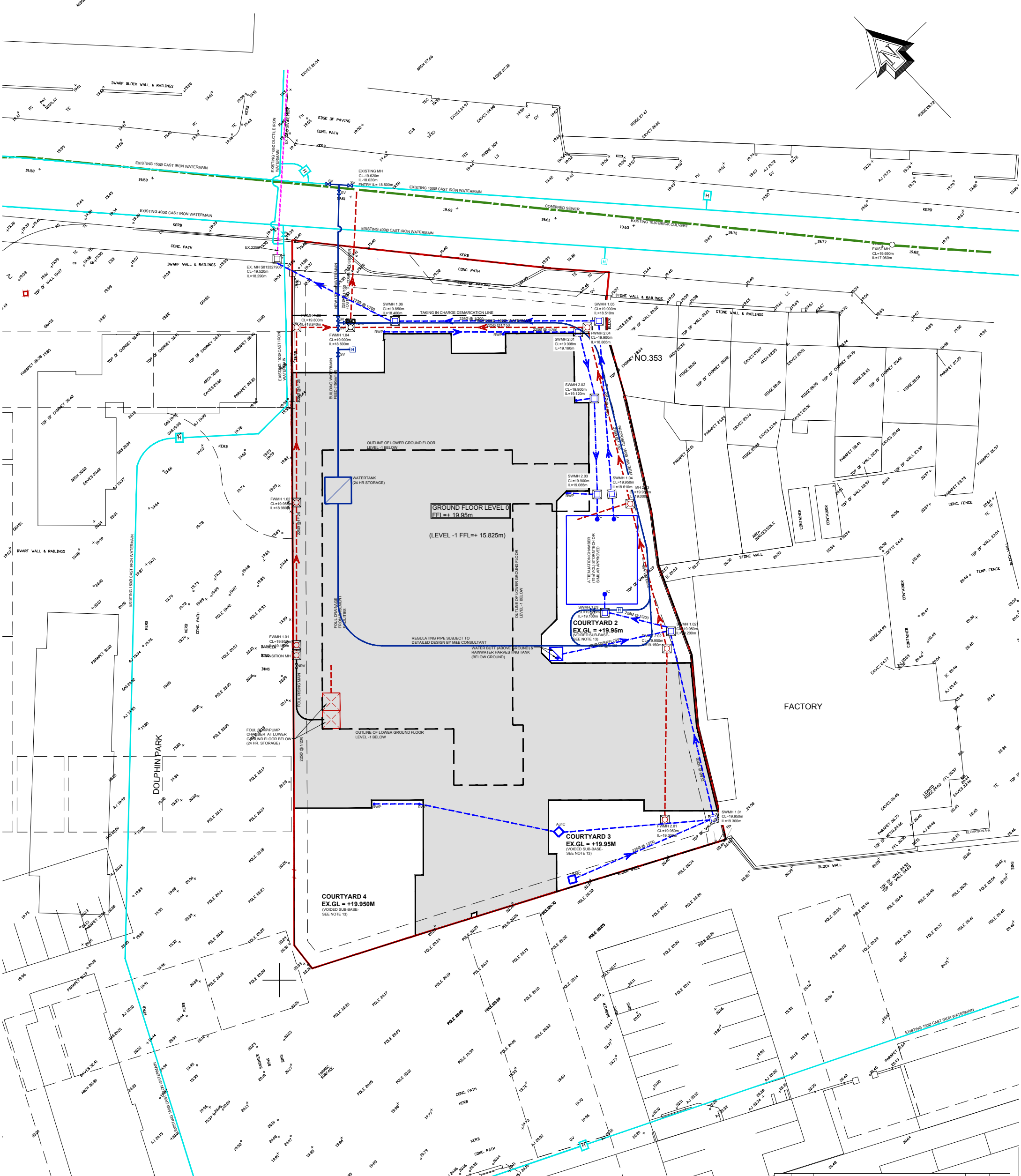
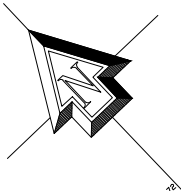
REVISION:

A	Jan 2019	ISSUED FOR PLANNING
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SITE LOCATION MAP

SHIPPSEYBARRY

BRUCE MCKEITHEN



Drainage Legend

- PROPOSED SW MANHOLE
- PROPOSED SW DRAIN
- AJ/IC ACCESS JUNCTION/INSPECTION CHAMBER
- RWP RAIN WATER DOWN PIPE
- PROPOSED FOUL MAN HOLE
- PROPOSED FOUL DRAIN
- AJ/IC ACCESS JUNCTION/INSPECTION CHAMBER
- NRV NON RETURN VALVE

- EXISTING SURFACE WATER
- EXISTING COMBINED DRAIN
- NEW NON RETURN VALVE
- WATERMAIN LEGEND
- EXISTING WATERMAIN
- EXISTING HYDRANT
- PROPOSED 150MM WATERMAIN
- PROPOSED HYDRANT

- PROPOSED AIR VALVE
- PROPOSED WATER METER
- RAIN WATER DOWN PIPE
- INSPECTION CHAMBER

05	16/04/19	REVISED TO IW/DCC COMMENTS	A.R.	DOS
04	20/03/19	RESPONSE TO IW QUERIES	A.R.	DOS
03	24/01/19	REVISED AS PER ARCHITECTS REVISIONS	A.R.	DOS
02	19/10/18	REVISED AS PER ARCHITECTS REVISIONS	A.R.	DOS
01	14/06/18	GENERAL AMENDMENTS	P.McC.	DOS
00	27/04/18	DRAFT FOR DISCUSSION	P.McC.	DOS
REV	DATE	DESCRIPTION	DRAWN BY CHKD	

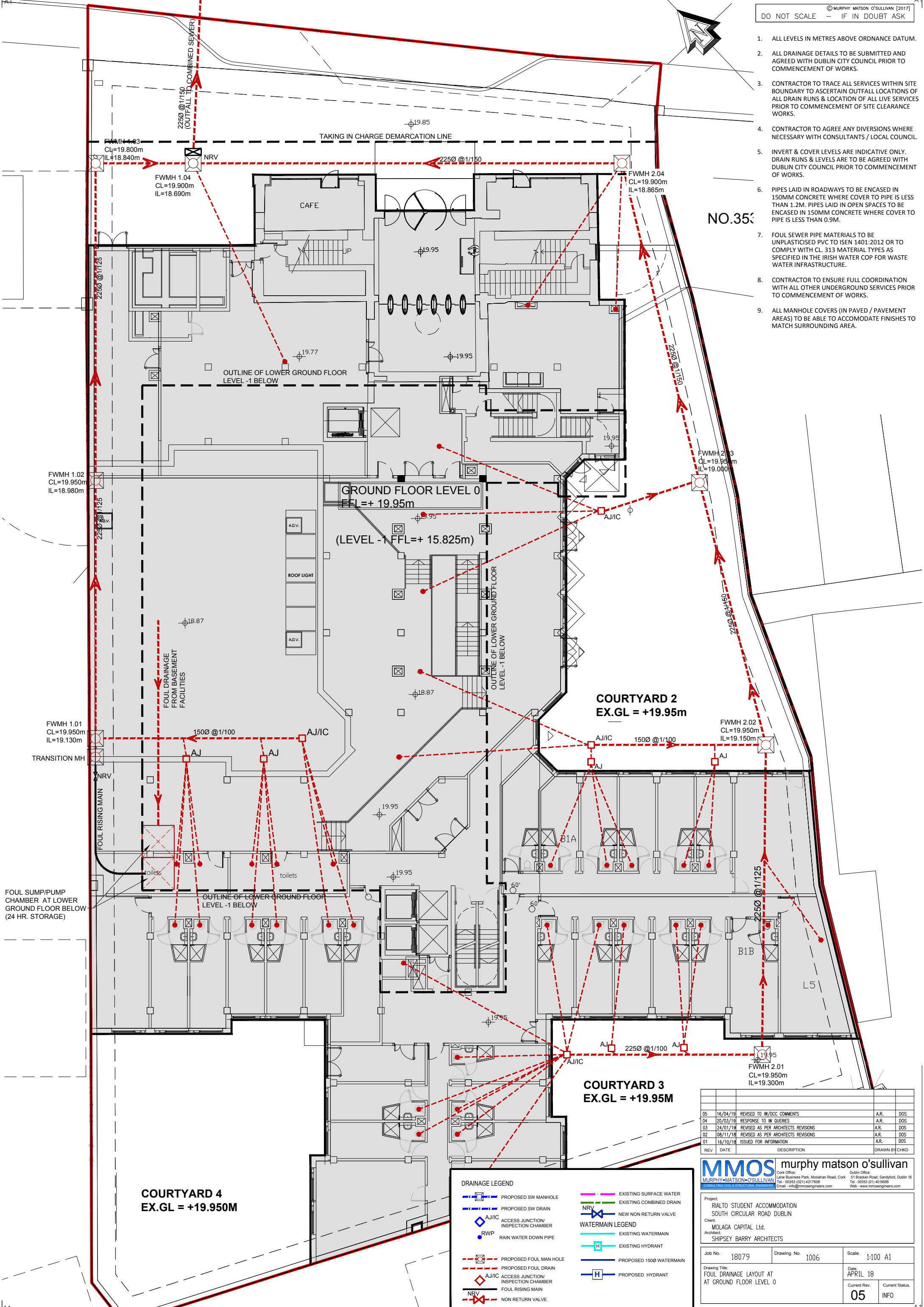
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Project: **RIALTO STUDENT ACCOMMODATION SOUTH CIRCULAR ROAD DUBLIN**
 Client: **MOLAGA CAPITAL Ltd.**
 Architect: **SHIPSEY BARRY ARCHITECTS**

Job No. 18079	Drawing No. 1000	Scale. 1:200 A1
Drawing Title: OVERALL SITE DRAINAGE/WATERMAIN LAYOUT AT GROUND FLOOR LEVEL 0		Date: APRIL 18
Current Rev. 05		Current Status. INFO

- ALL LEVELS IN METRES ABOVE ORDNANCE DATUM.
- ALL DRAINAGE DETAILS TO BE SUBMITTED AND AGREED WITH DUBLIN CITY COUNCIL PRIOR TO COMMENCEMENT OF WORKS.
- CONTRACTOR TO TRACE ALL SERVICES WITHIN SITE BOUNDARY TO ASCERTAIN OUTFALL LOCATIONS OF ALL DRAIN RUNS & LOCATION OF ALL LIVE SERVICES PRIOR TO COMMENCEMENT OF SITE CLEARANCE WORKS.
- CONTRACTOR TO AGREE ANY DIVERSIONS WHERE NECESSARY WITH CONSULTANTS / LOCAL COUNCIL.
- INVERT & COVER LEVELS ARE INDICATIVE ONLY. DRAIN RUNS & LEVELS ARE TO BE AGREED WITH DUBLIN CITY COUNCIL PRIOR TO COMMENCEMENT OF WORKS.
- PIPES LAID IN ROADWAYS TO BE ENCASED IN 150MM CONCRETE WHERE COVER TO PIPE IS LESS THAN 1.2M. PIPES LAID IN OPEN SPACES TO BE ENCASED IN 150MM CONCRETE WHERE COVER TO PIPE IS LESS THAN 0.9M.
- FOUL SEWER PIPE MATERIALS TO BE UNPLASTICISED PVC TO ISEN 1401:2012 OR TO COMPLY WITH CL. 313 MATERIAL TYPES AS SPECIFIED IN THE IRISH WATER COP FOR WASTE WATER INFRASTRUCTURE.
- CONTRACTOR TO ENSURE FULL COORDINATION WITH ALL OTHER UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS.
- ALL MANHOLE COVERS (IN PAVED / PAVEMENT AREAS) TO BE ABLE TO ACCOMMODATE FINISHES TO MATCH SURROUNDING AREA.

NO.35



REV	DATE	DESCRIPTION	DRAWN BY	CHKD
05	16/04/19	REVISED TO IIR/DCC COMMENTS	A.R.	DOS
04	20/03/19	RESPONSE TO W QUERIES	A.R.	DOS
03	24/01/19	REVISED AS PER ARCHITECTS REVISIONS	A.R.	DOS
02	08/11/18	REVISED AS PER ARCHITECTS REVISIONS	A.R.	DOS
01	16/10/18	ISSUED FOR INFORMATION	A.R.	DOS

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Project: RIALTO STUDENT ACCOMMODATION
 SOUTH CIRCULAR ROAD DUBLIN
 Client: MOLAGA CAPITAL Ltd.
 Architect: SHIPSEY BARRY ARCHITECTS

Job No. 18079	Drawing No. 1006	Scale. 1:100 A1
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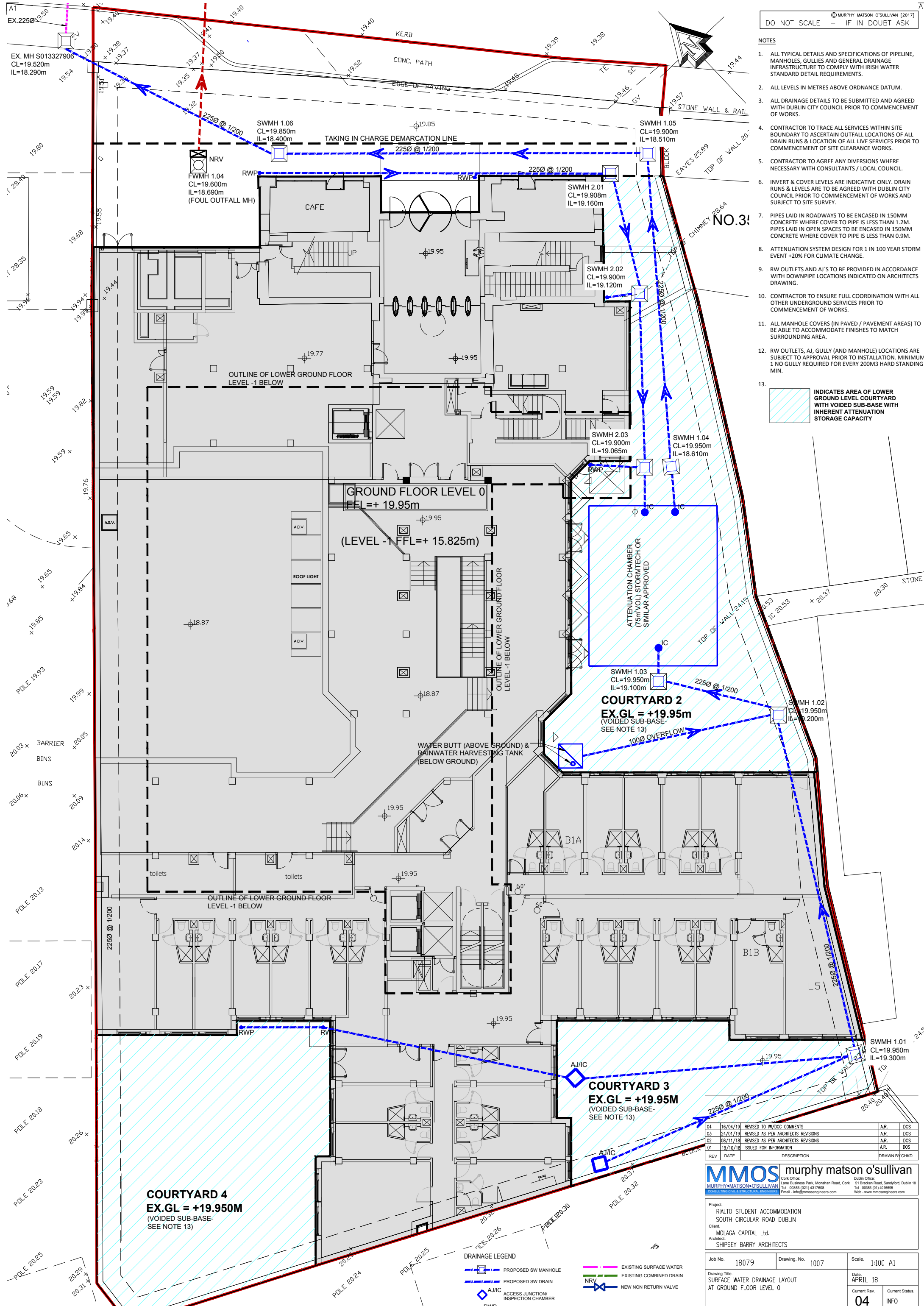
DRAINAGE LEGEND

- PROPOSED SW MANHOLE
- PROPOSED SW DRAIN
- AJ/AJIC ACCESS JUNCTION/ INSPECTION CHAMBER
- RWP RAIN WATER DOWN PIPE
- PROPOSED FOUL MAN HOLE
- PROPOSED FOUL DRAIN
- AJ/AJIC ACCESS JUNCTION/ INSPECTION CHAMBER
- NRV NON RETURN VALVE
- EXISTING SURFACE WATER
- EXISTING COMBINED DRAIN
- NEW NON RETURN VALVE
- WATERMAIN LEGEND
- EXISTING WATERMAIN
- EXISTING HYDRANT
- PROPOSED 150Ø WATERMAIN
- PROPOSED HYDRANT

NOTES

1. ALL TYPICAL DETAILS AND SPECIFICATIONS OF PIPELINE, MANHOLES, GULLIES AND GENERAL DRAINAGE INFRASTRUCTURE TO COMPLY WITH IRISH WATER STANDARD DETAIL REQUIREMENTS.
2. ALL LEVELS IN METRES ABOVE ORDINANCE DATUM.
3. ALL DRAINAGE DETAILS TO BE SUBMITTED AND AGREED WITH DUBLIN CITY COUNCIL PRIOR TO COMMENCEMENT OF WORKS.
4. CONTRACTOR TO TRACE ALL SERVICES WITHIN SITE BOUNDARY TO ASCERTAIN OUTFALL LOCATIONS OF ALL DRAIN RUNS & LOCATION OF ALL LIVE SERVICES PRIOR TO COMMENCEMENT OF SITE CLEARANCE WORKS.
5. CONTRACTOR TO AGREE ANY DIVERSIONS WHERE NECESSARY WITH CONSULTANTS / LOCAL COUNCIL.
6. INVERT & COVER LEVELS ARE INDICATIVE ONLY. DRAIN RUNS & LEVELS ARE TO BE AGREED WITH DUBLIN CITY COUNCIL PRIOR TO COMMENCEMENT OF WORKS AND SUBJECT TO SITE SURVEY.
7. PIPES LAID IN ROADWAYS TO BE ENCASED IN 150MM CONCRETE WHERE COVER TO PIPE IS LESS THAN 1.2M. PIPES LAID IN OPEN SPACES TO BE ENCASED IN 150MM CONCRETE WHERE COVER TO PIPE IS LESS THAN 0.9M.
8. ATTENUATION SYSTEM DESIGN FOR 1 IN 100 YEAR STORM EVENT +20% FOR CLIMATE CHANGE.
9. RW OUTLETS AND AJ'S TO BE PROVIDED IN ACCORDANCE WITH DOWNPIPE LOCATIONS INDICATED ON ARCHITECTS DRAWING.
10. CONTRACTOR TO ENSURE FULL COORDINATION WITH ALL OTHER UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS.
11. ALL MANHOLE COVERS (IN PAVED / PAVEMENT AREAS) TO BE ABLE TO ACCOMMODATE FINISHES TO MATCH SURROUNDING AREA.
12. RW OUTLETS, AJ, GULLY (AND MANHOLE) LOCATIONS ARE SUBJECT TO APPROVAL PRIOR TO INSTALLATION. MINIMUM 1 NO GULLY REQUIRED FOR EVERY 200M³ HARD STANDING MIN.

INDICATES AREA OF LOWER GROUND LEVEL COURTYARD WITH VOIDED SUB-BASE WITH INHERENT ATTENUATION STORAGE CAPACITY



DRAINAGE LEGEND

- PROPOSED SW MANHOLE
- PROPOSED SW DRAIN
- ACCESS JUNCTION/ INSPECTION CHAMBER
- RAIN WATER DOWN PIPE
- EXISTING SURFACE WATER
- EXISTING COMBINED DRAIN
- NEW NON RETURN VALVE

REV	DATE	DESCRIPTION	DRAWN BY	CHKD
04	16/04/19	REVISED TO IRI/DCC COMMENTS	A.R.	DOS
03	24/01/19	REVISED AS PER ARCHITECTS REVISIONS	A.R.	DOS
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
Project: RIALTO STUDENT ACCOMMODATION
 SOUTH CIRCULAR ROAD DUBLIN
 Client: MOLAGA CAPITAL Ltd.
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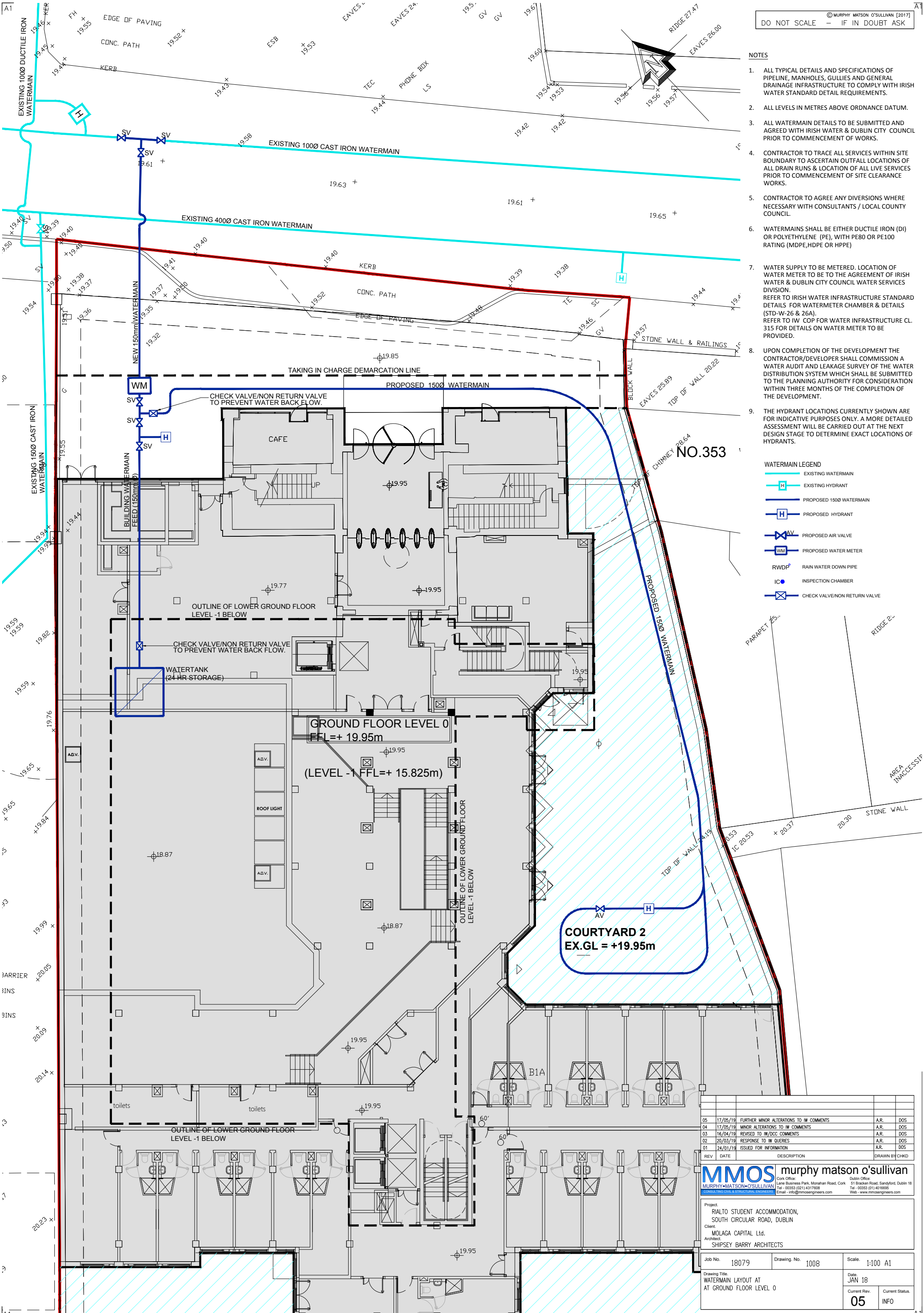
Job No. 18079	Drawing No. 1007	Scale: 1:100 A1
Drawing Title: SURFACE WATER DRAINAGE LAYOUT AT GROUND FLOOR LEVEL 0	Date: APRIL 18	Current Rev. 04
		INFO

NOTES

1. ALL TYPICAL DETAILS AND SPECIFICATIONS OF PIPELINE, MANHOLES, GULLIES AND GENERAL DRAINAGE INFRASTRUCTURE TO COMPLY WITH IRISH WATER STANDARD DETAIL REQUIREMENTS.
2. ALL LEVELS IN METRES ABOVE ORDNANCE DATUM.
3. ALL WATERMAIN DETAILS TO BE SUBMITTED AND AGREED WITH IRISH WATER & DUBLIN CITY COUNCIL PRIOR TO COMMENCEMENT OF WORKS.
4. CONTRACTOR TO TRACE ALL SERVICES WITHIN SITE BOUNDARY TO ASCERTAIN OUTFALL LOCATIONS OF ALL DRAIN RUNS & LOCATION OF ALL LIVE SERVICES PRIOR TO COMMENCEMENT OF SITE CLEARANCE WORKS.
5. CONTRACTOR TO AGREE ANY DIVERSIONS WHERE NECESSARY WITH CONSULTANTS / LOCAL COUNTY COUNCIL.
6. WATERMAINS SHALL BE EITHER DUCTILE IRON (DI) OR POLYETHYLENE (PE), WITH PE80 OR PE100 RATING (MDPE, HDPE OR HPPE)
7. WATER SUPPLY TO BE METERED. LOCATION OF WATER METER TO BE TO THE AGREEMENT OF IRISH WATER & DUBLIN CITY COUNCIL WATER SERVICES DIVISION. REFER TO IRISH WATER INFRASTRUCTURE STANDARD DETAILS FOR WATERMETER CHAMBER & DETAILS (STD-W-26 & 26A). REFER TO IW COP FOR WATER INFRASTRUCTURE CL. 315 FOR DETAILS ON WATER METER TO BE PROVIDED.
8. UPON COMPLETION OF THE DEVELOPMENT THE CONTRACTOR/DEVELOPER SHALL COMMISSION A WATER AUDIT AND LEAKAGE SURVEY OF THE WATER DISTRIBUTION SYSTEM WHICH SHALL BE SUBMITTED TO THE PLANNING AUTHORITY FOR CONSIDERATION WITHIN THREE MONTHS OF THE COMPLETION OF THE DEVELOPMENT.
9. THE HYDRANT LOCATIONS CURRENTLY SHOWN ARE FOR INDICATIVE PURPOSES ONLY. A MORE DETAILED ASSESSMENT WILL BE CARRIED OUT AT THE NEXT DESIGN STAGE TO DETERMINE EXACT LOCATIONS OF HYDRANTS.

WATERMAIN LEGEND

-  EXISTING WATERMAIN
-  EXISTING HYDRANT
-  PROPOSED 1500 WATERMAIN
-  PROPOSED HYDRANT
-  PROPOSED AIR VALVE
-  PROPOSED WATER METER
-  RAIN WATER DOWN PIPE
-  INSPECTION CHAMBER
-  CHECK VALVE/NON RETURN VALVE

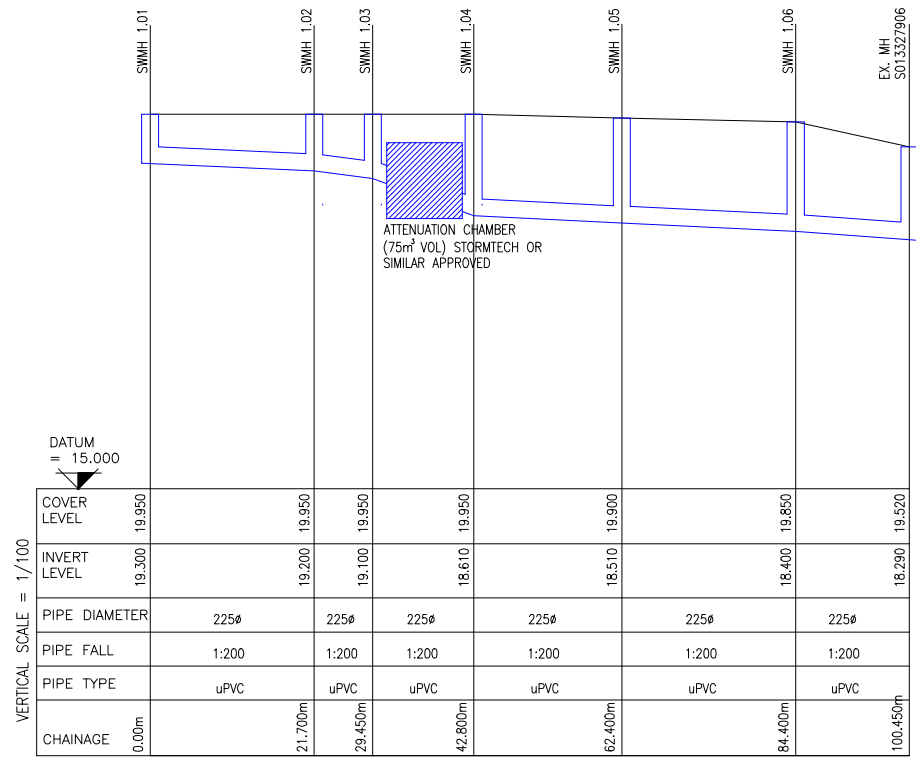


05	17/05/19	FURTHER MINOR ALTERATIONS TO IW COMMENTS	A.R.	DOS
04	17/05/19	MINOR ALTERATIONS TO IW COMMENTS	A.R.	DOS
03	16/04/19	REVISED TO IW/DCC COMMENTS	A.R.	DOS
02	20/03/19	RESPONSE TO IW/DCC COMMENTS	A.R.	DOS
01	24/01/19	ISSUED FOR INFORMATION	A.R.	DOS
REV	DATE	DESCRIPTION	DRAWN BY CHKD	

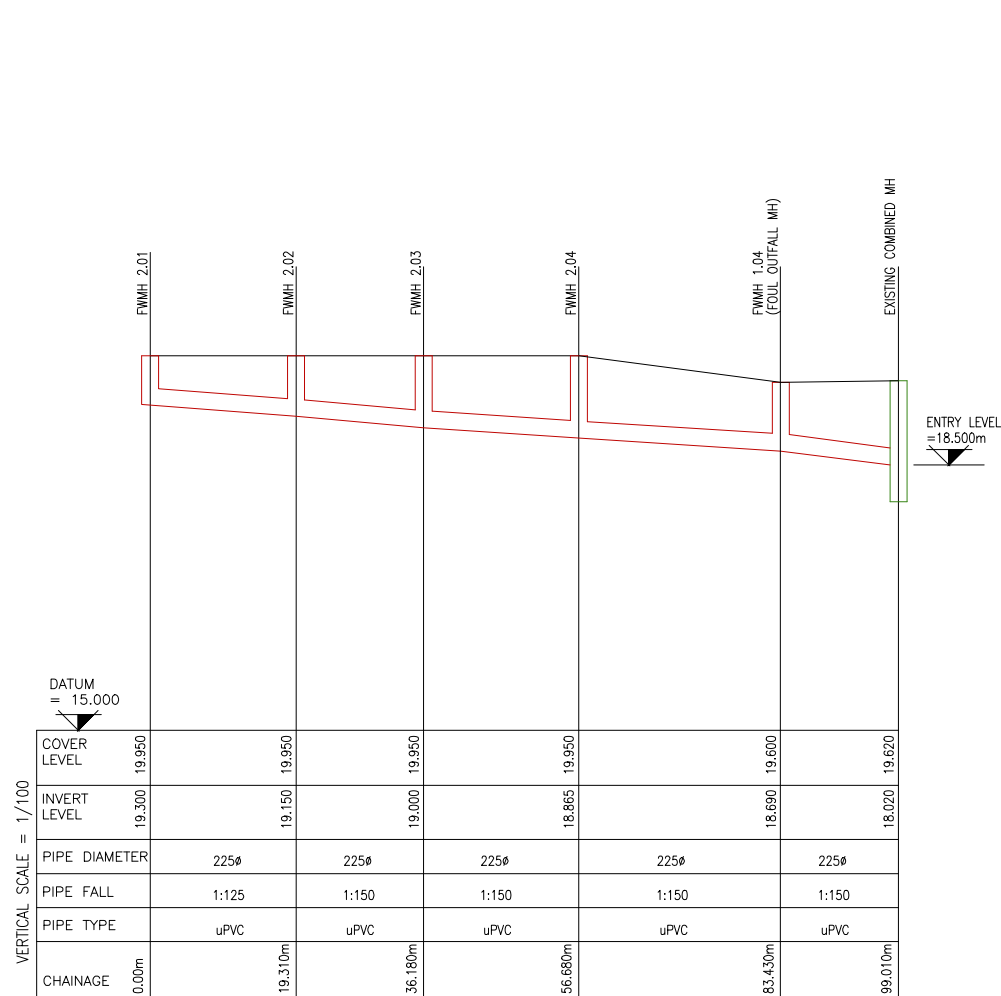
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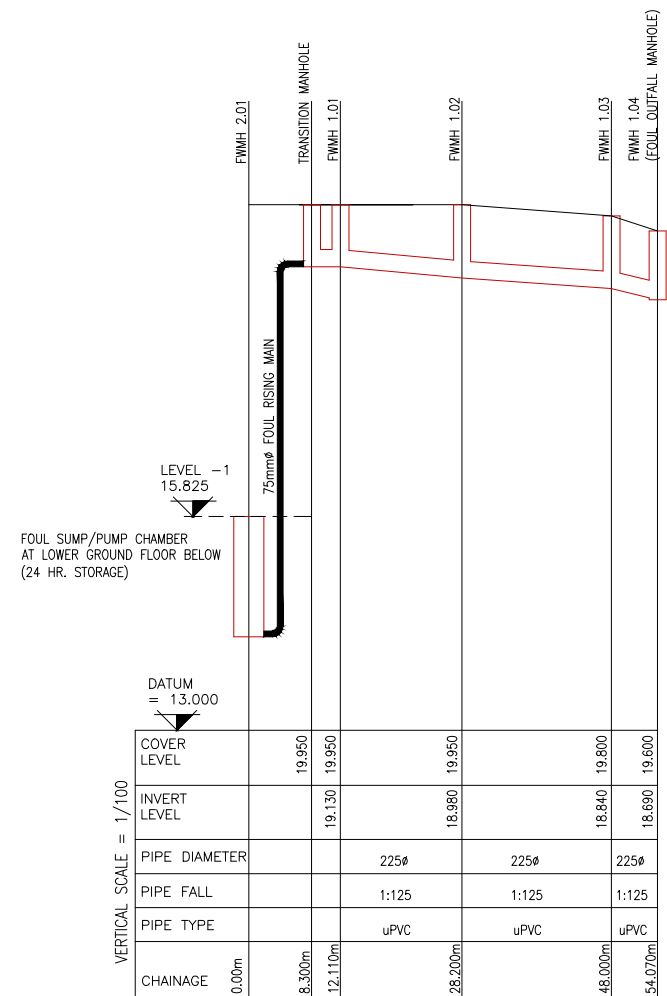
Job No.	18079	Drawing No.	1008	Scale:	1:100 A1
Drawing Title:	WATERMAIN LAYOUT AT AT GROUND FLOOR LEVEL 0				
Date:	JAN 18		Current Status:	05 INFO	



HORIZONTAL SCALE = 1/1000
SECTION FROM SWMH 1.01 TO EX.SWMH S013327906



HORIZONTAL SCALE = 1/1000
SECTION FROM SWMH 2.01 TO EX.FWMH COMBINED MH



HORIZONTAL SCALE = 1/1000
SECTION FROM FWMH 2.01 TO FWMH 1.04

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01	18/04/18	REVISED TO IW/DCC COMMENTS	A.R.	DOS

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 Architect: SHIPSEY BARRY ARCHITECTS

Job No.	18079	Drawing No.	1010	Scale.	1:100 A3
Drawing Title.	FOUL & STORM WATER LONGITUDINAL SECTIONS			Date.	JAN 18
Current Rev.	01	Current Status.	INFO		