

**CLIENT:**

**Cork  
City Council**  
Comhairle Cathrach Chorcaí

**PROJECT:**

12, Gerald Griffin Street

**DOCUMENT TITLE:**

Services Report

**DJF Engineering Services Ltd.**

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Current Issue	Date	Issue Description	Approvals	
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## CONTENTS

<b>1.0</b>	Introduction .....	3
1.1	Background .....	3
1.2	Scope .....	3
<b>2.0</b>	Surface Water Discharge.....	4
2.1	General .....	4
2.2	Existing Drainage .....	4
2.3	Proposed Surface Water Drainage.....	4
2.4	Sustainable Urban Drainage Systems.....	5
<b>3.0</b>	Foul Water Discharge .....	6
3.1	Existing Drainage .....	6
3.2	Proposed Foul Water Drainage .....	6
<b>4.0</b>	Water & Fire Fighting Supply .....	7
4.1	Water Supply.....	7
4.2	Fire Fighting Supply .....	7
<b>5.0</b>	Site Layout.....	7
5.1	General .....	7
<b>6.0</b>	Historical Aerial Photo of the Site.....	8
6.1	General .....	8
<b>7.0</b>	Proposed Drainage Layout .....	9
7.1	General .....	9
<b>8.0</b>	Proposed Watermain Layout.....	9
8.1	General .....	9

## **1.0 INTRODUCTION**

### **1.1 Background**

Cork City Council intend to construct a new infill development on a brownfield site at 12, Gerald Griffin Street. The development includes a ground floor single level 1-bed apartment with a 2-bed apartment on the upper two levels.

Cork City Council have engaged DJF Engineering Services Ltd. to provide Engineering services in relation to the preparation of the information package for this development.

### **1.2 Scope**

This Services Report sets out the Engineering approach taken for the proposed development in relation to surface water discharge, foul water discharge, and water & fire fighting supply.

## **2.0 SURFACE WATER DISCHARGE**

### **2.1 General**

The site at 12, Gerald Griffin Street is a brownfield site which was previously part of a terrace of houses.

### **2.2 Existing Drainage**

The original drainage system at 12, Gerald Griffin Street would have been a combined system running to the rear of the property. In addition, the roof rainwater pipes to the front of the property would have discharged via the neighbouring gutter and rwp to no. 13 to the combined sewer on Gerald Griffin Street.

The site to the North has recently been developed by Cork City Council as a development of apartments. This development has partially separated foul and surface water drainage.

### **2.3 Proposed Surface Water Drainage**

It is proposed to connect the surface water from the site at 12, Gerald Griffin Street site to the existing surface water system within the neighbouring Cork City council apartment development to the North.

It is proposed to reinstate the front gutter to connect to the gutter to no. 13.

The small area of the site at 12, Gerald Griffin Street makes attenuation impractical due to the extremely small orifice size that would be required on any flow limiting device. Therefore, no attenuation is proposed.

## 2.4 Sustainable Urban Drainage Systems

The size of the rear garden and the proximity of adjacent buildings makes this site unsuitable for infiltration measures such as soakaways to divert surface water into the ground.

Consideration should be given to SuDS measures such as water butts or bio-retention planters to divert rain water from rear rwp's and reduce surface water discharge to the piped drainage system.

### **3.0 FOUL WATER DISCHARGE**

#### **3.1 Existing Drainage**

The original drainage system at 12, Gerald Griffin Street would have been a combined system running to the rear of the property.

The site to the North has recently been developed by Cork City Council as a development of apartments. This development has partially separated foul and surface water drainage.

#### **3.2 Proposed Foul Water Drainage**

It is proposed to connect the foul water from the site at 12, Gerald Griffin Street site to the existing foul water system within the neighbouring Cork City council apartment development to the North.

A pre-connection Confirmation of Feasibility has been received for this development. The Uisce Éireann Pre-Connection Enquiry Reference Number is CDS24005891.

## **4.0 WATER & FIRE FIGHTING SUPPLY**

### **4.1 Water Supply**

There is an existing Uisce Éireann water supply to 12, Gerald Griffin Street. It is proposed to retain this and to add another connection so that each apartment will have a separate water connection.

A pre-connection Confirmation of Feasibility has been received for this development. The Uisce Éireann Pre-Connection Enquiry Reference Number is CDS24005891.

### **4.2 Fire Fighting Supply**

There are existing fire hydrants for fire fighting on Gerald Griffin Street. No additional fire hydrants are proposed.

## **5.0 SITE LAYOUT**

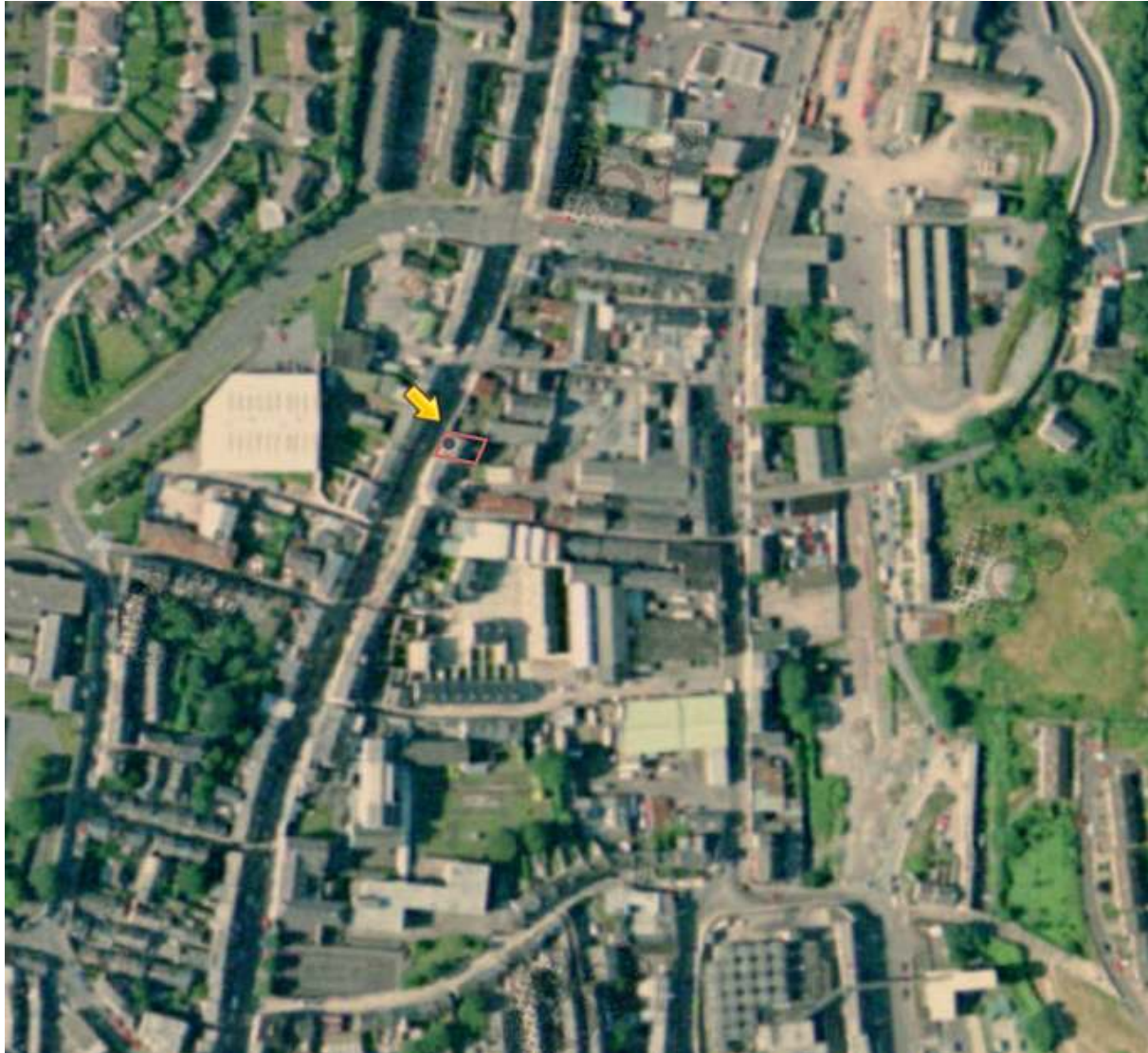
### **5.1 General**

Refer to Cork City Council Architect's Site Layout drawing.

## 6.0 HISTORICAL AERIAL PHOTO OF THE SITE

### 6.1 General

From Geohive MapGenie Imagery (1996-2000):





## **7.0 PROPOSED DRAINAGE LAYOUT**

### **7.1 General**

Refer to DJF drawing 5019-EXE-XX-X-ZZZ-DR-DJF-CE-0002 for the proposed drainage layout.

## **8.0 PROPOSED WATERMAIN LAYOUT**

### **8.1 General**

Refer to DJF drawing 5019-EXE-XX-X-ZZZ-DR-DJF-CE-0002 for the proposed watermain layout.

## CONFIRMATION OF FEASIBILITY

Fergus Humphries

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4 March 2025

**Our Ref: CDS24005891 Pre-Connection Enquiry  
12, Gerald Griffin Street, Blackpool, 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 Housing Development of 2 unit(s) at 12, Gerald Griffin Street, Blackpool, Cork, (the **Development**).

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

- **Water Connection** - Feasible without infrastructure upgrade by Uisce Éireann
- **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/](http://www.water.ie/connections/get-connected/)

**Stiúrthóirí / Directors:** Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

**Oifig Chláraithe / Registered Office:** Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.

Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.


## Where can you find more information?

- **Section A** - What is important to know?

**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](http://www.water.ie/connections), email [newconnections@water.ie](mailto:newconnections@water.ie) or contact 1800 278 278.

Yours sincerely,



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**Dermot Phelan**  
**Connections Delivery Manager**

## Section A - What is important to know?

What is important to know?	Why is this important?
<b>Do you need a contract to connect?</b>	<ul style="list-style-type: none"> <li>• 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).</li> <li>• 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.</li> </ul>
<b>When should I submit a Connection Application?</b>	<ul style="list-style-type: none"> <li>• A connection application should only be submitted after planning permission has been granted.</li> </ul>
<b>Where can I find information on connection charges?</b>	<ul style="list-style-type: none"> <li>• Uisce Éireann connection charges can be found at: <a href="https://www.water.ie/connections/information/charges/">https://www.water.ie/connections/information/charges/</a></li> </ul>
<b>Who will carry out the connection work?</b>	<ul style="list-style-type: none"> <li>• All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*.</li> </ul> <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>
<b>Fire flow Requirements</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• <b>What to do?</b> - Contact the relevant Local Fire Authority</li> </ul>
<b>Plan for disposal of storm water</b>	<ul style="list-style-type: none"> <li>• The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters.</li> <li>• <b>What to do?</b> - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.</li> </ul>
<b>Where do I find details of Uisce Éireann's network(s)?</b>	<ul style="list-style-type: none"> <li>• Requests for maps showing Uisce Éireann's network(s) can be submitted to: <a href="mailto:datarequests@water.ie">datarequests@water.ie</a></li> </ul>

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