

Developer's Guide to Connect

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



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Key Contacts

**Pre-connection Enquiry/
Connection Application:** newconnections@water.ie
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**Commencement notice or
field engineer meeting:** developerscheduling@water.ie

Safeguarding our water for our future.

Irish Water

Contact details	2
1. Introduction.....	4
1.1 How to apply	5
2. Pre-Connection Enquiry (PCE) & Quality Assurance.....	6
3. Connection Application.....	7
3.1 Connection assets – diagrams.....	8
4. The Connection	12
5. Construction of connection assets.....	13
6. Connection Charges.....	17
6.1 Self-Lay Surety	18

Disclaimer

This booklet presents general information about Irish Water's connection process 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 Irish Water network.

1. Introduction



We have developed this booklet for housing developers to explain how your development can get connected to the Irish Water network. This booklet should help you understand the different processes involved in,

- a) the pre-connection enquiry process,
- b) the connection application process,
- c) the Quality Assurance regime and
- d) how the connection is delivered.

In all instances, we advise you to make a pre-connection enquiry 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 Irish Water network. The completion of the acceptance criteria is a precursor 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 Irish Water.

Connection type	PCE form	Application form
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.	Not required	Application form - Temporary water and/or wastewater connection
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.	Pre-connection enquiry form - Business, mixed used, housing developments.	Application form - Single Business water and/or wastewater connection
Multi/Mixed Use - a connection for a combination of 2 or more business units or combined domestic and business units.	Pre-connection enquiry form - Business, mixed used, housing developments	Application form - Multi / mixed use development water and/or wastewater connection
Housing Development - a multi connection to numerous domestic properties. e.g, a connection of a new housing estate or an apartment block. Any situation where 2 or more units within the same site need to be connected to a mains.	Pre-connection enquiry form - Business, mixed use, housing developments	Application form - Housing development water and/or wastewater connection

2. Pre-Connection Enquiry (PCE) & Quality Assurance



Average timeline from PCE to CoF is 16 weeks

1

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 your development. You will need to submit a pre-connection enquiry form (PCE) and it should be submitted at your project's inception stage.

2

Confirmation of Feasibility

Once we complete the review, a confirmation of feasibility is issued which will indicate if any capital upgrades are required. It may refer to a Project Works Services Agreement (PWSA). A PWSA may be required, when further studies are needed to identify the solution to facilitate your development.

3

Quality Assurance

Ahead of finalising your planning application, you will need to submit designs to the Irish Water Quality Assurance team for approval at cdsdesignqa@water.ie.

4

Statement of Design Acceptance

Once the finalised designs have been approved, Irish Water will issue you with a Statement of Design Acceptance. Please note: a Statement of Design Acceptance is a requirement for An Bord Pleanála's Strategic Housing Development (SHD) process.

5

Planning application

You are responsible for completing your planning application. This should include the confirmation of feasibility issued by Irish Water, and where applicable, details of the vetted local infrastructure.

3. Connection Application



1

Connection Application

Please submit your connection application form once you have secured planning permission. You, or an agent acting on your behalf, must supply the appropriate documentation as outlined in the application form.

2

Application Assessment

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 costly design solution that is technically acceptable to us. We will also advise if any infrastructure works are needed.

3

Quality Assurance

As it is likely that your design is now finalised, we will re-check your compliance to the Code of Practice and Standard Details, and you will need to submit designs to cdsdesignqa@water.ie.

4

Connection Offer

We will then issue a connection offer (Self-Lay agreement) providing details of any upgrade works required, along with the associated cost estimate and details of agreed designs. The connection offer will also outline the Quality Assurance regime to be employed to monitor the onsite works.

5

Accepting an offer

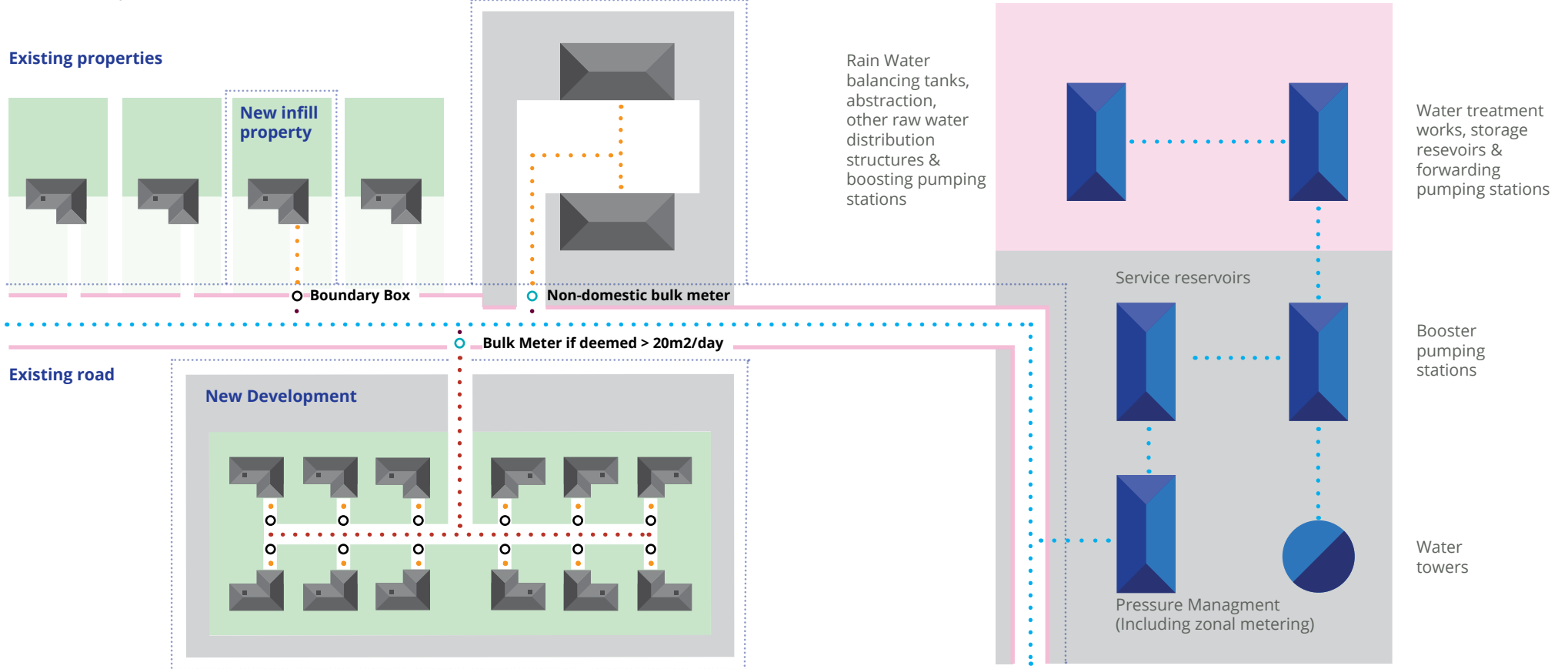
You can accept the offer by fulfilling the acceptance criteria as set out in the connection offer (Self-Lay agreement).

Average timeframe from Application to Connection Offer is 16 weeks

3.1 Connection assets – diagrams

Water infrastructure diagram

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

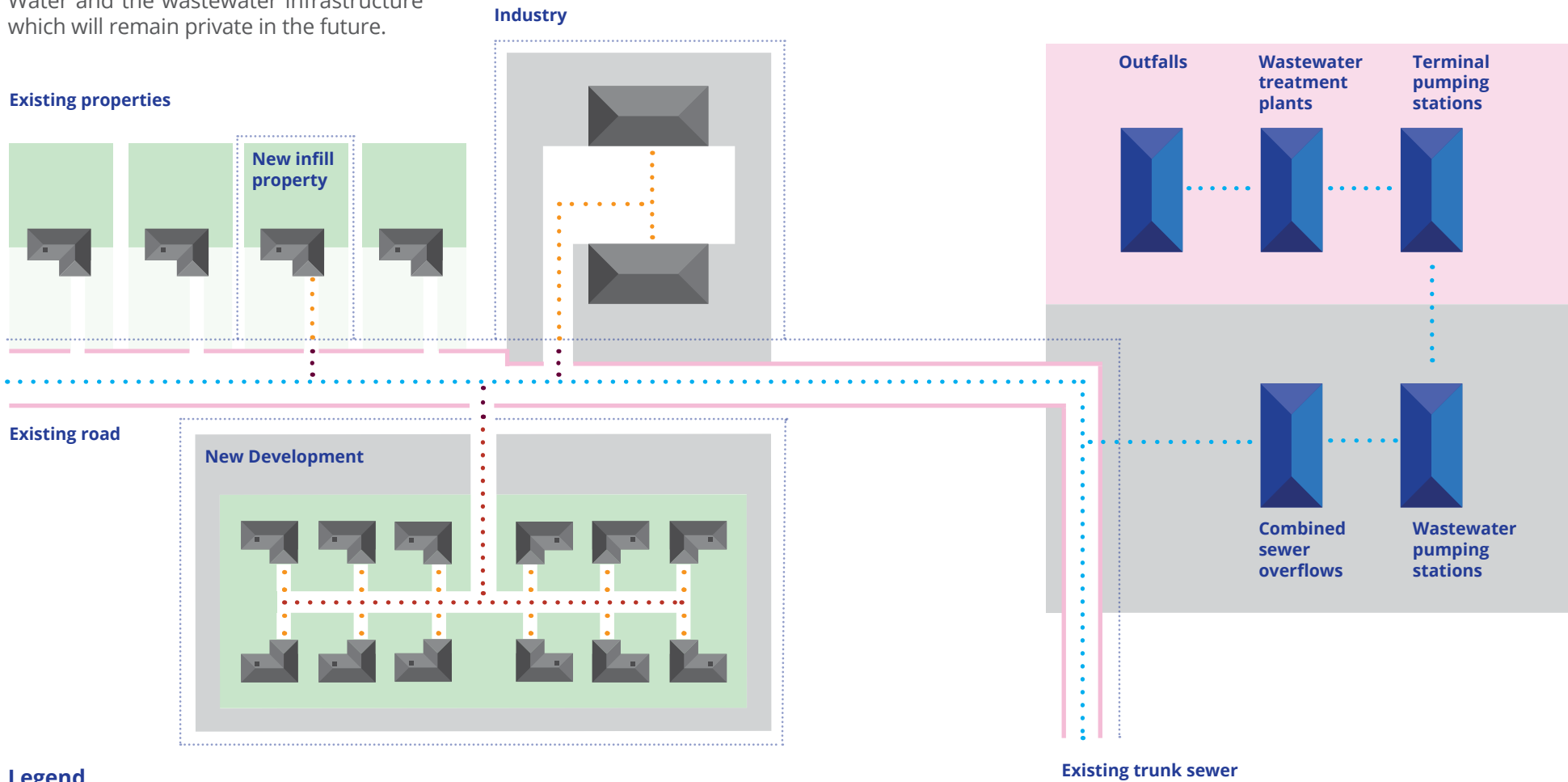


Legend

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

Wastewater infrastructure diagram

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



Legend

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

4. The Connection



Average timeline from securing ROL to Connection is 12 weeks

1

Site Development

Once you have accepted the offer and are ready to commence works onsite, you can email developerscheduling@water.ie to request a pre-commencement meeting. An on-site meeting will be scheduled and attended by an Irish Water field engineer. The field engineer will work with your on-site team to complete the Quality Assurance process.

2

Physical Connection

We will apply for a Road Opening Licence (ROL) and complete a design of your connection. Once these are in place, Irish Water or an agent acting on our behalf, will complete the connection. The connection will only be completed when the on site Quality Assurance has been approved.

3

Meter Installation

A Bulk Upload Form (the list of units within your development) needs to be completed in advance of the connection, which will allow a Water Point Reference Number (WPRN) to be assigned to each of the units in your development. Once done, Irish Water, or agents on our behalf, will install meters and ancillary devices as required.

4

Customer Obligations

The Defects Liability period commences once the Conformance Certificate is issued and lasts for 12 months. At the end of the Defects Liability Period, you will facilitate a final quality assurance check by us, undertake remedial work if required and a Completion Certificate will then be issued by Irish Water.

5. Construction of connection assets



Private infrastructure

Developers 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 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 the drains within your development boundary which facilitates the connection of units for the purpose of wastewater collection to 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 Irish Water. The service connection infrastructure will comprise the assets that connect the local infrastructure within your development from its boundary directly to the 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 Irish Water to lay all of the local infrastructure ('Irish Water 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 Irish Water. For a new or modified wastewater connection, local infrastructure will generally consist of all pipes, related fittings, pumping equipment within your development.



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 and collections sewers, sewage rising mains, outfall pipelines and their related accessories.

Irish Water will complete all works required to the public network infrastructure on public land.

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. Connection Charges



The provision of connections requires the payment of certain costs and fees by the customer, as approved by the Commission for Regulation of Utilities (CRU) in Ireland. As such, Irish Water has implemented a Connection Charging Policy. This policy provides a standard set of charges for connections to Irish Water's water and wastewater networks. It also provides a single, clear, transparent and fair connection charging framework. The charges are calculated in a cost-reflective manner, based on connection type.

The charges are published in the Irish Water Charges Plan, which can be viewed [here](#)

6.1 Self-Lay Surety

The connection offer (Self-Lay agreement) sets out the basis of your contractual agreement with Irish Water for the provision of services. The agreement provides for the vesting in Irish Water of water and wastewater services infrastructure installed by you, following quality assurance of the self-lay works and connection to the Irish Water network(s). It includes the provision of financial security to Irish Water (the Self-Lay Financial Security Arrangements) in certain circumstances.

As part of the Connection Charging Policy, a refundable financial security will be required per unit in a Self-Lay development. This will mitigate risk of asset defects and risk exposure where sub-standard work has been performed. This is applicable where the local infrastructure is provided by you and where a Self-Lay agreement is in place requiring the vesting of the infrastructure in Irish Water. The surety required is outlined below and will apply to each unit within an application.

Standard Residential Connection	Apartment and Duplex
€1,125 per unit for water and waste water	€750 per unit for water and waste water
€562 per unit for one service	€375 per unit for one service

In addition to the risk exposures outlined previously for the water and wastewater infrastructure, there is an additional risk exposure for pump stations (this includes other stand-alone infrastructure facilities) in a development. The financial security relating to this is outlined below:

- Up to 40% of the total cost of the pump station or stand alone infrastructure for the duration of the Defects Liability Period and/or
- Up to 100% of the annual estimates cost of operation and maintenance of these facilities for the duration of the Defects Liability Period.

This financial security will be required in addition to the full connection payment and signed counterpart in order for a connection to progress. Upon completion of the defects liability period, the surety will be released in line with the Irish Water Financial Security Policy.

The Irish Water Self-Lay Financial Security arrangements sets out the acceptable forms of financial security, which can be viewed on the Irish Water website www.water.ie.

