

CONFIRMATION OF FEASIBILITY

Fiachra O Sullivan
MHL & Associates LTD
Unit 1B, The Atrium
Blackpool
Cork
T23T2VY

5 December 2025

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

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Our Ref: CDS25007914 Pre-Connection Enquiry
The Mill, Ballinacurra, Midleton, Cork

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Multi/Mixed Use Development of 134 unit(s) at The Mill, Ballinacurra, Midleton, Cork, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection**
 - Feasible Subject to upgrades
 - In order to serve the proposed development upgrades are required to the Uisce Éireann water network, The upgrades required will be approx. 110m of existing 4" main upgraded to min 125mm ID See Figure 1. Uisce Éireann currently does not have any plans to upgrade its network in this area. The cost for the provision of this network extension will give rise to a quotable charge based on the Commission for Regulation of Utilities (CRU) approved Connection Charging Policy. Any such network extension would have to be entirely funded by you. To guarantee a flow to meet the Fire Authority requirements you should provide adequate fire storage capacity within your development

- **Wastewater Connection** - Feasible without infrastructure upgrade by Uisce Éireann

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

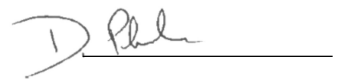
Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Uisce Éireann's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,



Dermot Phelan
Connections Delivery Manager

Section A - What is important to know?

What is important to know?	Why is this important?
Do you need a contract to connect?	<ul style="list-style-type: none"> • Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Uisce Éireann.
When should I submit a Connection Application?	<ul style="list-style-type: none"> • A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	<ul style="list-style-type: none"> • Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	<ul style="list-style-type: none"> • All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. <p>*Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works</p>
Fire flow Requirements	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
Plan for disposal of storm water	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Uisce Éireann's network(s)?	<ul style="list-style-type: none"> • Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

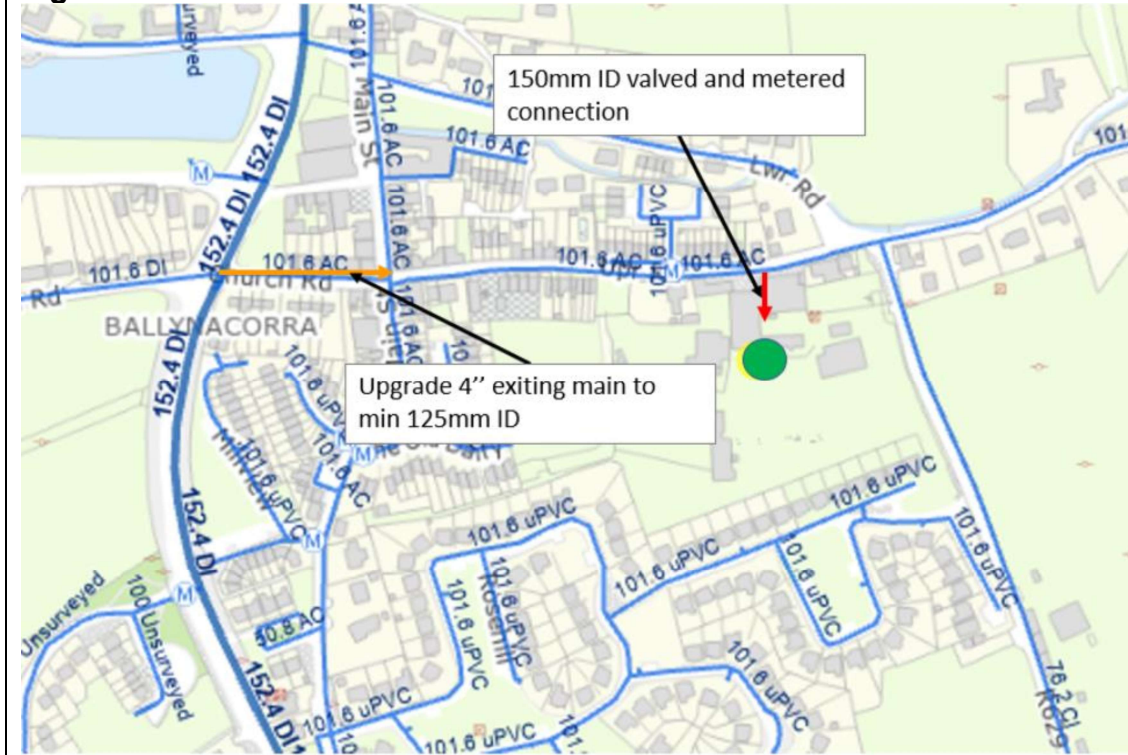
<p>What are the design requirements for the connection(s)?</p>	<ul style="list-style-type: none"> • The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
<p>Trade Effluent Licensing</p>	<ul style="list-style-type: none"> • Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). • More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ <p>**trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)</p>

Section B – Details of Uisce Éireann’s Network(s)

The map included below outlines the current Uisce Éireann infrastructure adjacent the Development: To access Uisce Éireann Maps email

datarequests@water.ie

Figure 1







Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34





Note: The information provided on the included maps as to the position of Uisce Éireann’s underground network(s) is provided as a general guide only. The information is based on the best available information provided by each Local Authority in Ireland to Uisce Éireann.


Whilst every care has been taken in respect of the information on Uisce Éireann’s network(s), Uisce Éireann assumes no responsibility for and gives no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided, nor does it accept any liability whatsoever arising from or out of any errors or omissions. This information should not be solely relied upon in the event of excavations or any other works being carried out in the vicinity of Uisce Éireann’s underground network(s). The onus is on the parties carrying out excavations or any other works to ensure the exact location of Uisce Éireann’s underground network(s) is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

APPENDIX B

Site Investigation Trial Pit Logs

		Priority Geotechnical Ltd. Tel: 021 4631600 Fax: 021 4638690 www.prioritygeotechnical.ie			Trial Pit No FP01 Sheet 1 of 1			
Project Name: Old Mill Ballinacurra		Project No. P23172		Co-ords: 588781E - 571592N Level: 16.30m OD		Date 27/09/2023		
Location: Ballinacurra, Co. Cork				Dimensions (m): 1.50 3.20		Scale 1:25		
Client:				Depth: 1.50m BGL		Logged DOC		
Water Strike & Backfill	Samples & In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description	
	Depth (m)	Type	Results					
							Black, earthy SILT with organic content.	1
				1.20	15.10		Red/brown, slightly gravelly, slightly sandy SILT.	
	1.50 1.50	B D			1.50	14.80		End of Pit at 1.500m
								3
								4
								5
Stability: Good Plant: 17.2T Track machine Backfill: Arisings					Groundwater: None encountered.			
Remarks: Foundation pit terminated at 1.5mbgl.								

		Priority Geotechnical Ltd. Tel: 021 4631600 Fax: 021 4638690 www.prioritygeotechnical.ie			Trial Pit No FP02 Sheet 1 of 1			
Project Name: Old Mill Ballinacurra		Project No. P23172		Co-ords: 588926E - 571647N Level: 16.73m OD		Date 27/09/2023		
Location: Ballinacurra, Co. Cork				Dimensions (m): 2.50 1.20		Scale 1:25		
Client:				Depth: 2.00m BGL		Logged DOC		
Water Strike & Backfill	Samples & In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description	
	Depth (m)	Type	Results					
				0.50	16.23		Black, earthy SILT with organic content.	1
							Red, slightly gravelly, slightly sandy SILT.	
				2.00	14.73		End of Pit at 2.000m	2
								3
								4
								5
Stability: Good Plant: 17.2T Track machine Backfill: Arisings.					Groundwater: None encountered.			
Remarks: Foundation pit terminated at 2.0mbgl.								

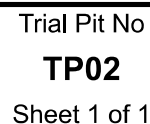
		Priority Geotechnical Ltd. Tel: 021 4631600 Fax: 021 4638690 www.prioritygeotechnical.ie			Trial Pit No TP01 Sheet 1 of 1	
Project Name: Old Mill Ballinacurra		Project No. P23172		Co-ords: 588690E - 571713N Level: 9.31m OD		Date 27/09/2023
Location: Ballinacurra, Co. Cork				Dimensions (m): <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 100px; height: 40px; margin: 0 auto;"></div> <div style="margin-left: 10px;"> 4.90 2.20 </div> </div>		Scale 1:25
Client:				Depth: 2.60m BGL		Logged DOC

Water Strike & Backfill	Samples & In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
				0.30	9.01		(TOPSOIL) brown/black gravelly SILT.
	0.50 0.50	B D					Brown, very gravelly SAND with cobble content.
	1.50 1.50	B D					
	1.80 1.80	B D		1.80	7.51		Brown, very gravelly SAND with Limestone cobbles and boulders.
				2.60	6.71		End of Pit at 2.600m

Stability: Good
Plant: 17.2T Track machine
Backfill: Arisings

Groundwater: None encountered.

Remarks: Trial pit terminated at 2.6mbgl on suspected Limestone bedrock.




Date
27/09/2023

Scale
1:25

Logged
DOC





Stability: Good	Groundwater: None encountered.
Plant: 17.2T Track machine	
Backfill: Arisings.	
Remarks: Trial pit terminated at 3.2mbgl on suspected rock.	

Remarks: Trial pit terminated at 3.2mbgl on suspected rock.

		Priority Geotechnical Ltd. Tel: 021 4631600 Fax: 021 4638690 www.prioritygeotechnical.ie			Trial Pit No TP03 Sheet 1 of 1	
Project Name: Old Mill Ballinacurra		Project No. P23172		Co-ords: 588883E - 571737N Level: 6.64m OD		Date 27/09/2023
Location: Ballinacurra, Co. Cork				Dimensions (m): <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 100px; height: 40px; margin: 0 auto; position: relative;"> <div style="position: absolute; top: 0; right: 0; width: 10px; height: 10px; border: 1px solid black;"></div> </div> <div style="margin-left: 10px;"> 5.00 1.50 </div> </div>		Scale 1:25
Client:				Depth: 4.50m BGL		Logged DOC

Water Strike & Backfill	Samples & In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description	
	Depth (m)	Type	Results					
				0.40	6.24		(TOPSOIL) black, gravelly SILT. <i>0.0-0.4mbgl: Possible FILL.</i>	
							Red, gravelly SAND.	1
				1.50	5.14		Sandy GRAVEL.	2
				3.00	3.64		Very sandy GRAVEL. Sand is fine.	3
				4.50	2.14		End of Pit at 4.500m	4
								5

Stability: Good Plant: 17.2T Track machine Backfill: Arisings.	Groundwater: None encountered.
Remarks: Trial pit terminated at 4.5mbgl due to required depth achieved.	

		Priority Geotechnical Ltd. Tel: 021 4631600 Fax: 021 4638690 www.prioritygeotechnical.ie			Trial Pit No TP04 Sheet 1 of 1			
Project Name: Old Mill Ballinacurra		Project No. P23172		Co-ords: 588919E - 571701N Level: 8.25m OD		Date 27/09/2023		
Location: Ballinacurra, Co. Cork				Dimensions (m): 5.00 1.00		Scale 1:25		
Client:				Depth: 4.50m BGL		Logged DOC		
Water Strike & Backfill	Samples & In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description	
	Depth (m)	Type	Results					
	0.10			0.10	8.15		(TOPSOIL) brown/black, gravelly SILT. Red/brown, gravelly SAND.	
	0.50	B						
	0.50	D						
	1.50	B						
1.50	D			1.80	6.45		Orange/brown, very sandy GRAVEL.	
				4.50	3.75		End of Pit at 4.500m	
Stability: Good		Plant: 17.2T Track machine		Groundwater: None encountered.				
Backfill: Arisings.								
Remarks: Trial pit terminated at 4.5mbgl due to required depth achieved.								

APPENDIX C

Site Investigation Infiltration Test Data

P23154**Old Mill Ballinacurra****27/09/2023****Test 1****SA01**

E588728.859 N571675.861 8.289mOD

l, m **2.200** b, m **1.300** d, m **2.000**
 l_base, m **2.200** d_eff, m **0.790**
 l_eff, m **2.200**

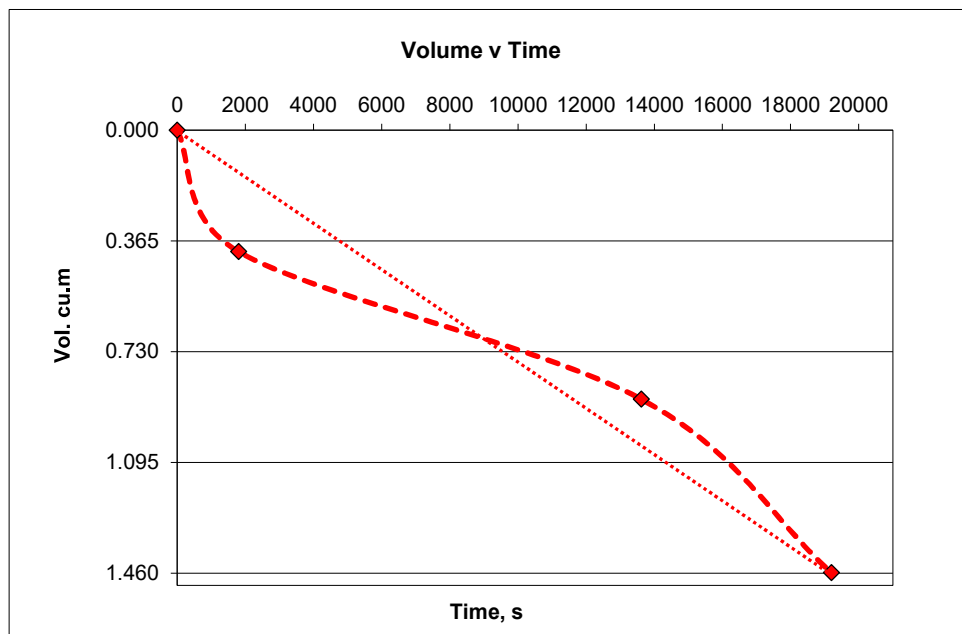
Start: 12:00:00

End: 17:20:00

Time, min	Measure, m bgl	Time, sec	Depth water, m	Fall, m	Volume
0	1.210	0	0.79	0.00	0.000
30	1.350	1800	0.65	0.14	0.400
227	1.520	13620	0.48	0.31	0.887
320	1.720	19200	0.28	0.51	1.459

Area **2.860 m²** $V_{p75-25 \text{ theory}}$ volume **1.1297 m³**
 50% Area_eff, a_{p50} **5.625 m²** $V_{p75-25 \text{ actual}}$ volume **0.7293 m³**
 50% Area_act, a_{p50} **4.645 m²** $t_{p75-25 \text{ actual}}$ time **9600 s**

Infiltration Coefficient **f** **1.64E-05 ms⁻¹**

**NOTES:**

Pit assumed unsaturated. Moderate stability
 Infiltration calculated over actual fall recorded.

P23154**Old Mill Ballinacurra****27/09/2023****Test 1****SA02**

E588888.642 N571668.141 8.648mOD

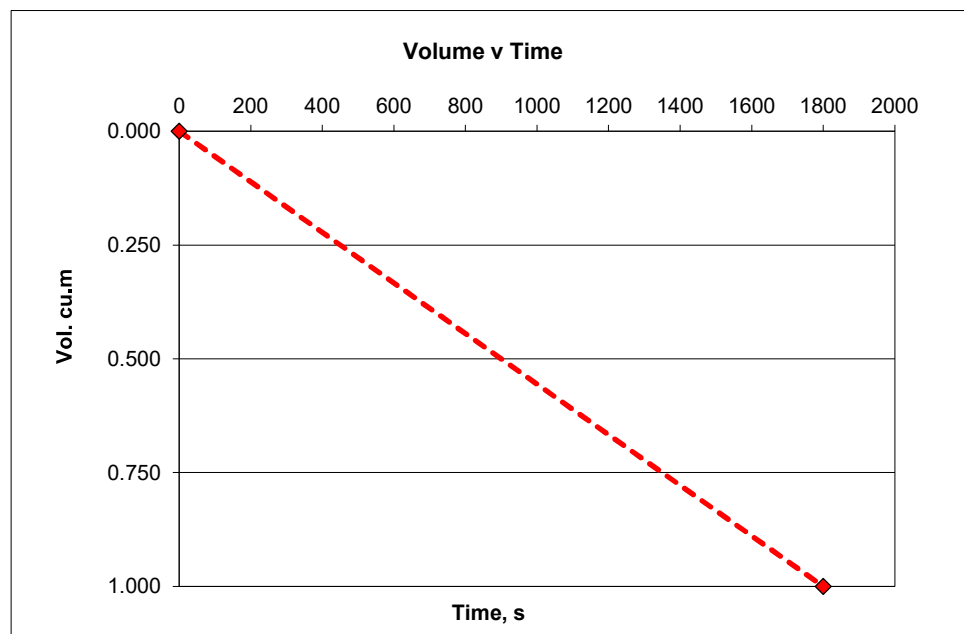
l, m **2.200** b, m **1.300** d, m **2.000**
 l_base, m **2.200** d_eff, m **0.350**
 l_eff, m **2.200**

Start: 11:15:00
End: 11:45:00

Time, min	Measure, m bgl	Time, sec	Depth water, m	Fall, m	Volume
0	1.650	0	0.35	0.00	0.000
30	2.000	1800	0.00	0.35	1.000

Area **2.860 m²** $V_{p75-25 \text{ theory}}$ volume **0.5005 m³**
 50% Area_eff, a_{p50} **4.085 m²** $V_{p75-25 \text{ actual}}$ volume **0.5005 m³**
 50% Area_act, a_{p50} **4.085 m²** $t_{p75-25 \text{ actual}}$ time **900 s**

Infiltration Coefficient f 1.36E-04 ms⁻¹

**NOTES:**

Pit assumed unsaturated. Moderate stability
 Infiltration calculated over actual fall recorded.
 Water bowser drained in full 1000 lt (1.0cu.m) in 30 minutes.

APPENDIX D

HR Wallingford Greenfield Runoff Estimation

Calculated by:	Desmond Archer
Site name:	Ballinacurra Mill
Site location:	Ballinacurra

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013), the SuDS Manual C753 (Ciria, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Site Details

Latitude:	51.89729° N
Longitude:	8.16228° W
Reference:	1833915130
Date:	Apr 23 2024 16:18

Runoff estimation approach

IH124

Site characteristics

Total site area (ha):	3.5
-----------------------	-----

Methodology

Q _{BAR} estimation method:	Calculate from SPR and SAAR
SPR estimation method:	Calculate from SOIL type

Notes

(1) Is Q_{BAR} < 2.0 l/s/ha?

When Q_{BAR} is < 2.0 l/s/ha then limiting discharge rates are set at 2.0 l/s/ha.

Soil characteristics

	Default	Edited
SOIL type:	2	3
HOST class:	N/A	N/A
SPR/SPRHOST:	0.3	0.37

(2) Are flow rates < 5.0 l/s?

Where flow rates are less than 5.0 l/s consent for discharge is usually set at 5.0 l/s if blockage from vegetation and other materials is possible. Lower consent flow rates may be set where the blockage risk is addressed by using appropriate drainage elements.

Hydrological characteristics

	Default	Edited
SAAR (mm):	1015	1015
Hydrological region:	13	13
Growth curve factor 1 year:	0.85	0.85
Growth curve factor 30 years:	1.65	1.65
Growth curve factor 100 years:	1.95	1.95
Growth curve factor 200 years:	2.15	2.15

(3) Is SPR/SPRHOST ≤ 0.3?

Where groundwater levels are low enough the use of soakaways to avoid discharge offsite would normally be preferred for disposal of surface water runoff.

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OK, I AGREE

MORE INFO

By clicking the Accept button, you agree to us doing so.

Greenfield runoff rates

Default

Edited

Q _{BAR} (l/s):	9.85	15.53
1 in 1 year (l/s):	8.37	13.2
1 in 30 years (l/s):	16.26	25.62
1 in 100 year (l/s):	19.21	30.28
1 in 200 years (l/s):	21.18	33.39

This report was produced using the greenfield runoff tool developed by HR Wallingford and available at www.uksuds.com. The use of this tool is subject to the UK SuDS terms and conditions and licence agreement , which can both be found at www.uksuds.com/terms-and-conditions.htm. The outputs from this tool are estimates of greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, CEH, Hydrosolutions or any other organisation for the use of this data in the design or operational characteristics of any drainage scheme.

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APPENDIX E

Uisce Eireann Statement of Design Acceptance

Fiachra O Sullivan
MHL & Associates LTD
Unit 1B, The Atrium
Blackpool,
Cork
T23T2VY

Uisce Éireann
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Oifig Sheachadta na
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Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

31 October 2025

**Re: Design Submission for The Mill, Ballinacurra, Midleton, Cork (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS25007914**

Dear Fiachra O Sullivan,

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: Kyle Jackson

Email: kyle.jackson@water.ie

Yours sincerely,



Dermot Phelan
Connections Delivery Manager

Appendix A

Document Title & Revision

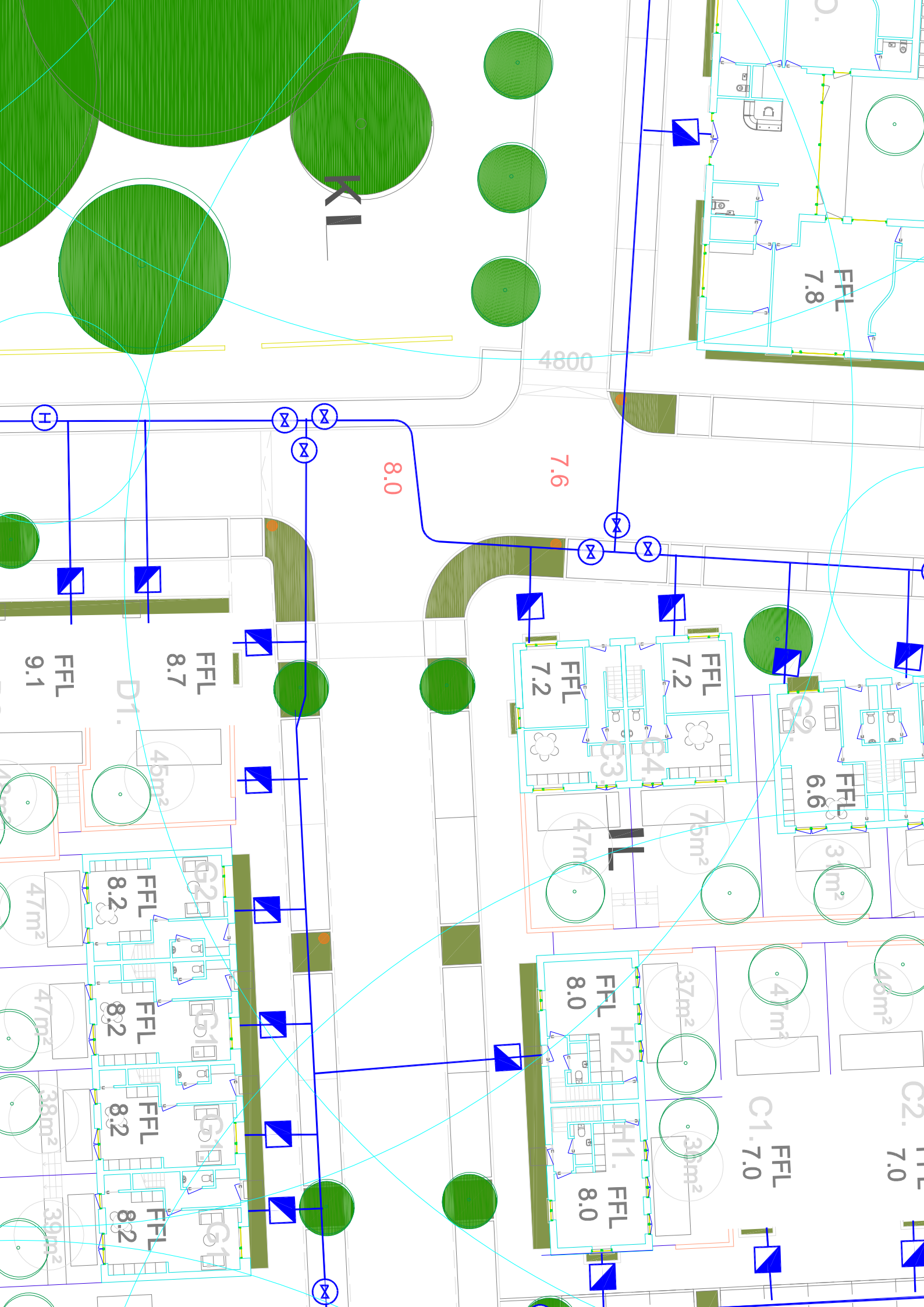
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Standard Details/Code of Practice Exemption:

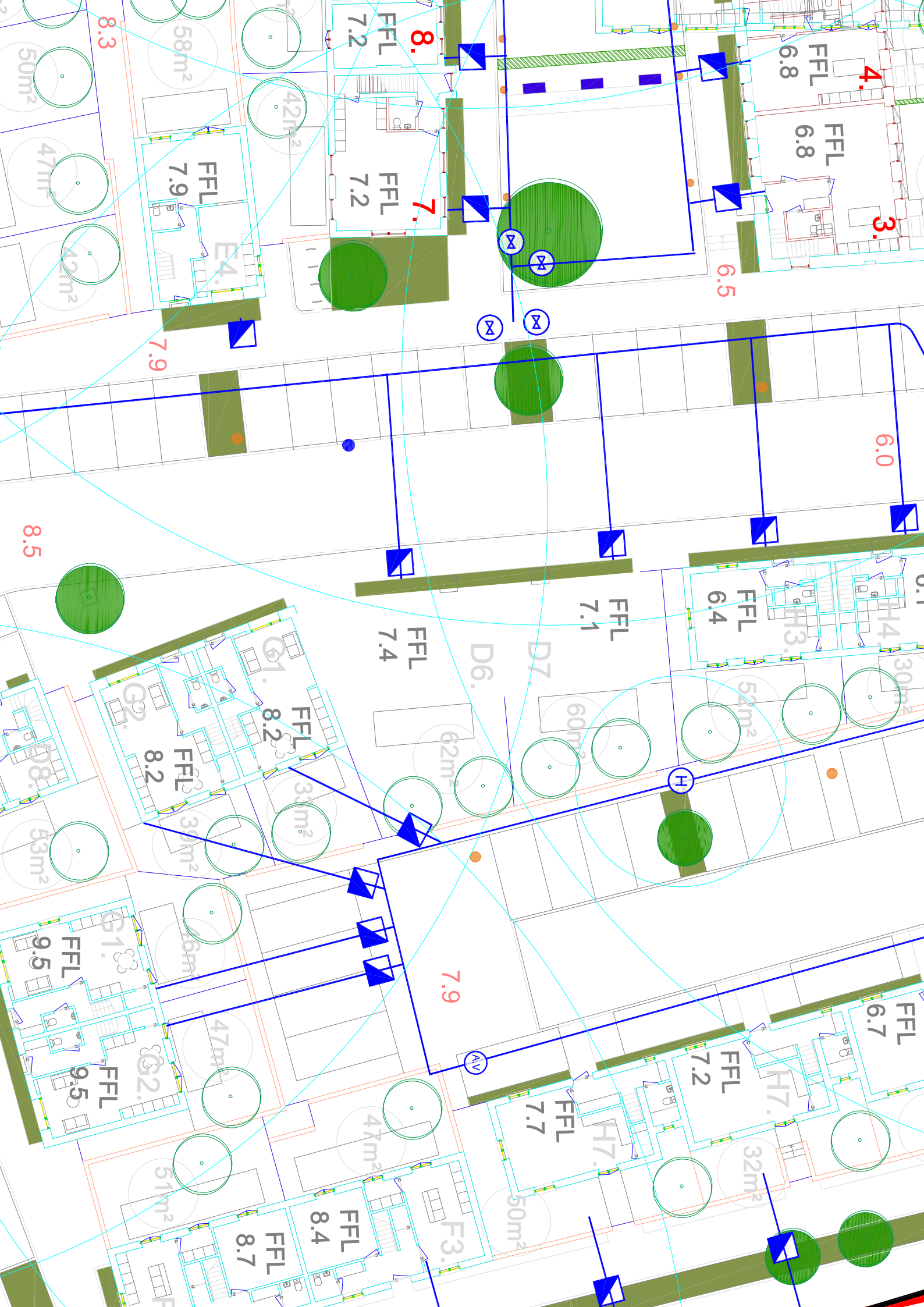
N/A

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 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.







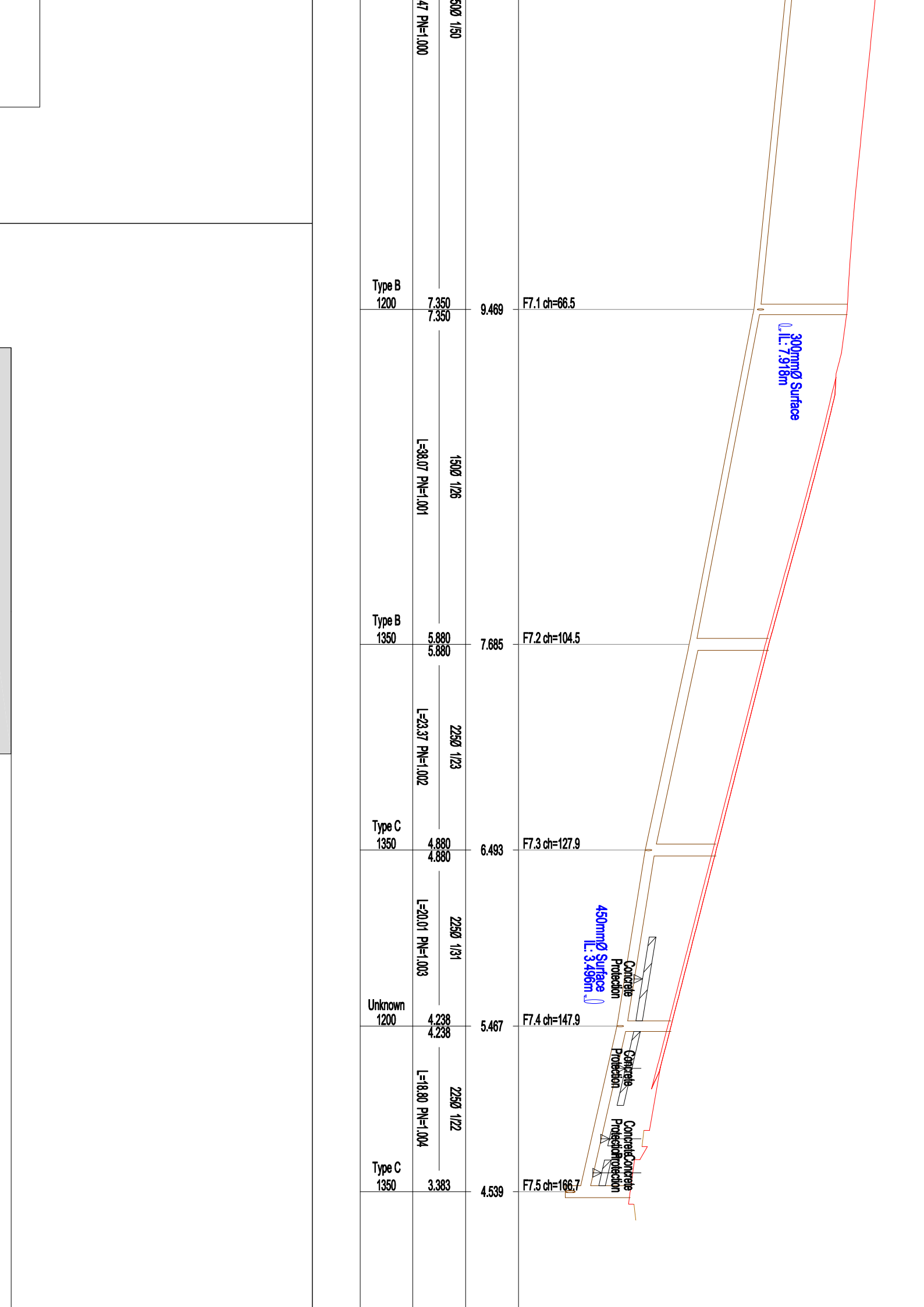


[illegible]

0 - Existing FMH 01

Type C	N=1,010	1/200	5.160	Ex FMH 01 ch=325.9	refe ction
1350	3.880				

FOUL RUN F2.0 - F1.5	
Vertical Exaggeration: 5 Datum: 4.000M AOD	
MANHOLE COVER LEVELS APPROX (m)	
FOUL WATER SEWER INVERT LEVELS (m)	6.930 F2.0 ch=0.0 7.138 F2.1 ch=8.2
MANHOLE DIAMETER (mm)	Type C 1350 Type B 1200



300mmØ Surface
L: 7.916m

450mmØ Surface
L: 3.496m

Concrete Protection

Concrete Protection

Concrete Protection

F7.1 ch=66.5

F7.2 ch=104.5

F7.3 ch=127.9

F7.4 ch=147.9

F7.5 ch=166.7

9.469

7.685

6.493

5.467

4.539

1500 1/50

1500 1/26

2250 1/23

2250 1/31

2250 1/22

47 PN=1.000

L=38.07 PN=1.001

L=23.37 PN=1.002

L=20.01 PN=1.003

L=18.80 PN=1.004

Type B
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Type B
1350

Type C
1350

Unknown
1200

Type C
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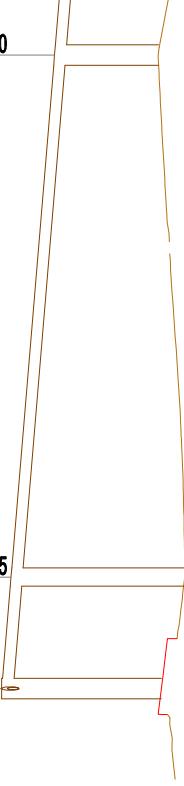
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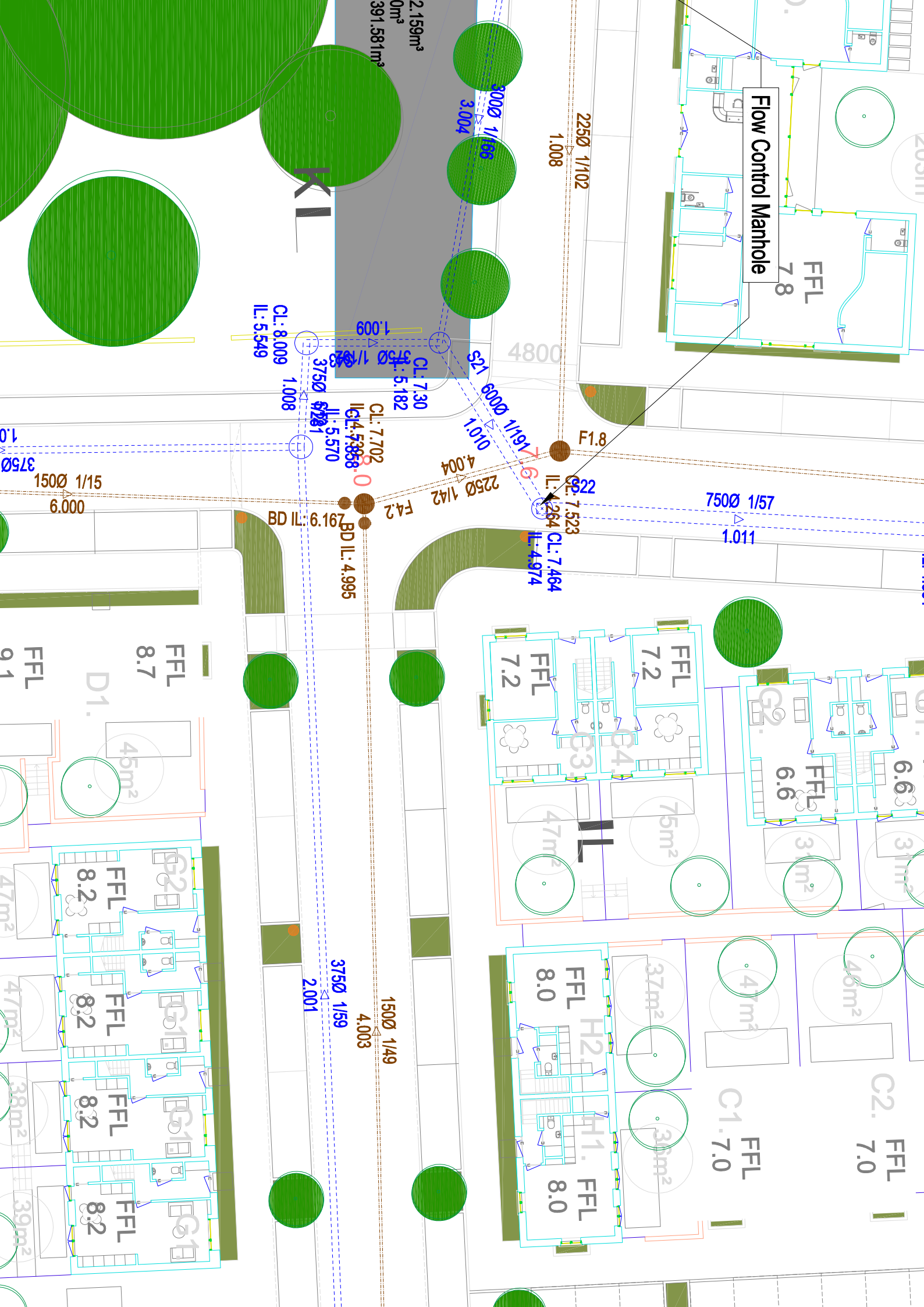
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4.880
4.880

4.238
4.238

3.383

Type C 1350	5.002 4.023 4.023	5.400	F11.3 ch=60.0	
	L=34.52 PN=5.003 1500 1/60			
Type B 1200	3.448 3.448	5.748	F11.4 ch=94.5	
Type B 1350	L=1.37 PN=5.004 3.325	5.440	F7 ch=101.8	



Flow Control Manhole

FFL 7.8

2250 1/102
1.008

1.008

8000 1/166
3.004

2.159m³
391.581m³

1.009

CL: 8.009
IL: 5.549

3750 1/102
1.008

CL: 7.30
IL: 5.182
CL: 7.702
IL: 5.570
IL: 4.538

BD IL: 7.167
BD IL: 4.995

F4.2

2250 1/142
4.004

CL: 7.523
IL: 4.264
CL: 7.464
IL: 4.974

7500 1/57
1.011

FFL 8.7

FFL 9.1

D1.

45m²

FFL 8.2

FFL 8.2

FFL 8.2

FFL 8.2

FFL 7.2

FFL 7.2

6.6 FFL

6.6 FFL

FFL 7.0

FFL 7.0

FFL 8.0

FFL 8.0

46m²

47m²

37m²

39m²

1500 1/49
4.003

3750 1/59
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