

Developer's Guide to Connect



A guide to connecting your housing development to water and wastewater services



Delivering Water Services for Ireland

Disclaimer

This booklet presents general information about Uisce Éireann's connection processes and is provided for information purposes only. The information contained in this booklet is not intended to be legal advice or to be construed as an offer or invitation for connection to the Uisce Éireann network.

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1

Introduction



Uisce Éireann has developed this booklet for housing developers to explain how your development can get connected to the network. This booklet should help you understand the different processes involved in:






- The Pre-Connection Enquiry Process,
- The Connection Application Process,
- The Quality Assurance Process,
- Diversions Process, and
- How the Connection is Delivered.

In all instances, we advise you to make a Pre-Connection Enquiry (PCE) at an early stage of your project, as the outcome of this Pre-Connection Enquiry may influence your plans and your planning permission submission. Once you have secured planning permission, you can submit your application for a new or modified connection into the Uisce Éireann network. The completion of the acceptance criteria is a crucial starting point to obtaining a connection.



1.1 How to Apply

The table below outlines the forms you should use when enquiring about the feasibility of a new or modified connection and when applying for a new or modified connection to Uisce Éireann.

	Connection type	PCE form	Application form
	<p>Temporary Connection A connection which will later be removed. For example, temporary construction work or an event. A temporary connection is required to facilitate on-site works for all housing developments.</p>	<p>Not required.</p>	<p>Temporary water and/or wastewater connection.</p>
	<p>Business A connection to a single premise to be used for commercial or community service purposes. e.g. an office, single shop /retail unit, single industrial unit, manufacturing or community service centres.</p>	<p>Business, mixed use, housing developments.</p>	<p>Single Business water and/or wastewater connection.</p>
	<p>Multi/Mixed Use A connection for a combination of 2 or more business units or combined domestic and business units.</p>	<p>Business, mixed used, housing developments.</p>	<p>Multi / Mixed Use development water and/or wastewater connection.</p>
	<p>Housing Development A multi connection to numerous domestic properties. e.g. a connection of a new housing estate or an apartment block. Any development where 2 or more units within the same site need to be connected to a public network.</p>	<p>Business, mixed use, housing developments.</p>	<p>Housing Development water and/or wastewater connection.</p>
	<p>Single Domestic A connection to a single domestic property.</p>	<p>Single Domestic Connection.</p>	<p>Single Domestic Connection.</p>

2

Pre-Connection Enquiry (PCE) Process



STEP

Average timeline from PCE to PCE Response Letter is 16 weeks

1

You submit a Pre-Connection Enquiry

The Pre-Connection Enquiry (PCE) allows us to provide an early indication of the feasibility of connecting your development and what capital upgrades might be required to cater for it. You will need to submit a Pre-Connection Enquiry form (PCE) to begin the process.

2

Uisce Éireann completes review of PCE

Once we complete the review of your PCE, we will issue a PCE Response Letter to you. The PCE response letter will confirm if it is feasible for your project to connect into the Uisce Éireann network and whether any upgrade works are required to facilitate the connection.

3

You submit designs for Design Review

Ahead of finalising your Planning Application, you should submit designs to the Quality Assurance Design team for approval at cdsdesignqa@water.ie.

4

UÉ issues a Statement of Design Acceptance

Once your designs have been accepted, Uisce Éireann will issue you a Statement of Design Acceptance (SoDA). Please note: SoDA is a requirement for the Large-scale Residential Development (LRD) process.

5

You submit your Planning Application

You are responsible for completing your Planning Application. This should include the PCE Response Letter issued by Uisce Éireann and where applicable, your Statement of Design Acceptance.

3

Connection Application Process



Average timeframe from Application to Connection Agreement is 16 weeks

STEP

6

You submit a Connection Application

Once you have secured planning permission, you can submit a Connection Application. You, or an agent acting on your behalf, must supply the appropriate documentation as outlined in the application form.

7

Uisce Éireann completes review of your Application

We will confirm receipt of your application, and provide you with a unique reference ID. We will then assess your application to confirm that it is still feasible and will calculate the least-cost design solution that is technically acceptable to Uisce Éireann. We will also advise if any infrastructure works are needed.

8

Uisce Éireann issues Self-Lay Agreement

Once we have completed our review, we will issue a Self-Lay Agreement. This will detail the connection charges, agreed designs and details of any upgrade works, if required. It will also outline the Quality Assurance process to be employed to monitor the onsite works.

9

You accept the Self-Lay Agreement

Your Self-Lay Agreement is valid for 90 days and you must accept it within this timeframe, otherwise you will need to reapply. To accept you must submit the following to Uisce Éireann: 1. Signed Letter of Acceptance, 2. Deposit Agreement, 3. Connection charges payment, 4. Surety fulfilment.

10

You begin the Quality Assurance process

Once you've accepted your Self-Lay Agreement, you can begin the Quality Assurance process. The first step is to set up the Pre-Commencement Site Meeting. You can do this by emailing developerscheduling@water.ie.

4

Physical Connection Process



STEP

11

You complete the Quality Assurance process

An Uisce Éireann Field Engineer will work with your on-site team to complete the Quality Assurance process. This will ensure that your Self-Lay infrastructure meets our requirements and standards. When the Quality Assurance process is complete, the Field Engineer will issue a Certificate of Conformance. This certificate is a pre-requisite to the physical connection being made.

12

Uisce Éireann makes the Connection

After the Certificate of Conformance has been issued, we will apply for a Road Opening Licence (ROL) and complete a design of your connection. Once these are in place, Uisce Éireann or an agent acting on our behalf, will complete the connection.

Average timeline from securing ROL to Connection is 12 weeks

13

You commence your Defects Liability Period

The issuing of the Conformance Certificate and the physical connection being made, will mark the commencement date of the Defects Liability Period (DLP). The duration of the DLP is usually 12 months, however it may be extended - subject to Uisce Éireann Field Engineer review. Once the initial 12 months of the DLP have passed, you should request the Final Walk-Off site inspection by emailing Uisce Éireann at developerscheduling@water.ie.

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Uisce Éireann issues Certificate of Completion

Upon satisfactory completion of the Defects Liability Period, the Uisce Éireann Field Engineer will issue a Certification of Completion. Once the Completion Certificate is issued, you can apply for the surety which you paid, to be refunded.



4.1 Deed(s) of Grant of Wayleaves and Easements

What is a Deed of Grant of Wayleaves and Easements?

A Deed of Grant of Wayleaves and Easements provides for a legal right for Uisce Éireann to access private land to install, maintain, renew, and/or repair water and wastewater infrastructure, and for ancillary purposes arising from its statutory functions under the Water Services Acts. Easements are typically put in place when new connections are being made to existing networks or when Uisce Éireann is extending or maintaining its networks.

What is a Wayleave?

A wayleave is the legal granting of permission from a land owner to access their private land for the purpose of installing and/or repairing infrastructure such as pipework.

The Deed(s) of Grant of Wayleaves and Easements provides Uisce Éireann with certain rights by agreement of the property owner, such as:

- The right to enter the property to carry out statutory functions.
- The right to install infrastructure such as pipes and manholes.
- The right to access the property for future maintenance, repair, or upgrade of the infrastructure.

The Deed of Grant of Wayleaves and Easements is usually formalised through a legal agreement between Uisce Éireann and the property owner. The Deed provides for consent for infrastructure to be placed in the lands and for associated rights of access to the infrastructure once laid/installed. The Deed also provides protection for property owners insofar as it contains the relevant conditions upon which Uisce Éireann is permitted to enter onto lands and Uisce Éireann's obligations to reinstate the lands following any works.

When is the Deed(s) of Grant of Wayleaves and Easements typically put in place?

A Deed(s) of Grant of Wayleaves and Easements is typically put in place whenever Uisce Éireann requires access to private land to install, maintain, or repair infrastructure that is necessary to provide water and wastewater services. Examples include:

- New Infrastructure Installation,
- Upgrading Existing Infrastructure,
- Maintenance and Repairs,
- Property Development,
- Network Expansion.

Please, find further guidance on Wayleaves and the complete Deed of Easements Guidance Document on www.water.ie.

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Putting the Deed(s) of Grant of Wayleaves and Easements in place (Guidance map)



STEP

15

You engage with your Legal Team

Once you have entered into your Connection Agreement, you should engage with your solicitor / legal representative to initiate the process of putting the necessary easement(s) in place. It is usually helpful to have your legal team involved from the very start.

16

You contact Uisce Éireann Legal Team

You and your legal team should contact the CDS Legal team via email (cdslegal@water.ie) with details of your development and its CDS reference number. This should be done as quickly as possible after your Pre-Commencement Site Meeting with your Uisce Éireann Field Engineer at which the required form of easement(s) will be identified.

17

You submit Draft Documents

The CDS Legal team will be able to address any queries which you may have regarding the appropriate forms of easement(s) for your development. Depending on the type of development and what is outlined in your Connection Agreement, there may be a requirement for an additional Arterial Deed of Easement. An Arterial Deed of Easement is required if your development is connecting to the Uisce Éireann network(s) through infrastructure which has not yet been taken in charge or otherwise vested in Uisce Éireann.

18

You submit Initial Documents

Based on the guidance received from Uisce Éireann in step 17, please send **drafts of the completed Deed(s) of Grant of Wayleaves and Easements, associated maps and copies of all relevant Tailte Éireann Folios and Filed Plans** to CDS Legal via email (cdslegal@water.ie). Templates of the Standard Easement and Arterial Easement can be found at the Developer Hub section of the www.water.ie. For further guidance on Tailte Éireann mapping requirements, visit www.tailte.ie.

Putting the Deed(s) of Grant of Wayleaves and Easements in place (Guidance map)



STEP

19

Uisce Éireann Legal Team reviews Documents

CDS Legal will review the draft documents submitted and revert with any comments or queries.

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You submit Final Documents

Once your draft documents have been approved, you should arrange for execution of the Deed(s) of Grant of Wayleaves and Easements (in duplicate). Once executed, the hard-copy Deed(s), map(s) and up to date Folio(s)/Filed Plan(s) should be sent to CDS Legal by registered post or courier to:

**Uisce Éireann, CDS Legal Department, Colvill House, 24-26
Colvill House, Talbot Street, Dublin 1**

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Uisce Éireann carries out Final Review

CDS Legal will carry out a final review of the hard-copy documents received and verify the execution formalities. If the documents are in order, CDS Legal will issue an email confirming that the legal pre-condition(s) to connection have been satisfied. CDS Legal will then arrange for counter-execution of the Deed(s) and return of a counterpart to you.

22

You finalise the Deed of Easement

You must submit the executed Deed(s) of Grant of Wayleaves and Easements to Tailte Éireann for registration. Once completed, you should advise the CDS Legal team (cdslegal@water.ie) that the Deed(s) has been lodged and provide the applicable Tailte Éireann Dealing Number(s).

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Physical Connection Process (continued)



4.2 Making the Connection

In advance of Uisce Éireann carrying out a connection to the public network, Customers are responsible for delivering all private side works as set out in their agreed designs. However, only Uisce Éireann or our authorised agents are permitted to make the Connection to the water and wastewater networks. No other entity is permitted to complete the Connection works to the Uisce Éireann networks.

In instances where a Connection has been made, either directly or indirectly, to the network without our consent, this constitutes an Illegal Connection under the Water Services Act of 2007. Where Uisce Éireann becomes aware of Illegal Connections to the water and wastewater networks, it maintains the right to prosecute or take appropriate action.

In all circumstances, the Connection is to be completed by Uisce Éireann or our authorised agents. Uisce Éireann reserves the right to disconnect connections completed by another entity or regularise them if deemed acceptable to do so. Should Uisce Éireann incur any additional costs in regularising the Connection, these costs will be charged to the relevant party. Without prejudice to this regularisation process, Uisce Éireann expressly reserves all its rights and entitlements in respect of such Illegal Connections.



4.3 Meter Install

Once your connection is complete, a Water Point Reference Number (WPRN) will be assigned. Once complete, Uisce Éireann, or agents on our behalf, will install meters and ancillary devices as required.

Water Metering is a critical enabler for Uisce Éireann to meet its business objectives to provide safe and reliable water and support growth. Without accurate and reliable measurement, it is considerably more challenging to manage the supply and distribution of water through the public network to serve customer needs.

Metering is fundamental to the identification of water losses from the network, and the efficient management of a scarce resource. The “Water Services Policy Statement 2018-2025” (Government of Ireland) seeks the most effective combination of metering to achieve leak reduction. Water metering offers the opportunity for customers to manage their usage of scarce resources.

5

Construction of Connection Assets



Private Infrastructure

You are responsible for the provision of all private infrastructure and related accessories associated with the (new or modified) connection for your development. In the case of water supply, this will generally comprise of the distribution system within your development boundary, which facilitates the connection of units for the purpose of supplying water from the network. In the case of wastewater, this will generally comprise of the wastewater network within your development boundary which facilitates the connection of units for the purpose of wastewater collection into the network.



Service Connection Infrastructure

This is the infrastructure required to connect your development to the public water main or sewer, typically on the near or far side of a public road, to tie in with the network infrastructure. The infrastructure will be provided by Uisce Éireann. The service connection infrastructure comprises of the assets that connect the local infrastructure within your development from its boundary directly to the public water main or sewer.



Local Infrastructure

This is the infrastructure that is installed within the boundary of your development to facilitate water supply and/or wastewater collection from your development. The local infrastructure will typically be paid for by you (this is known as 'Self-Lay'). In some cases you may request Uisce Éireann to lay all of the local infrastructure ('Uisce Éireann Installation'). If we agree to carry out such works then all of the costs associated with the local infrastructure installation will be charged to you, in addition to the standard connection charge.

For a new or modified water connection, local infrastructure will generally consist of all pipes, related fittings, pumping equipment and boundary boxes within your development. Meters will be provided and installed by Uisce Éireann. For a new or modified wastewater connection, local infrastructure will generally consist of all pipes, related fittings, pumping equipment within your development.

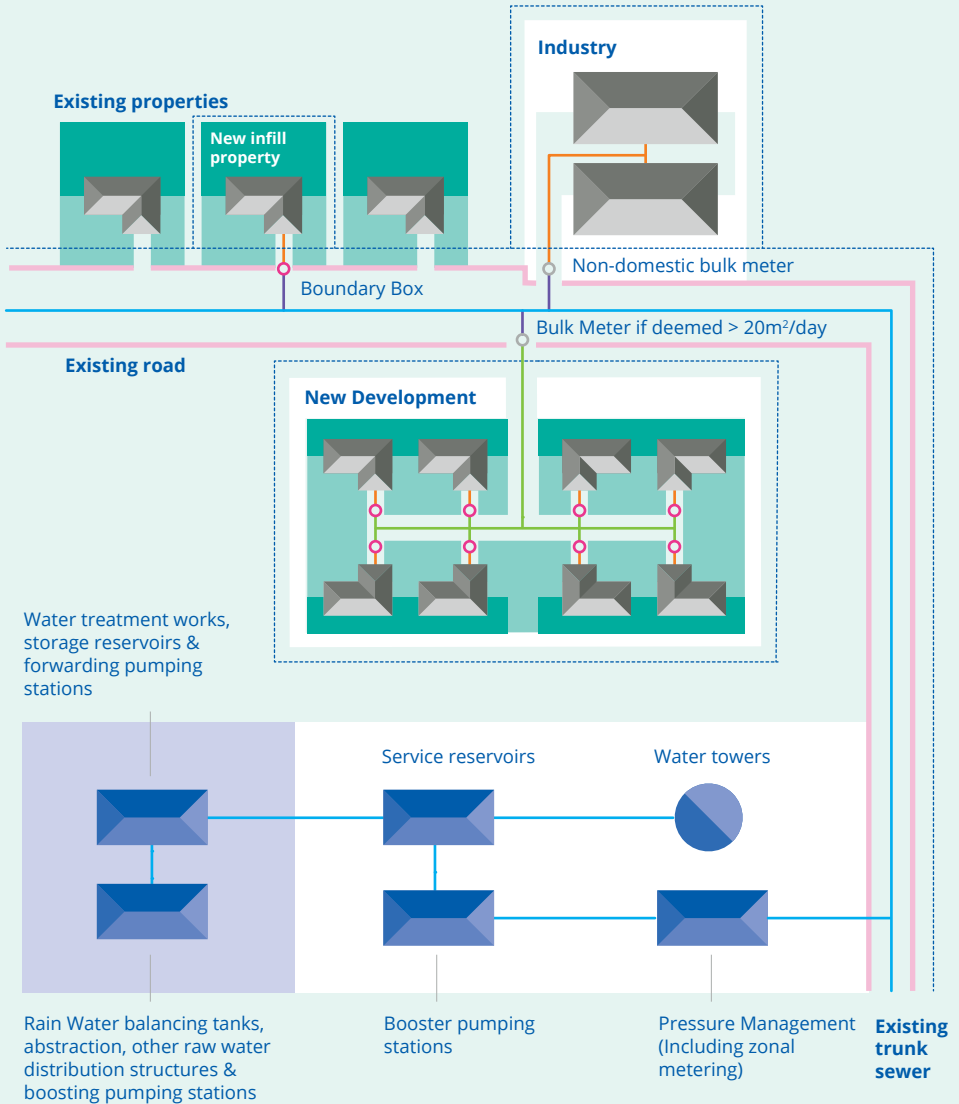
5



5.1 Connection Assets - Diagrams

Water Infrastructure Diagram

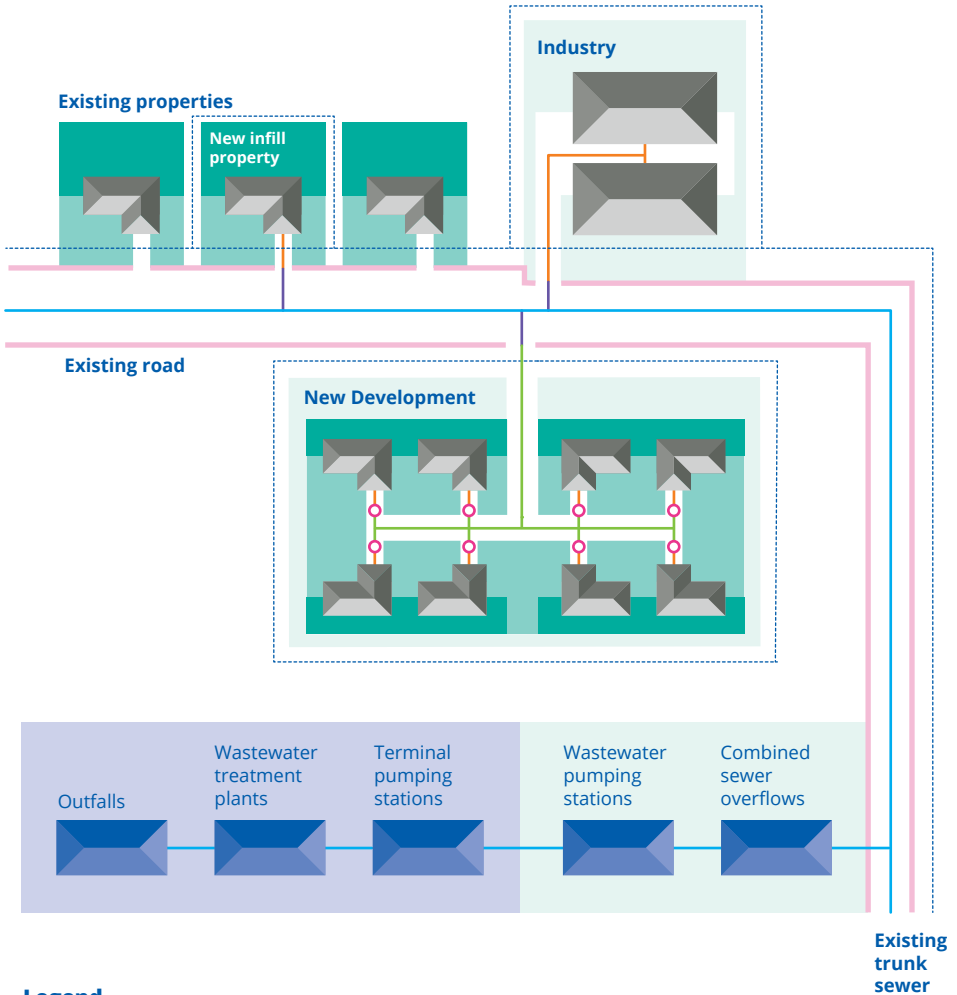
The graphic shown below provides details of the water infrastructure owned by Uisce Éireann and the water infrastructure which will remain private in the future.





Wastewater Infrastructure Diagram

The graphic shown below provides details of the wastewater infrastructure owned by Uisce Éireann and the wastewater infrastructure which will remain private in the future.



Legend

- Private infrastructure
- Network infrastructure
- Existing treatment infrastructure
- Site Boundary
- Existing Network
- ◻ Boundary box (stop valve & meter)
- Local infrastructure
- Bulk meter

5

Construction of Connection Assets (continued)



Network Infrastructure

This is the infrastructure required to provide potable water and collect wastewater. For a new or modified water connection, this will generally consist of assets such as water supply, trunk and distribution mains and their related accessories. For a new or modified wastewater connection, this will generally consist of assets such as wastewater collections sewers, sewage rising mains, outfall pipelines and their related accessories.

Uisce Éireann will complete all works required to the public network infrastructure in the public domain.



Treatment Infrastructure

This is the infrastructure provided for the production of potable water and the treatment of wastewater. For a new or modified water connection, treatment infrastructure includes, but is not limited to assets such as raw water abstraction works, water treatment plants, water pumping stations, potable storage reservoirs and their related accessories.

For a new or modified wastewater connection, treatment infrastructure includes, but is not limited to assets such as wastewater treatment plants, sludge treatment infrastructure, wastewater pumping stations and their related accessories.

6

Quality Assurance Requirements

You must follow a staged Quality Assurance (QA) process for connecting to the Uisce Éireann Network, which includes Pre-Connection Enquiry, Connection Application, Commissioning Stage, Connection of infrastructure, Vesting, Defects Liability Stage, and Completion. Please note, adherence to the Codes of Practice and Standard Details is required for the design, construction, and commissioning of water supply and wastewater collection infrastructure.

A fully executed Connection Agreement with Uisce Éireann is mandatory before engaging with the Field Team. Before a connection can be made to the public networks, you must submit all QA documentation to secure a Conformance Certificate.

Understanding the roles and responsibilities is crucial for all parties of the Connection Process. Remember, you are responsible for (amongst other things):

1. Constructing infrastructure according to the approved design, maintaining records of as-constructed work, and ensuring compliance with the Connection Agreement plans;
2. Addressing any non-compliance identified via Inspections and certifications of compliance, that are required throughout the construction phase;
3. Ensuring that the construction of infrastructure is completed in accordance with our Codes of Practice, as failure to do so may result in you incurring costs for remedial works or other costs.

The Quality Assurance Field Inspection Requirements Manual is part of a comprehensive suite of documents provided to you, which includes the Connection Agreement, Codes of Practice / Standard Details, and Quality Assurance Requirements Manuals for Design and Field Inspections. The Quality Assurance Field Inspection Requirements Manual outlines the full detailed list of Quality Assurance requirements from the Construction stage to the final completion of the Works at the end of the Defects Liability Period.

6

Quality Assurance Requirements (continued)



Please access the Quality Assurance Field Inspection Requirements Manual to find the following useful Checklists, Guides and Templates:

- Understand key stakeholders involved in the Connection process;
- Water and Wastewater Infrastructure Inspections roles and responsibilities;
- Wastewater and Water Infrastructure Testing and Commissioning;
- Final Documents Content Requirements and Request for Conformance Certificate;
- Sample Inspection and Test Plan;
- Non-Conformance Notice;
- As-Constructed Checklist;
- Sample Agenda for Pre-Construction Meeting.

To access the latest version of the Quality Assurance Field Inspection Requirements Manual visit www.water.ie.



7

Self-Lay in Public Road Programme

Uisce Éireann is delivering a Self-Lay in the Public Road Programme (SLIPR) to facilitate the self-lay of water services infrastructure in public roads by developers.

This is an opportunity for developers who are delivering other infrastructure works in the public road, to benefit from these synergies by delivering the external water and wastewater infrastructure required for their own development.

Developers must meet the criteria below for their development to qualify for inclusion in the SLIPR programme:

The developers must submit a valid Connection Application for the development to Uisce Éireann, or be in receipt of a valid Connection Agreement for the development.



7

Self-Lay in Public Road Programme (continued)



- There is a minimum length of mains extension required in the public road and a minimum number of units that will be serviced by the self-lay works. Details can be viewed at www.water.ie.
- Significant synergies must exist with other work to be undertaken in the public road. (e.g. other utility works or road upgrade works).
- Submissions for inclusion in SLIPR must choose an Experience Based Accredited Contractor to complete the works.
- Uisce Éireann will consider the inclusion of new public side pumping stations in this Self-Lay Programme on a case-by-case basis.

If you wish for your development to be included in the SLIPR programme, you must nominate an Experience Based Accredited Contractor to complete the self-lay works. An Experience Based Contractor means a Contractor who has demonstrated the required level of experience to carry out self-lay works in the public road.

You can select from Uisce Éireann's list of Accredited Contractors, but approval in advance from Uisce Éireann is still required before they can proceed to deliver Self-Lay in the Public Road works. The list of Accredited Contractors can be viewed at www.water.ie.

Please note, Uisce Éireann will always complete the final tie in to the Uisce Éireann network. These works cannot be completed by your chosen Accredited Contractor. It is also important to remember that if SLIPR is approved for your housing development, you will be responsible for ensuring compliance with statutory requirements.

If you would like to submit your project for SLIPR consideration, please email us via newconnections@water.ie and quote your CDS reference number.



8

Connection Charges and Surety

The provision of connections requires the payment of certain costs and fees by the developer, as approved by the Commission for Regulation of Utilities (CRU) in Ireland. As such, Uisce Éireann implemented a Connection Charging Policy.

This policy provides a standard set of charges for connections to Uisce Éireann's water and wastewater networks. It provides a single, clear, transparent and fair connection charging framework. The charges are calculated in a cost-reflective manner, based on connection type.

Standard connection charges will apply to the majority all of customers and Uisce Éireann will provide a full connection service to a customer's boundary, where all components of the connection works are performed by us. The charges can be viewed in the Uisce Éireann Charges Plan on www.water.ie and also on www.cru.ie.



Standard Connection Charges

These charges are based on standard parameters. Requirements in excess of the standard parameters may incur additional charges. Please, visit www.water.ie to see the **Connection Charging Policy document and worked examples of connection charges for typical connections**. Please note, Domestic Development and apartments with multiple units will incur the charge per each individual unit per application.

Standard Connection Charges can be found on www.water.ie and are based on Connection Infrastructure of up to 10 metres in length. Infrastructure in excess of this will incur additional quotable charges.



In excess of 15 metres

Any service connection Infrastructure that exceeds 15 metres in total length will be liable for the following:

- The Standard Connection Charge (that includes the provision of Service Connection Infrastructure of 10m in length).
- The Standard Charge for each additional metre of Service Connection Infrastructure (that exceeds 10m in length, up to a maximum of 15 metres).
- Quotable Charges for each metre of Service Connection Infrastructure that exceeds 15 metres in length.
- For more information please visit www.water.ie.



8.1 Self-Lay Surety

Your Self-Lay Agreement sets out the basis of your contractual agreement with Uisce Éireann for the provision of water and wastewater services. The agreement provides for the vesting in Uisce Éireann of the services infrastructure installed by you (following Quality Assurance of the self-lay works and connection to the Uisce Éireann network). Your agreement also includes the provision of financial security payable to Uisce Éireann (the Self-Lay Financial Security Arrangements).

As part of the Connection Charging Policy, a refundable financial security (surety) is required for each unit in a Self-Lay development. This surety mitigates Uisce Éireann against defective assets and sub-standard infrastructure works being completed. The surety is applicable where you provide the local infrastructure and where a Self-Lay Agreement is in place, requiring the vesting of the infrastructure in Uisce Éireann.

The surety applies to each unit within a Self-Lay Agreement. Surety amounts can be viewed on the Uisce Éireann website www.water.ie.

8

Connection Charges and Surety (continued)



You will need to submit the surety payment to accept your Self-Lay Agreement in full and secure your connection into the Uisce Éireann water and wastewater networks. Please note, your connection will not progress, unless you have met all of the acceptance criteria outlined in your Agreement, specifically:

- Full payment of connection charges;
- Fulfilment of surety requirement;
- Signed Letter of Acceptance;
- Signed Deposit Agreement (if required).

A Self-Lay Surety can be covered by several options:

- A Letter of Credit;
- Charged Account;
- Cash Deposit;
- Qualifying guarantee or Performance Bond.

Please read more and select the best suited option for you in **Uisce Éireann Financial Security Policy**, available on www.water.ie.

When choosing a Cash bond option, the payment of the Self-Lay Surety can be made by: a. A separate Cheque, made payable to “Uisce Éireann” or b. Money Transfer, by EFT to the following bank account printed on your Agreement. Please note, you must quote the Uisce Éireann CDS reference number in any communications and when making payment.

The Self-Lay Surety will only be deemed paid when funds have cleared in Uisce Éireann’s bank account.

The Uisce Éireann Self-Lay Financial Security arrangements sets out the acceptable forms of financial security, which can be viewed on the Uisce Éireann website www.water.ie. Upon completion of the Defects Liability Period, your surety will be refunded to you in line with the Uisce Éireann Financial Security Policy. Details of this process can be found on the next page.



8.2. Self-Lay Surety Refund Process

Please see a more detailed 13-Step Cash Surety Refund Process on www.water.ie.

Surety Refund Process



STEP

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Submit your Surety Refund Request

Upon receipt of your Completion Certificate, please submit the completed **Surety Refund Request – EFT Mandate Form** (appended to your Completion Certificate and available upon request via email at developerservices@water.ie), and a **letter from your bank confirming your bank account details, signed, dated and stamped**, to Uisce Éireann by post ([Uisce Éireann, PO Box 860, South City Delivery Office, Cork City](#)). To avoid any unnecessary delays, it is important to ensure that all the documentation is submitted in the same company name outlined in your Uisce Éireann Connection Agreement.

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Refund Request Review

All your submitted documentation will need to be validated. We will verify the surety details, including the initial payment and conditions associated with the refund. If we require further information to complete the validation, we will contact you via email, to let you know what else we require. It is important that you submit any additional information as quickly as possible, so that we can get your refund approved and issued in a timely manner.

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Independent Banking Compliance Check

Please note, we must independently verify the bank details provided, to ensure the refund is being issued to the correct entity. Whilst we will endeavour to complete this verification as quickly as possible, this part of the process can take time to complete.

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Final Check & Refund Approval

When your Surety Refund Request has been verified and approved, our Commercial Team will undertake the final checks and initiate the refund.



9

Diversions Information and Process



Uisce Éireann is responsible for all public water and wastewater infrastructure.

The water infrastructure provides raw water for treatment and, following treatment, potable drinking water for supply. The wastewater infrastructure collects untreated and, on occasion, treated wastewater from customers' premises prior to its associated treatment and discharge. In most instances this water and wastewater infrastructure is located under the public road. However, due to access requirements at specific locations, some of this infrastructure is located in private lands. These public water supply and wastewater collection assets service multiple customers in many instances.

It is the Applicants responsibility to identify the presence of any Uisce Éireann assets within or adjacent to any proposed development. In order to assist the Applicant in determining the location of Uisce Éireann assets, the best practice is to contact Uisce Éireann in advance of designing the proposal. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of your intended development to datarequests@water.ie.

The exact location of any Uisce Éireann assets are to be confirmed via site investigation by the Applicant. Other indicators or methodologies for identifying infrastructure located within your lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.

If it is determined that an Uisce Éireann asset is located near or under your proposed development, you are required to contact Uisce Éireann with details of your proposal in order to establish if the proposals are acceptable or if there is a need to alter or divert any Uisce Éireann asset. Contact Uisce Éireann by submitting the relevant application form.

Uisce Éireann does not charge for this early engagement, however, the subsequent cost of diverting/altering/building over any asset, as well as any costs associated with supervising the works, will be included as a charge in the Diversion/Build Over Agreement. A refundable bond/surety may also be included in respect of the diversion/alteration works.

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Diversions Information and Process (continued)



Please, refer to the **Diversion and Build-Over Enquiry page** on www.water.ie to download Building-over or near an Uisce Éireann Asset Application form and access further information on:

- Building Near an Uisce Éireann Asset, including details on:
 - Minimum Separation Distance from proposed building to Uisce Éireann Sewer;
 - Minimum Separation Distance from proposed building to public water main,
- Building over an Uisce Éireann Sewer,
- Building over a Public Water Main,
- Diversion or Alteration of Uisce Éireann Assets.



Diversion and Build Over Process



STEP

1

You establish the location of Uisce Éireann assets

Applicant to determine location of all Uisce Éireann assets on development site by: Submitting request to datarequests@water.ie for high level map of known Uisce Éireann assets and carrying out site investigation.

Other indicators or methodologies for identifying infrastructure located within the site are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc.

2

You apply for a Diversion

It is your responsibility to undertake the detailed design of the proposed diversion in accordance to Uisce Éireann Standards Details and Codes of Practice and the examples of diversion design drawings with acceptable level of detail are available on www.water.ie. Submit a Diversion Application Form along with the design proposal to diversions@water.ie. Please note, the arterial route requirements are detailed in Appendix 3 - Part 3 of Your Connection Agreement.

3

Assessment of Diversion Application

Uisce Éireann will register diversion application and assign a unique "DIV" reference number. Uisce Éireann will assess the application to determine compliance with Uisce Éireann Codes of Practice and Standard Details.

4

Uisce Éireann issue Diversions 'Confirmation of Feasibility'

Once Uisce Éireann completes the review and it is deemed to be acceptable the Applicant is issued with a Confirmation of Feasibility letter.

9

Diversion and Build Over Process



STEP

5

Diversion Agreement issued to Customer

Uisce Éireann issues a Diversion Agreement detailing terms and conditions, charges and any additional required agreements such as Deed of Easement and Collateral Warranties.

6

Accepting Diversion Agreement

You can enter into a Diversion Agreement with Uisce Éireann by accepting the terms and conditions as set out in the Diversion Agreement, submitting proof of insurances, method statements etc., and by making the required payments.

7

Construction Phase

Following the acceptance of the Diversion Agreement and provision of other requirements by the Applicant, Uisce Éireann will execute the Diversion Agreement and issue a notice for construction to proceed.

8

Project Close out

Upon completion of the works, customer provides 'As Built' drawings, safety file, testing details and any other requirements as outlined in the Diversion Agreement. The examples of compliant "As Build" drawings can be found on www.water.ie.

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First Mover

One of Uisce Éireann's key objectives of the Housing for All plan, was to address First Mover Disadvantage (FMD) for mains extensions over a certain threshold. FMD means that the first customer in an area which requires a water and wastewater mains extension, must pay the total cost of these extension works, with no contribution from future developers in the area. The CRU carried out a public consultation on potential options to address this. Based on this consultation, the CRU decided that the Shared Quotable Rebate (SQR) approach should be implemented.

This means that the qualifying "First Mover" customers will be paid a Shared Quotable Rebate, funded by a Shared Network Infrastructure Charge (SNIC) and paid for by subsequent movers benefitting from the mains extension.

It is important to remember that SQR will only be provided when the "First Mover" customer has opted in, where there are subsequent customers connecting to the infrastructure paid for by the "First Mover" and will only be paid after subsequent connections have been made. A ten-year time limit applies between the "First Mover" connection and any subsequent connection.

Where Uisce Éireann has identified a benefit from the mains extension, the first customer may receive a SQR rebate on the extension costs directly from us. Qualification criteria and additional SQR information can be viewed at www.water.ie.

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Trade Effluent on Multi/ Mixed-use Developments

Trade Effluent is any liquid waste that is discharged from a business premises to the public sewers. Trade Effluent discharges to sewers are regulated by Uisce Éireann or the EPA.

You must have a Trade Effluent licence or an EPA licence to discharge Trade Effluent to the sewer. The type and scale of activity will determine the regulatory authority responsible for licensing the Trade Effluent discharged to the sewer.



Business Types that Require a Trade Effluent Licence Include:

- Biopharma and Chemical;
- Manufacturing and Engineering;
- Food and Drink;
- Waste;
- Construction;
- Food Service;
- Commercial and Institutional premises.

A Trade Effluent licence sets out conditions that businesses must comply with including nature, composition and volume of the Trade Effluent discharge, the taking of Trade Effluent samples and applicable charges for discharging Trade Effluent.

For new discharges, modified discharges, or site change of use, a Connection Agreement with Uisce Éireann may need to be in place prior to Uisce Éireann being in a position to grant a Trade Effluent licence for the discharge. An application for a Trade Effluent licence can be downloaded from www.water.ie.



11.1 Trade Effluent Licensing and Charges

Businesses discharging trade effluent into public sewers need a licence under the Water Pollution Acts. Larger industrial activities may require a licence issued by the EPA. Trade effluent charges currently reflect multiple local approaches and are based on the 2013 local authority rates.

Charges vary, with some customers under individual arrangements or the Mogden formula, which accounts for effluent volume and strength, and others charged a standard volumetric rate.

The CRU published on 3rd July 2024 a decision on a new national harmonised trade effluent charging framework to apply to trade effluent customers. The new trade effluent tariffs will not come into effect until 1st October 2026. Uisce Éireann will maintain the existing Local Authority (LA) trade effluent charging arrangements until this date.

For further information visit www.water.ie or www.cru.ie.



Charge Types:

- **Individual Arrangements:** Specific agreements based on Model Form Agreements or Integrated Pollution Control (IPC) licences.
- **Local Authority Mogden Formula:** Calculates charges for larger industrial customers, considering treatment components like Chemical Oxygen Demand (COD) or Biochemical Oxygen Demand (BOD), and Suspended Solids (SS) are separate inputs to the formula.
- **Wastewater Volumetric Charge:** A standard rate per cubic meter in 13 Local Authorities.

For queries or further details and most up-to-date information, please contact Uisce Éireann or visit the About Trade Effluent section on www.water.ie.



Glenamaddy PWS



OTM000	
Today	
Plant Inlet	226m³
Forward Feed	233m³
Plant Outlet	126m³
Backwash	247m³
Power Usage	232KW

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Planning Information and Process

Uisce Éireann is a statutory consultee under the Planning and Development Act 2000 and supports the principles of proper planning and sustainable development. As a statutory consultee, planning authorities are obliged to seek and take account of the views of Uisce Éireann on development proposals when making decisions on statutory plans, planning applications and other planning consents.

Our Development Management Planning Team plays a crucial role assessing your development proposals seeking connection to the public Network. In doing so, it ensures planning decisions affecting public water services are informed by the insights and perspectives of Uisce Éireann.



Pre-Planning Guidance to Developers

Uisce Éireann will only issue a Connection Agreement to authorised developments. Authorised developments are any development which has attained planning permission and has evidence of a grant of planning permission. It is essential therefore, ahead of lodging your planning application to consider the following sections carefully.



Part 8 and Section 34 Developments

Uisce Éireann provides guidance on feasibility of water and wastewater connections to service developments via its Pre-Connection Enquiry process (PCE). Uisce Éireann strongly recommends planning applications falling under Part 8 and Section 34 of the Planning and Development Act 2000 should be accompanied by a valid Pre-Connection Enquiry Response Letter from Uisce Éireann ahead of lodging a planning application. A Pre-Connection Enquiry Response Letter is required where your development proposal will be serviced by connections to the public network. Providing a valid Pre-Connection Enquiry Response Letter with your planning application avoids delays within the consenting process.

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Planning Information and Process (continued)



It is an applicant's responsibility to ensure that the plans and particulars of any planning application are appropriate and accompanying documentation addresses planning and environmental requirements for the development permissions being sought. Uisce Éireann strongly recommends you also include plans and layouts clearly demonstrating your development proposal does not include building over Uisce Éireann assets and that Uisce Éireann separation distances from public infrastructure can be achieved.

Applicants should also be aware that it is a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Protection of drinking water source(s) from potentially adverse impacts, is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development proposals will not give rise to any deterioration in drinking water quality.





Environmental Impact Assessment Report (EIAR) Scoping Requests

Where applicants are seeking planning permission for developments requiring Environmental Impact Assessment (EIA), applicants are strongly advised to submit an EIAR Scoping Request to Uisce Éireann at least 6 months ahead of lodging a planning application. This provides Uisce Éireann the opportunity to review proposals in advance of the consenting process and work with developers to ensure Uisce Éireann's standard requirements are met. Seeking Uisce Éireann's opinion on EIAR can help you avoid delays within the consenting process.



Large-scale Residential Developments

It is a mandatory requirement under S.I. No. 716/2021 of the Planning and Development (Large-scale Residential Development) Regulations 2021 that a planning application for an LRD is accompanied with a valid PCE Response Letter from Uisce Éireann.

It is an applicant's responsibility to ensure that the plans and particulars of any planning application are appropriate, and accompanying documentation addresses planning and environmental requirements for the development permissions being sought. Uisce Éireann strongly recommends you also include plans and layouts clearly demonstrating your development proposal does not include building over Uisce Éireann assets and that Uisce Éireann separation distances from public infrastructure can be achieved.

Applicants should also be aware that it is a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality.



Planning Enquiries

Our Development Management Planning Team is available to discuss any queries you may have relating to the topics above. Queries should be sent to planning@water.ie. EIAR Scoping Requests should also be sent to planning@water.ie.

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Important Items to Note

Below is a list of things which you will need to keep in mind as you navigate the various connection processes outlined in this Guide.



Engage with us early.

The average timeframe for the PCE and Connection Application processes is 16 weeks. However, this is just a guide, and we recommend engaging with us as early as possible.

We have a dedicated Developer Liaison team available to assist you with any query you might have. Please email your query to developerservices@water.ie.



Don't delay when you receive your Connection Agreement.

All Agreements are valid for 90 days only. If it is not fully accepted within this timeframe, you will need to reapply. For an Agreement to be considered fully accepted, and for the Quality Assurance process to begin, all signed documentation, along with payment of connection charges and fulfilment of Surety, must be submitted.



Secure Easements and Wayleaves early.

Connections for housing developments usually require easements, and often require arterial easements. These can take time for you to secure, so we advise allowing plenty of time for this process. Keep in mind that easements are part of the Quality Assurance process and must be in place for the QA to be completed.



Quality Assurance must be completed for connection to be made.

For Self-Lay developments, the physical connection into the Uisce Éireann network, can only progress once the Quality Assurance process is complete and the Certificate of Conformance is issued.



Uisce
Éireann
Irish Water

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Connections and Developer Services enquiries

1800 278 278 or +353 1 707 2828

9am to 5pm Monday–Friday

Key Contacts

Pre-Connection Enquiry/Connection Application

newconnections@water.ie

Quality Assurance of designs

cdsdesignqa@water.ie

Commencement notice or Field Engineer meeting

developerscheduling@water.ie

Developer Liaison Team

developerservices@water.ie

Planning referrals / planning queries

planning@water.ie

Uisce Éireann

PO Box 860,
South City
Delivery Office,
Cork City

 www.water.ie/connections

 [@IWCare](https://twitter.com/IWCare)

 1800 278 278

 newconnections@water.ie