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Ref: 23\_UÉ\_FP\_36\_Roscrea LAP – Proposed MA

## Re: Roscrea Local Area Plan (2023 – 2029) - Proposed Material Alterations

A Chara,

Uisce Éireann (UÉ) welcomes the inclusion of Proposed Material Alterations arising from your consideration of our initial submission on the Draft Local Area Plan. We have provided observations and comments on the proposed Material Alterations to the Draft Plan in relation to public water services below. Reference should also be made to our submission at Draft Plan stage. We will continue to engage with the planning department as the plan preparation process progresses.

### Proposed amendments to zonings

Available network information indicates network extensions may be required to service some zoned sites. Depending on the extent of development realised, localised network upgrades may also be required to facilitate development.

Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed Uisce Éireann projects in place to progress such works. All new residential and commercial/ industrial developments wishing to connect to an Uisce Éireann network are to be assessed on a case-by-case basis through Uisce Éireann's New Connections process, which will determine the exact requirements in relation to network and treatment capacity. New connections to Uisce Éireann networks are subject to our Connections Charging Policy. Further information on this process is available at: <https://www.water.ie/connections/developer-services/>.

Development in the vicinity of Uisce Éireann assets must be in accordance with our Standard Details and Codes of Practice. Diversion Agreements will be required where an Uisce Éireann asset needs to be diverted or altered. Further information on this process and minimum separation distances between buildings and pipes is available at: <https://www.water.ie/connections/developer-services/diversions/>.

**Stiúrthóirí / Directors:** Tony Keohane (Cathaoirleach / Chairman), Niall Gleeson (POF / CEO), Christopher Banks, Fred Barry, Gerard Britchfield, Liz Joyce, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh.

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Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a design activity company, limited by shares.  
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Additional site-specific comments are provided below:

- Site No. 45 – there is an existing 225 mm dia. sewer along the western boundary of this site. The asset must be protected/diverted.
- Site No. 49 – this site includes an accessway from Limerick Steet. Within the accessway, there is an existing 225 mm dia. sewer. The asset must be protected/diverted.

### Draft Town Centre First Plan

Section 4.1 of the Roscrea Town Centre First - Draft Plan includes a shortlist of potential Key Projects in the town centre that may impact Uisce Éireann assets, e.g., Castle Street Regeneration, Gantly Street Masterplan. Many streets and roads in the town centre area are congested with existing services, including public water services infrastructure.

Projects such as the shortlisted Key Projects and planned public realm and road projects have the potential to impact on Uisce Éireann assets and projects e.g., tree planting, building over of assets, new connections, requirement to programme upgrade works in advance of road projects.

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

Development in the vicinity of UE assets must be in accordance with our Standard Details and Codes of Practice. Diversion Agreements will be required where an Uisce Éireann asset needs to be diverted or altered.

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. The removal of stormwater from combined sewers as part of roads, public realm, residential or other developments is strongly encouraged. UÉ would be happy to discuss potential opportunities to collaborate on projects that would remove stormwater from combined sewers.

Uisce Éireann encourages the inclusion of policies and objectives on the use of Sustainable Urban Drainage Systems and Green-Blue Infrastructure in new developments, including the public realm and retrofitted in existing developed areas, in line with NPO 57 of the National Planning Framework. These measures can provide a cost effective and sustainable means of managing stormwater and water pollution at source, keeping surface water out of combined sewers (thus increasing capacity for foul drainage from new developments), while providing multiple benefits for example, improved air quality, amenity, and noise reduction.

### Water Supply and Wastewater Treatment Capacity Registers

Uisce Éireann publishes annual water supply and wastewater treatment capacity registers. The registers give an indication of the available water supply and wastewater treatment plant capacity to support growth and property development.

The latest Water Supply and Wastewater Treatment Capacity Registers for Co. Tipperary were published following our submission on the Draft Plan and are available to view at the links below: -

[Uisce Éireann Water Supply Capacity Register for Co. Tipperary](#)

[Uisce Éireann Wastewater Treatment Capacity Register for Co. Tipperary](#)

Suggested amendment to Footnote 26 of Section 8.2.2 to reflect the recent publication of the latest capacity registers.

Yours Sincerely,

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**Regional Forward Planning Specialist (Southern Region)**  
**Asset Strategy & Sustainability**