

Declan O'Sullivan
Kavanagh Burke Consulting Engineers
F3 Calmount Business Park
Ballymount
Dublin

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

27 November 2025

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

**Re: Design Submission for Site At, Railpark, Maynooth, Kildare (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS25004498**

www.water.ie

Dear Kavanagh Burke,

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, Uisce Éireann has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before you can connect to our network you must sign a connection agreement with Uisce Éireann. This can be applied for by completing the connection application form at www.water.ie/connections. Uisce Éireann’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 Uisce Éireann’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Uisce Éireann does not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Uisce Éireann representative:

Name: Antonio Garzón Mielgo

Email: antonio.garzonmielgo@water.ie

Yours sincerely,



Dermot Phelan
Connections Delivery Manager

Appendix A

Document Title & Revision

- D1824-KB-XX-XX-DR-C-0001 - Drainage and Foul planning_PL2
- D1824-KB-XX-XX-DR-C-0003 - Watermain Layout_PL2
- Sewer LS

Additional Comments

The design submission will be subject to further technical review at connection application stage.

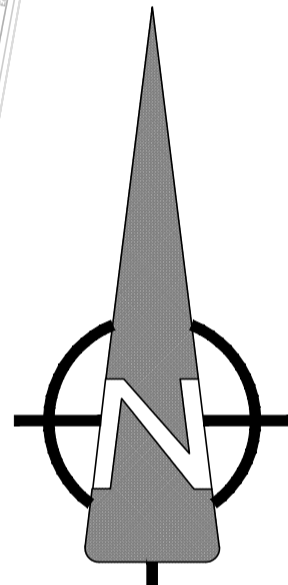
Uisce Éireann cannot guarantee that its Network in any location will have the capacity to deliver a particular flow rate and associated residual pressure to meet the requirements of the relevant Fire Authority, see Section 1.17 of Water Code of Practice.

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 Uisce Éireann will not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.

GENERAL NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING SERVICES REPORT.
- ALL DIMENSIONS AND LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
- ALL SURFACE WATER DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH GREATER DUBLIN REGIONAL CODE OF PRACTICE FOR DRAINAGE WORKS AND LOCAL AUTHORITY REQUIREMENTS.
- SURFACE WATER ATTENUATION AND PROPOSED SUDS SHALL COMPRISE OF PERMEABLE PAVING, DETENTION BASINS, SOAKAWAY, BLUE/GREEN ROOFS, TREE PITS, BIO RETENTION AREAS AND FLOW CONTROLS.
- FOUL SEWER PIPE MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 3.13 OF THE UISCE EIREANN CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE.
- RUNOFF FROM THE PROPOSED DEVELOPMENTS SHALL BE RESTRICTED TO QBAR = 6.6/s.
- ATTENUATED RUNOFF FROM DEVELOPMENT TO DISCHARGE TO PROPOSED MERR SURFACE WATER DRAINAGE NETWORK.
- WHERE MANHOLE COVERS ARE TO BE LOCATED IN SOFT LANDSCAPED / GRASS AREAS, TO ENSURE THAT MANHOLE COVERS WILL NOT BECOME OVERGROWN, COVERS ARE TO BE SURROUNDED BY A CONCRETE PLINTH, 200mm ALL ROUND AND 100mm DEEP FORMED WITH C20/C25 CONCRETE, 20mm AGGREGATE SIZE, BEDDED IN CLAUSE 804 MATERIAL.
- ROOT BARRIERS (RE-ROOT 1000 BY GREENLEAF OR EQUIVALENT) ARE TO BE INSTALLED WHERE EXISTING OR PROPOSED SERVICES ARE ADJACENT TO A TREE PIT.
- ALL FOUL DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH UISCE EIREANN CODE OF PRACTICE AND STANDARD DETAILS FOR WASTEWATER INFRASTRUCTURE.
- INDIVIDUAL BUILDING FOUL CONNECTIONS (OMITTED FOR CLARITY) SHALL COMPRISE 1000 (MIN) PIPES @ 1:60, TO THE NEAREST PROPOSED FOUL SEWER IN ACCORDANCE WITH THE UISCE EIREANN CODE OF PRACTICE AND STANDARD DETAILS STD-WW-02 AND STD-WW-03. INSPECTION CHAMBERS (OMITTED FOR CLARITY) SHALL BE LOCATED WITHIN 1M OF THE BOUNDARY WITHIN THE PRIVATE PROPERTY BOUNDARY. INSPECTION CHAMBERS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- FOUL SEWER PIPE MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 3.13 OF THE UISCE EIREANN CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE.
- FOR PIPES WHERE DEPTH OF COVER IS LESS THAN 1.2m CONCRETE SURROUNDS SHALL BE INSTALLED IN ACCORDANCE WITH UISCE EIREANN STANDARD DETAIL STD-WW-08.
- ALL TREES, SHRUBS AND HEDGES TO HAVE APPROPRIATE ROOT BARRIER PROTECTION AS PER STD-W-12A FROM IRISH WATER STANDARD WATERMAIN DETAILS.



This drawing should not be scaled. Dimensions to be verified on site. Any discrepancies should be referred to the Engineer prior to work being put in hand.

GENERAL NOTES

- LEGEND**
- SITE RED LINE BOUNDARY
 - EXISTING SURFACE WATER DRAINAGE
 - PROPOSED SURFACE WATER DRAINAGE
 - PROPOSED OUTFALL SURFACE WATER PIPE
 - PROPOSED MERR FOUL SEWER
 - PROPOSED FOUL SEWER
 - PROPOSED 1000 PRIVATE FOUL DRAIN WITH INSPECTION CHAMBER
 - PROPOSED LEVELS

- LEGEND**
- Denotes ASPHALT TO ACCESS ROAD
 - Denotes PERMEABLE PAVING TO DRIVEWAYS
 - Denotes CONCRETE FOOTPATHS
 - Denotes CYCLE PATH
 - Denotes LANDSCAPE - PUBLIC OPEN SPACE
 - Denotes LANDSCAPE - PRIVATE GARDENS
 - Denotes PROPOSED DWELLINGS / DUPLEXES
 - Denotes PROPOSED TREE PITS / BIO-RETENTION AREAS
 - Denotes PROPOSED GREEN/BLUE ROOF AREAS
 - Denotes PROPOSED SOAKAWAY
 - Denotes PROPOSED VERTICAL SOAKAWAY
 - Denotes PROPOSED INSPECTION CHAMBER
 - Denotes PROPOSED WATER BUTT
 - Denotes PROPOSED DISTRIBUTION BOX
 - Denotes PROPOSED ACCESS JUNCTION

PL	Date	Description	By	CHK
PL2	27.11.2025	Stage 3 LR0 Issue	HvdW	DOS
PL1	14.11.2025	Stage 3 LR0 Issue	HvdW	DOS
P5	22.05.25	Stage 2 LR0 Issue	HvdW	DOS
P4	14.05.25	Stage 2 LR0 Issue	HvdW	DOS
P3	02.05.25	Preliminary Issue	HvdW	DOS
P2	25.04.25	Preliminary Issue	HvdW	DOS
Status				

RESIDENTIAL DEVELOPMENT AT RAILPARK WEST MAYNOOTH MONTANE

DRAINAGE & FOUL GENERAL LAYOUT

Client: MONTANE DEVELOPMENTS



Unit F3, Block F, Calmount Park
Calmount Avenue, Dublin 12, D12 PX28
E-mail: reception@kavanaghburke.ie
Tel: 01 450 0694

STAGE 2 LR0 ISSUE

Designed By	Checked By	KB Ref.
HVDW	DOS	D1824
Drawn By	Date	Scales @ A1
HVDW	May 2025	1:500

Project	Originator	Volume	Level	Type	Role	Number	Revision
D1824-KB-XX-XX-DR-C-0001							PL2

A1



CATCHMENT D
PROPOSED DETENTION BASIN 3
• PROVIDED STORAGE VOLUME: 967 m³
• PROVIDED BOTTOM AREA: 371 m²
• PROVIDED TOP AREA: 1172.8 m²
• SYSTEM DEPTH: 1.0m
• SYSTEM BASE LEVEL: +59.10
• TOP OF SYSTEM LEVEL: +60.10
• HIGH WATER LEVEL: +59.87
• BASIN BANKS: 15.81:3
with 30% Climate Change & 10% Urban Creep
- 1Y Storm: +59.25
- 2Y Storm: +59.33
- 10Y Storm: +59.51
- 30Y Storm: +59.66
- 100Y Storm: +59.67
• Infiltration rate: 0.0228 m/h

CATCHMENT B
PROPOSED DETENTION BASIN 2
• PROVIDED STORAGE VOLUME: 80.7 m³
• PROVIDED BOTTOM AREA: 6.2 m²
• PROVIDED TOP AREA: 200.0 m²
• SYSTEM DEPTH: 1.0m
• SYSTEM BASE LEVEL: +60.50
• TOP OF SYSTEM LEVEL: +61.50
• HIGH WATER LEVEL: +60.82
• BASIN BANKS: 15.81:3
with 30% Climate Change & 10% Urban Creep
- 1Y Storm: +60.62
- 2Y Storm: +60.67
- 10Y Storm: +60.78
- 30Y Storm: +60.84
- 100Y Storm: +60.92
• Infiltration rate: 0.0228 m/h

CATCHMENT A
PROPOSED DETENTION BASIN 1
• PROVIDED STORAGE VOLUME: 181.5 m³
• PROVIDED BOTTOM AREA: 29.0 m²
• PROVIDED TOP AREA: 300.9 m²
• SYSTEM DEPTH: 1.1m
• SYSTEM BASE LEVEL: +60.70
• TOP OF SYSTEM LEVEL: +61.80
• HIGH WATER LEVEL: +61.34
• BASIN BANKS: 15.81:3
with 30% Climate Change & 10% Urban Creep
- 1Y Storm: +61.02
- 2Y Storm: +61.06
- 10Y Storm: +61.16
- 30Y Storm: +61.24
- 100Y Storm: +61.34
• Infiltration rate: 0.0234 m/h

CATCHMENT C
PROPOSED SOAKAWAY 1
• PROVIDED STORAGE VOLUME: 236.2 m³
• PROVIDED SYSTEM AREA: 131.2 m²
• SYSTEM DEPTH: 1.8m
• SYSTEM BASE LEVEL: +58.40
• TOP OF SYSTEM LEVEL: +60.20
• HIGH WATER LEVEL: +60.19
with 30% Climate Change & 10% Urban Creep
- 1Y Storm: +59.59
- 2Y Storm: +59.63
- 10Y Storm: +59.78
- 30Y Storm: +59.80
- 100Y Storm: +59.83
• Infiltration rate: 0.0504 m/h

HydroBrake MH
FLOW CONTROL DEVICE TO BE PLACED ON OUTLET OF MH TO LIMIT FLOW TO Q_{max} = 6.6 l/sec

PROPOSED BASIN 3 INLET
IL = 58.72

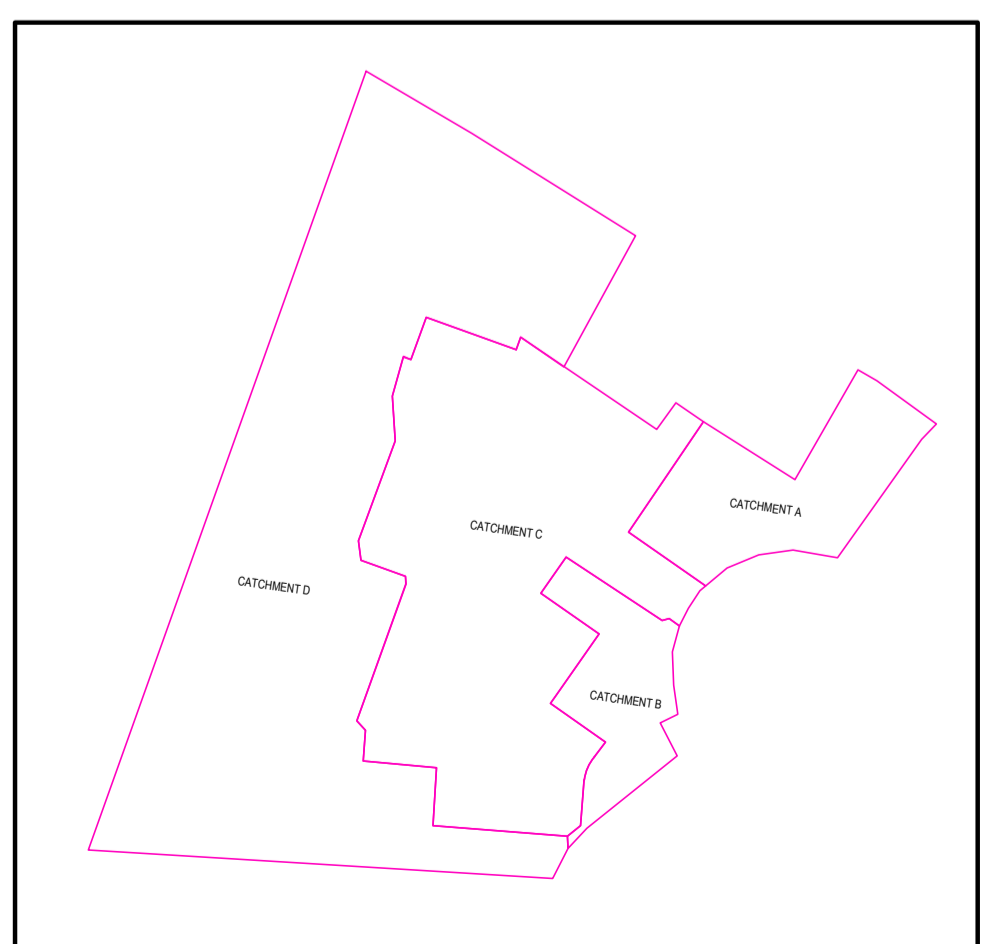
PROPOSED BASIN 3 OUTLET
IL = 58.70

SECTION A-A

Ø225MM TEMPORARY BLANK SPUR CONNECTION
IL = 58.342

Ø225MM TEMPORARY BLANK SPUR CONNECTION
IL = 57.756

FOUL SEWER TO TERMINATE AT SCHEME BOUNDARY - TO BE PICKED UP BY OTHERS



- GENERAL NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING SERVICES REPORT.
 - ALL DIMENSIONS AND LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
 - ALL WATERMANS TO BE CONSTRUCTED IN ACCORDANCE WITH UIUCE EIREANN CODE OF PRACTICE AND STANDARD DETAILS.
 - HYDRANTS TO BE CONSTRUCTED IN ACCORDANCE WITH UIUCE EIREANN DETAILS STD-W-18 AND STD-W-19.
 - SLUICE VALVES TO BE CONSTRUCTED IN ACCORDANCE WITH UIUCE EIREANN DETAIL STD-W-15.
 - PIPE BEDDING AND BACKFILL TO BE CONSTRUCTED IN ACCORDANCE WITH UIUCE EIREANN DETAIL STD-W-13.
 - WATERMAIN PIPE MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 3.9 OF UIUCE EIREANN WATER SUPPLY CODE OF PRACTICE.
 - ALL HYDRANT COVERS, WHERE LOCATED IN GRASS AREAS, SHALL BE SURROUNDED BY A CONCRETE PLINTH, 200mm ALL ROUND AND 100mm DEEP FORMED WITH C20/25 CONCRETE, IN ACCORDANCE WITH SECTION 3.18 OF UIUCE EIREANN WATER SUPPLY CODE OF PRACTICE.
 - AIR VALVES (WHERE REQUIRED) TO BE CONSTRUCTED IN ACCORDANCE WITH UIUCE EIREANN DETAIL STD-W-22 AND STD-W-23.
 - SCOUR CHAMBERS (WHERE REQUIRED) TO BE CONSTRUCTED IN ACCORDANCE WITH UIUCE EIREANN DETAIL STD-W-30B. THE SCOUR CHAMBER IS TO BE PROVIDED WITH A NON-RETURN VALVE TO PREVENT BACKFLOW TO THE WATER SUPPLY NETWORK SYSTEM, AND IS TO BE AGREED WITH THE LOCAL AUTHORITY. A SCOUR VALVE TO A WASHOUT HYDRANT IN ACCORDANCE WITH STANDARD DETAIL STD-W-30A IS ALSO ACCEPTABLE. SCOUR VALVES TO CONNECT TO NEAREST SURFACE WATER MANHOLE.
 - WHERE A 25mm SERVICE CONNECTION EXCEEDS 15m IN LENGTH, THE SERVICE CONNECTION SHALL BE 32mm WHERE A DISTANCE OF 30m OR LESS CAN BE ACHIEVED.
 - SERVICE CONNECTIONS TO APARTMENT BLOCKS SHOULD BE 100mm DIAMETER.
 - ROOT BARRIERS (RE-ROOT 1000 BY GREENLEAF OR EQUIVALENT) ARE TO BE INSTALLED WHERE EXISTING OR PROPOSED SERVICES ARE ADJACENT TO A TREE PIT.
 - ALL TREES, SHRUBS AND HEDGES TO HAVE APPROPRIATE ROOT BARRIER PROTECTION AS PER STD-W-12A FROM IRISH WATER STANDARD WATERMAIN DETAILS.

This drawing should not be scaled. Dimensions to be verified on site. Any discrepancies should be referred to the Engineer prior to work being put in hand.

GENERAL NOTES

LEGEND

- SITE RED LINE BOUNDARY
- PROPOSED EASTERN RING ROAD WATER SUPPLY NETWORK
- PROPOSED 150mm HDPE WATERMAIN
- PROPOSED WATER METER, FIRE HYDRANTS AND SLUICE VALVE
- 25mm SDR 17 PE80 PRIVATE CONNECTIONS WITH PROPOSED BOUNDARY BOXES (to STD-W-03)
- PROPOSED AIR VALVE AND SCOUR VALVE
- PROPOSED LEVELS

LEGEND

- DENOTES ASPHALT TO ACCESS ROAD
- DENOTES PERMEABLE PAVING TO DRIVEWAYS
- DENOTES CONCRETE FOOTPATHS
- DENOTES CYCLE PATH
- DENOTES LANDSCAPE - PUBLIC OPEN SPACE
- DENOTES LANDSCAPE - PRIVATE GARDENS
- DENOTES PROPOSED DWELLINGS / DUPLEXES



PL2	27.11.2025	STAGE 3 LRD PLANNING ISSUE	HvdW	DOS
PL1	14.11.2025	STAGE 3 LRD PLANNING ISSUE	HvdW	DOS
Status	Date	Description	By	Chk
Amendments				

Project: RESIDENTIAL DEVELOPMENT AT RAILPARK WEST MAYNOOTH MONTANE

Title: WATERMAIN LAYOUT

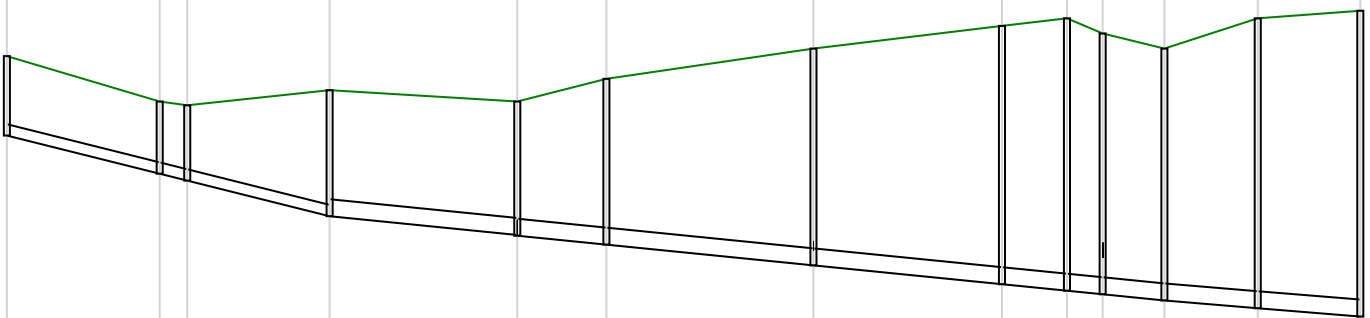
Client: MAYNOOTH MONTANE LIMITED

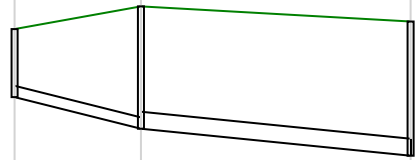


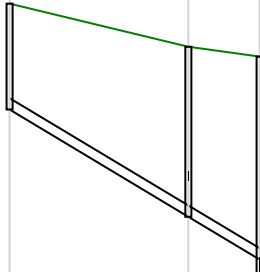
Unit F3, Block F, Calmount Park
Calmount Avenue, Dublin 12. D12 PX28
E-mail: reception@kavanaghburke.ie
Tel: 01 450 0694

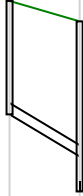
Issue: STAGE 3 LRD ISSUE

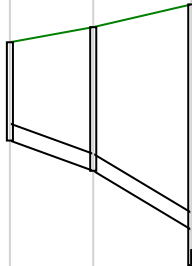
Designed By	Checked By	KB Ref.					
HVDW	DOS	D1824					
Drawn By	Date	Scale					
HVDW	October 2025	Scales @ A1 1:500					
Project	Originator	Volume	Level	Type	Role	Number	Revision
D1824-KB-XX-XX-DR-C-0003							PL2

Node Name	FS1	FS2	FS3	FS4	FS5	FS6	FS7	FS8	FS9	FS10	FS11	FS12	FSOUT										
A4 drawing Hor Scale 1500 Ver Scale 100 Datum (m) 54.000																							
	Link Name	1.000	1.001	1.002	1.003	1.004	1.005	1.006	1.007	1.008	1.009	1.010	1.011										
	Section Type	150mm	150mm	150mm	225mm	225mm	225mm	225mm	225mm	225mm	225mm	225mm	225mm										
	Slope (1:X)	60.0	60.0	60.0	150.0	150.0	150.0	150.0	150.0	150.0	150.0	180.0	185.0										
	Cover Level (m)	61.200	60.600	60.550	60.750	60.600	60.900	61.300	61.600	61.700	61.500	61.300	61.700	61.800									
	Invert Level (m)	60.150	59.645	59.544	59.083	59.083	58.835	58.825	58.707	58.707	58.433	58.433	58.184	58.184	58.098	58.098	58.051	57.969	57.969	57.866	57.866	57.756	57.756
	Length (m)	30.315	5.4	28.239	37.226	17.675	41.067	37.394	12.897	7.0	12.25	18.512	20.348										

Node Name	FS13	FS14	FS5
			
A4 drawing			
Hor Scale 1500			
Ver Scale 100			
Datum (m) 54.000			
Link Name	2.000	2.001	
Section Type	150mm	225mm	
Slope (1:X)	60.0	150.0	
Cover Level (m)	60.500	60.800	60.600
Invert Level (m)	59.600	59.182	58.825
Length (m)	25.064	53.486	

Node Name	FS15	FS17	FS7
<p>A4 drawing</p> <p>Hor Scale 1500</p> <p>Ver Scale 100</p> <p>Datum (m) 54.000</p>			
Link Name	3.000	3.001	
Section Type	150mm	150mr	
Slope (1:X)	25.0	25.0	
Cover Level (m)	62.000	61.430	61.300
Invert Level (m)	60.600	59.181 59.181	58.616
Length (m)	35.463	14.131	

Node Name	FS16	FS17
<p>A4 drawing</p> <p>Hor Scale 1500</p> <p>Ver Scale 100</p> <p>Datum (m) 55.000</p>		
Link Name	4.000	
Section Type	150mr	
Slope (1:X)	25.0	
Cover Level (m)	61.700	61.430
Invert Level (m)	60.200 59.644	
Length (m)	13.898	

Node Name	FS18	FS19	FS10
			
A4 drawing			
Hor Scale 1500			
Ver Scale 100			
Datum (m) 54.000			
Link Name	5.000	5.001	
Section Type	225mm	225mm	
Slope (1:X)	41.3	25.0	
Cover Level (m)	61.000	61.200	61.500
Invert Level (m)	59.700 59.300	59.300 58.522	
Length (m)	16.530	19.446	