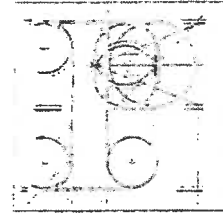


Our Case Number: ABP-320648-24



An
Bord
Pleanála

Uisce Éireann
PO Box 6000
Dublin 1
D01 WA07

Date: 26 September 2024

Re: Proposed construction of 138 residential units and all associated site works at Spa Glen, Mallow,
Co. Cork
Spa Glen, Mallow, Co. Cork

Dear Sir / Madam,

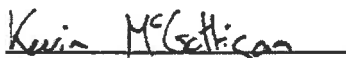
An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Board has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,


Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

AA02

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Kevin McGettigan

From: Planning <Planning@water.ie>
Sent: Wednesday 25 September 2024 14:08
To: LAPS
Subject: Section 177AE - Spa Glen, Mallow - 138 units & 1 x 42 place creche
Attachments: Section 177AE - Spa Glen, Mallow.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir/Madam,

In response to referral for a Section 177AE at Spa Glen, Mallow received on 23/08/2024 from Cork County Council planning department.

Please find attached Uisce Éireann's observations.

I hope you find this information helpful. If you have any queries please do not hesitate to contact me.

Kind regards,

Martha Gilligan
Planning Application Specialist

Uisce Éireann
Teach Colvill, 24–26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86, Éire
Uisce Éireann
Colvill House, 24–26 Talbot Street, Dublin 1, D01 NP86, Ireland
T + 01 932 5582
M +353 86 932 5582
jbloggs@water.ie
www.water.ie
Facebook | Twitter | LinkedIn

From: Part8Housing <Part8Housing@CorkCoCo.ie>
Sent: Friday, August 23, 2024 8:57 AM
To: Planning <Planning@water.ie>
Subject: FW: Section 177AE - Spa Glen, Mallow - 138 units & 1 x 42 place creche

CAUTION: The email originated from outside of your organisation. Do not click links or open attachments unless you recognise the sender and are sure that the content is safe. If you suspect any suspicious activity, please raise an IT Incident ticket to the IT Service Desk.

A Chara,

Cork County Council proposes:

- 4 four-bed semi-detached houses,
- 14 three-bed semi-detached houses,
- 20 three-bed townhouses,
- 36 two-bed townhouses,
- 32 two-bed apartments,
- 32 one-bed apartments,
- 1 42-place creche
- All associated ancillary development and works including one vehicular entrance, footpaths, cycle paths, bike and bin stores, parking, drainage, landscaping and amenity areas.

Section 177AE documentation will be put on display and the planning notice is published in the Examiner on today 23rd August 2024.

Please find attached documents in connection with the above development for your observations.

Submissions may be made directly to An Bord Pleanála, 64 Marlborough Street, Dublin, D01 V902 not later than on or before 5.30pm on 4th October, 2024.

Is mise, le meas,
Noreen

Noirín Uí Bhraonáin | Oifigeach Riaracháin | Tithíocht
Comhairle Contae Chorcaí | Halla an Chontae | Corcaigh | T12 R2NC | Éire
T +353-(0)21 – 428 5372 Mob 086 0860087 | noreen.brennan@corkcoco.ie | www.corkcoco.ie
Tairseach na gcustaiméirí: www.yourcouncil.ie

Noreen Brennan | Administrative Officer | Housing PPP, Finance & Capital
Cork County Council | County Hall | Cork | T12 R2NC | Ireland
noreen.brennan@corkcoco.ie | www.corkcoco.ie
T +353-(0)21 – 428 5372 Mob 086 0860087 | www.corkcoco.ie
Customer Portal: www.yourcouncil.ie



Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil. Please consider the Environment before printing this mail.

www.corkcoco.ie



Uisce Éireann Ref: PN24000010040
Planning Ref: Section 177AE - Spa Glen, Mallow
Planning Authority: Cork County Council
Issue Date: 23 September 2024

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
D01 WA07
Éire

Uisce Éireann
PO Box 6000
Dublin 1
D01 WA07
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Development Location:

Spa Glen, Mallow

Development Description:

- 4 four-bed semi-detached houses,
- 14 three-bed semi-detached houses,
- 20 three-bed townhouses,
- 36 two-bed townhouses,
- 32 two-bed apartments,
- 32 one-bed apartments,
- 1 42-place creche

A Chara,

Please accept this submission in respect to the above-referenced planning application. Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and have the following observation(s).

Uisce Éireann's Recommendation:

Further Information Requested

Uisce Éireann's Assessment/Observation(s):

Uisce Éireann notes s Confirmation of Feasibility (COF) letter was issued for the site in June 2023. Given the passage of time (over 15 months), the applicant is required to submit a new Pre-Connection Enquiry (PCE) for an updated assessment.

In order to assess feasibility of connection to the public water / wastewater infrastructure the applicant is required to engage with Uisce Éireann through the Pre-Connection Enquiry (PCE) process by submitting Further Information as follows:

The applicant shall engage with Uisce Éireann by submitting a pre-Connection Enquiry (PCE) to assess feasibility of connection to the public water / wastewater infrastructure.

The outcome of the PCE shall be submitted to the Planning Authority as a response to Further Information Request.

Queries relating to the terms and observations above should be directed to planning@water.ie

PP Ali Robinson

Signed on behalf of Geoffrey Burke
Connections and Developer Services

