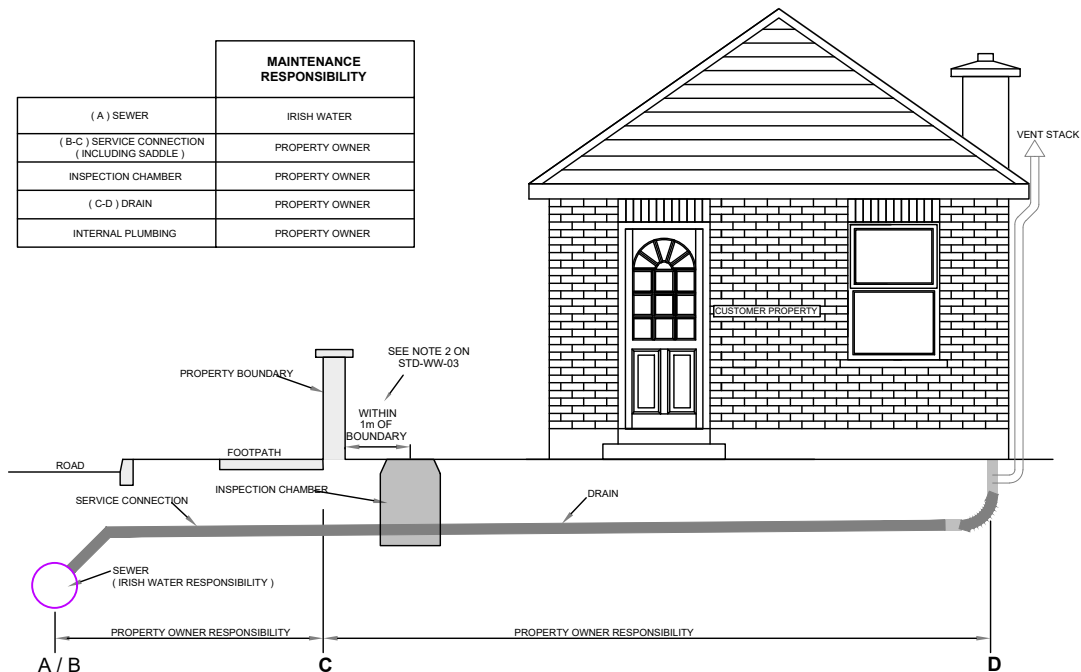
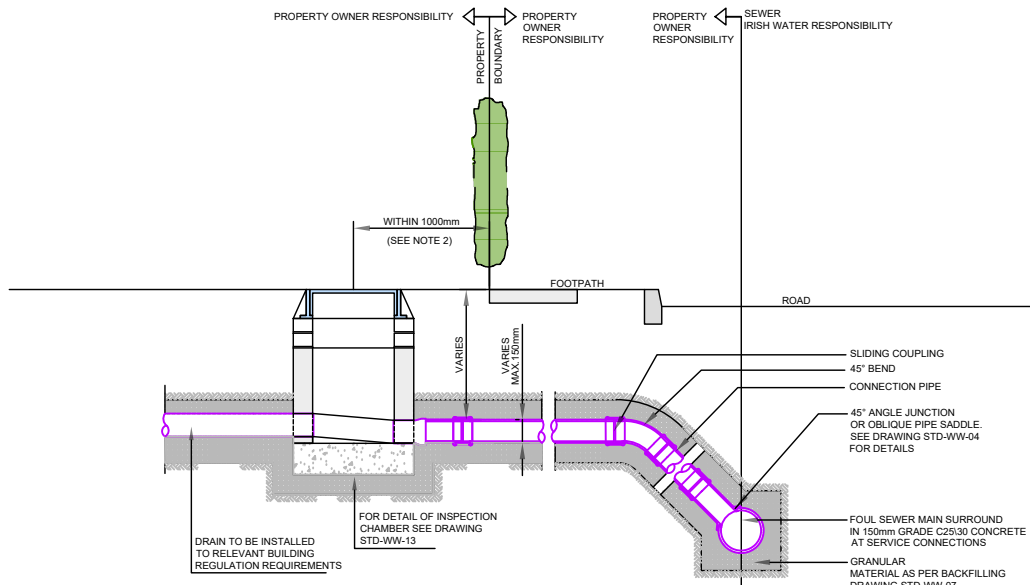


	MAINTENANCE RESPONSIBILITY
(A) SEWER	IRISH WATER
(B-C) SERVICE CONNECTION (INCLUDING SADDLE)	PROPERTY OWNER
INSPECTION CHAMBER	PROPERTY OWNER
(C-D) DRAIN	PROPERTY OWNER
INTERNAL PLUMBING	PROPERTY OWNER

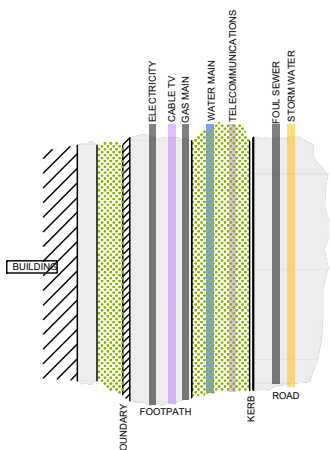


WASTEWATER SERVICE CONNECTION RESPONSIBILITY

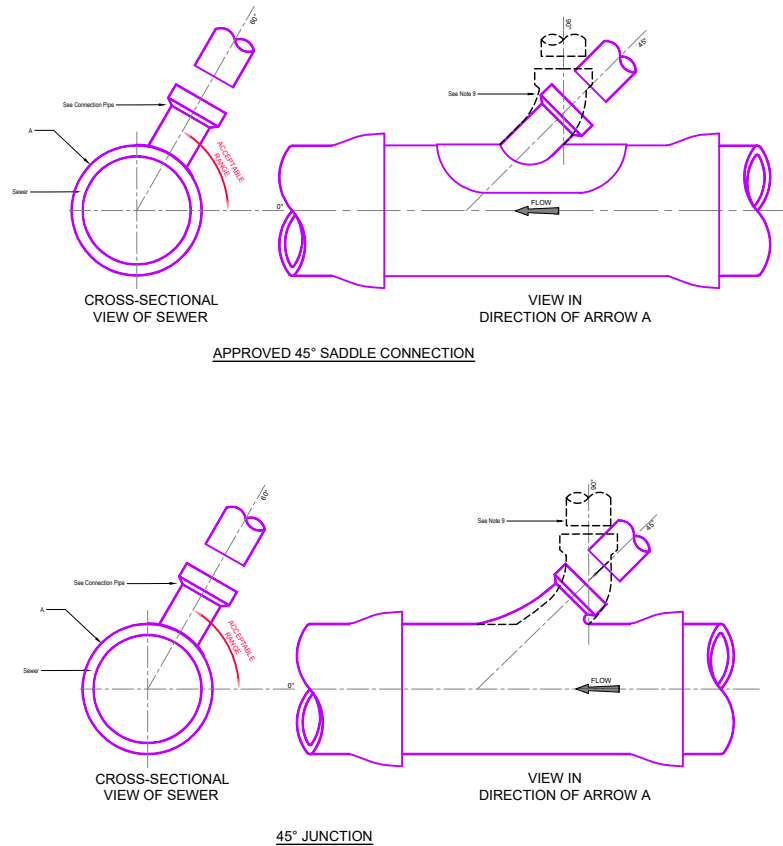
PIPE SIZE (mm)	GRADIENT
100	1 : 80
150 TO 225	1 : 150 MINIMUM



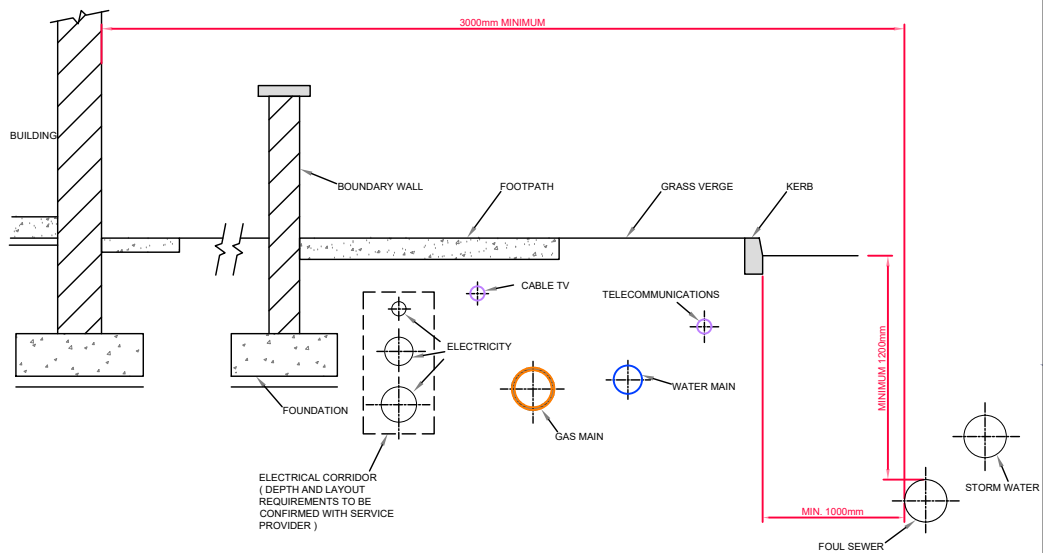
DRAIN & SERVICE CONNECTION PIPEWORK



TYPICAL LAYOUT FOR SEWER WITHIN NEW DEVELOPMENT



TYPICAL SEWER / SERVICE PIPE CONNECTION



TYPICAL SERVICE LAYOUT INDICATING SEPARATION DISTANCES

General Notes:

1. ALL DIMENSIONS ARE IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
2. AN INSPECTION CHAMBER SHOULD BE LOCATED AT OR WITHIN 1m OF THE PROPERTY BOUNDARY AT THE UPSTREAM END OF EACH SERVICE CONNECTION ON THE PRIVATE SIDE OF THE CURTILAGE. IF PRACTICABLE, CONSULT WITH IRISH WATER ON ALTERNATIVE LOCATIONS.
3. ANY PIPE AND ASSOCIATED ACCESS UPSTREAM OF THE POINT OF CONNECTION TO A PUBLIC SEWER WITHIN THE CONFINES OF A PRIVATE BOUNDARY IS A PRIVATE DRAIN AND SHOULD BE CONSTRUCTED IN ACCORDANCE WITH BUILDING REGULATIONS.
4. AS FAR AS PRACTICABLE, JUNCTIONS AND SERVICE CONNECTIONS SHALL BE BUILT IN FOR ALL PLANNED USERS WHEN THE SEWER IS BEING CONSTRUCTED. WHERE IT IS NECESSARY TO MAKE A POST-CONSTRUCTION CONNECTION THE DEVELOPER SHALL BRING THE SEWER TO THE INSPECTION CHAMBER, INSTALL THE INSPECTION CHAMBER AND SEAL THE UPSTREAM END UNTIL THE CONNECTION IS REQUIRED.
5. THE VERTICAL ANGLE BETWEEN THE SERVICE CONNECTING PIPE AND THE HORIZONTAL SHALL BE GREATER THAN 0° AND NOT MORE THAN 90°.
6. WHERE THE CONNECTION IS BEING MADE TO A SEWER WITH A NOMINAL INTERNAL DIAMETER OF 300mm DIAMETER OR LESS, CONNECTIONS SHALL BE MADE USING 45° ANGLE JUNCTIONS.
7. WHERE THE CONNECTION IS BEING MADE TO A SEWER WITH A NOMINAL INTERNAL DIAMETER GREATER THAN 300mm :
 - A) IF THE DIAMETER OF THE CONNECTING PIPE IS GREATER THAN HALF THE DIAMETER OF THE SEWER, AN ACCESS MANHOLE SHALL BE CONSTRUCTED TO FORM THE CONNECTION POINT; OR,
 - B) IF THE DIAMETER OF THE CONNECTING PIPE IS LESS THAN OR EQUAL TO HALF THE DIAMETER OF THE SEWER, THEN THE CONNECTION SHALL BE MADE USING A PREFORMED SADDLE FITTING WITH A SLOW BEND BETWEEN THE SADDLE AND THE CONNECTING SEWER/DRAIN.
8. CONNECTIONS MADE WITH SADDLE FITTINGS SHALL BE MADE BY CUTTING AND SAFELY REMOVING A CORE FROM THE PIPE AND JOINING THE SADDLE FITTING TO THE PIPE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS TO ENSURE A WATERTIGHT JOINT. THE CONNECTING PIPE SHALL NOT PROTRUDE INTO THE SEWERS.
9. THE USE OF 90° CONNECTIONS TO THE SEWER MAY BE ALLOWED SUBJECT TO IRISH WATER REVIEW, PROVIDED THE SADDLE OR BRANCH INCORPORATES A SWEEP TEE CONNECTION TOWARDS THE DIRECTION OF FLOW.
10. SPECIFIC SEPARATION CLEARANCE DISTANCES IN EXCESS OF THESE MINIMA SHALL BE PROVIDED FOR SERVICES SUCH AS GAS, ELECTRICITY, FIBRE-OPTIC OR OIL FILLED CABLES AS THE CASE MAY BE. THE PARTICULAR UTILITY PROVIDERS SHALL BE CONSULTED TO DETERMINE THESE MINIMUM SEPARATION DISTANCES AND EVIDENCE OF THIS CONSULTATION, WITH THE SPECIFIED SEPARATION DISTANCES, SHALL BE PROVIDED TO IRISH WATER AT DESIGN STAGE.
11. NOTIFICATION IN WRITING IS REQUIRED SHOULD WORKS BE WITHIN THE FOLLOWING DISTANCES FROM AN EXISTING WATER MAIN OR WASTEWATER RISING MAIN: HORIZONTAL, 1m AT EITHER SIDE OF AN EXISTING MAIN LESS THAN 200mm IN DIAMETER, 2m AT EITHER SIDE OF AN EXISTING MAIN OF 200mm TO 350mm IN DIAMETER, 5m AT EITHER SIDE OF AN EXISTING MAIN OF 350mm OR GREATER IN DIAMETER. WHERE DUCTS OR PIPES ARE TO BE LAID CLOSE TO AN EXISTING WATERMAIN OR SEWER IN THE OWNERSHIP OF IRISH WATER, NOTIFICATION IN WRITING SHALL BE PROVIDED A MINIMUM OF 10 DAYS AHEAD OF ADVANCEMENT OF THE WORK. NOTIFICATION IN WRITING IS REQUIRED SHOULD WORKS BE WITHIN 1.5m DISTANCE OF A WASTEWATER SEWER. REQUIREMENTS SHALL ALSO APPLY TO TIAL HOLES OR SLIT TRENCHES TO LOCATE THE MAIN OR GAIN GROUND INFO DATA. LARGER DIAMETERS >350mm DISTRIBUTION AND TRUNK MAINS, IRISH WATER MUST BE NOTIFIED AT LEAST 1 MONTH IN ADVANCE. DEVELOPERS SHALL ALSO COMPLY WITH ANY NOTIFICATION REQUIREMENTS OF OTHER UTILITY PROVIDERS (ESB, GAS MAIN, TELECOMMUNICATION ETC.).
12. DETAILED PROPOSALS, INCLUDING WORK METHOD STATEMENTS, INSURANCE COPIRATION AND DETAILS OF WORK COMPLETED OF A SIMILAR NATURE MUST BE SUBMITTED TO IRISH WATER FOR ITS CONSIDERATION BEFORE AGREEMENT WILL ISSUE ALL SUCH WORKS IN THE VICINITY OF ARTERIAL WATER MAINS AND SEWERS (MAINS GREATER THAN 400mm) SHALL BE SUBJECT TO WRITTEN AGREEMENT WITH IRISH WATER BEFORE CONSTRUCTION COMMENCES ON SITE. THIS AGREEMENT SHALL ALSO INCLUDE ANY NECESSARY PROTECTION FOR WATER MAINS.
13. ANY DAMAGE SHALL BE NOTIFIED IMMEDIATELY TO IRISH WATER. THE PERSON WHO CAUSES THE DAMAGE TO A SEWER MAIN OR FITTING WILL BE DEEMED TO HAVE COMMITTED AN OFFENCE UNDER SECTION 45 OF THE WATER SERVICES ACT 2007.
14. UNDER NO CIRCUMSTANCES WILL IRISH WATER ACCEPT SEWER MAIN INSTALLATIONS UNDER STRUCTURES, EXISTING OR PROPOSED, OR IN CLOSE PROXIMITY TO ANY EXISTING STRUCTURES OR FEATURES THAT WILL INHIBIT ACCESS FOR POST INSTALLATION MAINTENANCE AND ACCESS.
15. THE MINIMUM CLEAR DISTANCE WILL BE INCREASED IF THE SEWER IS GREATER THAN 3m DEEP OR IF THE DIAMETER IS GREATER THAN 375mm. THE MINIMUM CLEAR DISTANCE IN THESE SITUATIONS SHALL BE > DEPTH TO INVERT OR 10 TIMES THE SEWER DIAMETER, WHICHEVER IS GREATER.
16. THE EXTERNAL FACES OF MANHOLE SHALL BE AT LEAST 0.5m FROM KERB LINE.
17. WHERE DESIGN DEVIATES FROM TYPICAL DETAILS, THE LAYOUT IS SUBJECT TO REVIEW BY IRISH WATER.

NOTES ABOVE ARE FOR INFORMATION ONLY. WHERE CONFLICTS WITH USICE (BREANN LATEST) WATER INFRASTRUCTURE DETAILS - CONNECTION AND DEVELOPER SERVICES, USICE (BREANN) SPECIFICATIONS TAKE PRECEDENT

B02	Tender	LMcG	AA	19/08/2026
B01	Pre-Tender	LMcG	AA	05/02/2026
Rev:	Description:	By:	App:	Date:

Status: **TENDER**

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Project: Additional Accommodation
Queen of Angels Primary School
Sandyford, Dublin 16

Drawing: Foulwater Details
(Sheet 01)

Scale At A3: NTS	Date: AUG 2026	Job No: D2104	Status Code: X
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Drawing Number: D2104DR0004-01	Revision: B02
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