

# Connection Charging Policy

**Effective Date: 1 April 2019**



## Contents

1.	EXECUTIVE SUMMARY .....	3
2.	SCOPE OF THE POLICY .....	4
3.	CONNECTION CHARGING PRINCIPLES .....	5
4.	CONNECTION CATEGORIES .....	6
5.	CONNECTION ASSETS.....	8
6.	CONNECTION CHARGING METHODOLOGY .....	11
7.	CONNECTION CHARGES: DOMESTIC CONNECTIONS .....	13
8.	CONNECTION CHARGES: NON-DOMESTIC CONNECTIONS.....	15
9.	CONNECTION CHARGES: TREATMENT INFRASTRUCTURE.....	18
10.	LEAST COST DESIGN SOLUTION .....	20
11.	UPSIZING OF CONNECTION ASSETS.....	21
12.	STRATEGIC NETWORK DEVELOPMENT .....	22
13.	MISCELLANEOUS CONNECTION REQUESTS .....	23
14.	CONNECTION APPLICATION, OFFERS AND AGREEMENTS.....	26
15.	PAYMENT TERMS AND SECURITY REQUIREMENTS .....	28
16.	COMMENCEMENT OF THE POLICY .....	29
17.	GLOSSARY OF TERMS.....	30
	ANNEX 1: CONNECTION CATEGORIES.....	36
	ANNEX 2: CONNECTION ASSETS.....	37

## 1. EXECUTIVE SUMMARY

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**All terms used in the document will be as defined in the glossary of terms (Section 17).**

This document is the Connection Charging Policy (the 'Policy') dealing with Connections to Irish Water's Network (the 'Network') and replaces all prior charging arrangements.

The Policy has been derived from the charging principles provided to Irish Water by the CRU on 29<sup>th</sup> January 2016. The Policy outlines how Connection Charges are to be set for Customers for a new or modified Connection to the Network. The Policy specifically details the Connection Assets that may be required to facilitate a Connection to Irish Water's Network and how costs are recovered from the various categories of Customers. The specific applicability of the Policy to each Connection category is outlined in Sections 7 and 8 of this document.

The Policy will be applied by Irish Water consistently to all Customers seeking Connection to the Network and will not have any regional or local variations. This will ensure equity and non-discrimination in the provision of a standard, transparent Connection charging regime for Irish Water's Customers.

Under the Policy, Customers will contribute to the cost of providing their Connection, including a contribution to the cost of providing Network Infrastructure to facilitate the Connection.

The Policy is based on establishing Standard Connection Parameters and Standard Connection Charges for the majority of Connections. Some Connections may inevitably have additional Quotable Charge elements, dependent on Customer specific load or volume requirements, site specific factors and distance from the Network.

This Policy relates to charging only; all other matters in respect of the Connection of a Premises to the Network including, for example, the terms of agreements to be entered into by prospective Customers with Irish Water are not a matter for this Policy.

The Policy is subject to approval by the Commission for Regulation of Utilities ('CRU').

## 2. SCOPE OF THE POLICY

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2.1. The Policy includes:

- The Principles by which a Connection Charge will be applied;
- Details of the Connection Assets that may be used to calculate the Connection Charge;
- Categories of Connections;
- The charging methodology applicable to each category of Connection under the Policy; and
- Ancillary Connection requirements.

2.2. The Policy does not provide:

- A list of the Standard Connection Charges; these charges will be included in Irish Water's published Water Charges Plan (as approved by the CRU);
- A guide to Irish Water tariffs; details of tariffs can be found in the Water Charges Plan (as approved by the CRU); nor
- Detail on the Connection process; this is covered in the Irish Water *Guide to Connect* documents.

### 3. CONNECTION CHARGING PRINCIPLES

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The CRU wrote to Irish Water on 29<sup>th</sup> January 2016 outlining the connection charging Principles that Irish Water should take account of in developing a Connection Policy. The Principles, as set out by the CRU, are as follows:

1. **Cost Reflectivity:** Charges should be reflective of the costs associated with providing a Connection service to a Customer.
2. **Efficient Use of assets:** The policy should promote efficient use of existing assets and minimise the risk of stranding assets.
3. **Equity and non-discrimination:** Charges should be equitable and not unduly discriminate between customers.
4. **Stability:** Charges should be designed to ensure charge level volatility is kept to a minimum.
5. **Simplicity:** Connection charges and the charging policy should be clear, transparent and easy to understand.
6. **Cost recovery:** The policy should ensure that the utility can recover the efficiently incurred costs in providing new Connections.

In its letter to Irish Water, the CRU acknowledged that “at times conflicts and trade-offs can exist between charging principles”. In developing this Policy, Irish Water has sought to strike an appropriate balance between these objectives.

## 4. CONNECTION CATEGORIES

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4.1. The Policy covers both water and wastewater Connections.

4.2. Customer Connections are primarily made up of the following types of Connections:

- Domestic Connections; and
- Non-Domestic Connections.

4.3. A Domestic Connection is defined as a Connection to a Domestic Premises. Two separate Domestic Connection categories are considered in the Policy:

- Single Domestic Connection:
  - This is a Connection to a single Domestic Premises.
- Domestic Development Connection:
  - This is a Connection to a development that contains two or more individual Domestic Premises / units within its Boundary.

4.4. A Non-Domestic Connection is defined as a Connection to a Non-Domestic Premises. Three separate Non-Domestic Connection categories are considered in the Policy:

- Small Non-Domestic Connections;
- Medium Non-Domestic Connections; and
- Large Non-Domestic Connections.

Further details of these Connection categories are outlined in Annex 1.

4.5. A Mixed-Use Development Connection is defined as a Connection application for a development that contains a mix of both Domestic and Non-Domestic Premises. In such cases, separate connections will be required for the individual domestic and non-domestic premises/properties within the Boundary of the development

4.5.1. If there is multiple premises at the same location, such as a retail unit on the ground floor and a number of separate apartment units overhead then separate connections to each unit at that location will be required.

4.5.2. A Mixed-Use Development Connection does not arise where a Non-Domestic premise has a shared supply of water and is occupied by a household consumer as their only or main home. For example, premises that include a caretaker's flat within an office block, or a pub/shop with a residential unit overhead. In such cases, Irish Water is proposing that the customer only requires one connection and only one meter is installed to supply such premises. This Non-Domestic customer is entitled to a domestic allowance to meet their domestic needs.

4.6. Sections 7 and 8 of this document outline the charging methodology applicable to each of the categories listed above.

## 5. CONNECTION ASSETS

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5.1. The Policy sets out five categories of Connection Assets which may be required to provide a Connection for Customers, these include:

- Private Infrastructure;
- Service Connection Infrastructure;
- Local Infrastructure;
- Network Infrastructure; and
- Treatment Infrastructure.

Annex 2 to this document provides diagrams showing examples of the different Connection Assets for both a water and wastewater Connection.

5.2. A Customer's Connection Charge will include charges in respect of the provision of all or some of these Connection Assets depending on the Customer's Connection requirements.

5.3. The Connection Assets can be explained as follows:

### 5.3.1. **Private Infrastructure**

The Customer is responsible for the provision of all Private Infrastructure and related Accessories associated with the Connection. In the case of water supply, this will generally comprise the Distribution System(s) within the Customer's Boundary which facilitates the Connection of a Premise (or multiple Premises) for the purpose of supplying water from the Network. In the case of wastewater, this will generally comprise the Drain within the Customer's Boundary which facilitates the Connection of a Premises (or multiple Premises) for the purpose of wastewater collection to the Network.

### 5.3.2. **Service Connection Infrastructure**

This refers to the infrastructure required to connect a Premises to the public water main or sewer, typically on the near or far side of a public road to tie into the Network Infrastructure. This infrastructure will be provided by Irish Water.

For a Single Domestic Connection this will comprise the assets that connect the Premises from its Boundary directly to the public water main or sewer.

For a Non-Domestic Connection this will comprise the assets that connect the Premises from its Boundary directly to the public water main or sewer.

Service Connection Infrastructure for a water Connection will consist of the Service Pipe, metering equipment and related Accessories.

Service Connection Infrastructure for a wastewater Connection will consist of the Service Pipe and related Accessories.

For Domestic Development Connections (including Mixed-Use Development Connections) the Service Connection Infrastructure will comprise the assets that connect the Local Infrastructure within the development from its Boundary directly to the public water main or sewer.

### 5.3.3. **Local Infrastructure**

This comprises the infrastructure that is to be installed within the Boundary of a development Premises to facilitate water supply and/or wastewater collection from the development.

In the case of Domestic Development Connections (including Non-Domestic and Mixed-Use Developments Connections), the Local Infrastructure will typically be constructed and paid for by the Customer (this is known as 'Self Lay'). In some cases a Customer may request Irish Water to lay all of the Local Infrastructure ('Irish Water Installation') in a development. If Irish Water agrees to carry out such works then all of the costs associated with the Irish Water Installation of any Local Infrastructure will be charged to the Customer in addition to the standard Connection Charge.

For the avoidance of doubt, where Local Infrastructure is constructed by a Developer or a Customer, the full connection charge is applied to each connection.

Any meters for a Connection within a development will be installed by Irish Water.

For a water Connection, Local Infrastructure will generally consist of all pipes, related fittings, pumping equipment and boundary boxes within the Boundary. Meters will be provided and installed by Irish Water.

For a wastewater Connection, Local Infrastructure will generally consist of all pipes, related fittings, pumping equipment within the Boundary.

### 5.3.4. **Network Infrastructure**

Network Infrastructure is the public Network infrastructure required to provide potable water and collect wastewater.

For a water Connection this will generally consist of assets such as water supply trunk and distribution mains and their related Accessories.

For a wastewater Connection this will generally consist of assets such as wastewater and collection sewers, sewage rising mains, outfall pipelines and their related Accessories.

Under this Policy, Irish Water will complete all works required to the public Network Infrastructure on public land. However, exceptional circumstances may arise where Developers are allowed to complete such works on behalf of Irish Water (refer to section 13.9 for details on Self-Lay).

#### 5.3.5. **Treatment Infrastructure**

Treatment Infrastructure represents the infrastructure provided for the production of potable water and the treatment of wastewater.

For a 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 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 CHARGING METHODOLOGY

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- 6.1. A Standard Connection Charge will apply to the significant majority of Connection categories, dependent on Customer Connection requirements.
- 6.2. The Standard Connection Charge and the associated defined Standard Connection Parameters will be set out in the Water Charges Plan.
- 6.3. The Standard Connection Charge will consist of two elements providing for a contribution to:
- the cost of Service Connection Infrastructure required for a water Connection and/or wastewater Connection within defined Standard Connection Parameters; and
  - the cost of Network Infrastructure planned to facilitate growth.
- 6.4. Where a Customer has Connection requirements outside the Standard Connection Parameters, the Customer will incur a Quotable Charge. All connection charges will include a Network Infrastructure element.
- 6.5. Charges in respect of exceptional requirements may apply in certain cases. Irish Water will notify the Customer of these exceptional costs in advance of making a Connection Offer. These costs may be related to issues such as the following:
- 6.5.1. On occasion there may be increased costs relating to excavation, backfilling and the upholding of trench edges when the trench required to facilitate the Connection is greater than the standard excavation depth of 2m for water trenches and 3m for wastewater trenches. In such circumstances the customer will be charged such additional costs including, amongst other things, charges relating to or arising from any archaeological assessments which are required.
- 6.5.2. Costs of extended Local Authority road openings or other costs relating to trenches in excess of the standard width as per the Irish Water Standard Details for Mains extensions will be charged in full.
- 6.5.3. Any wayleaves, easement or other costs imposed by third parties will be charged in full.
- 6.5.4. Any telemetry requirements in addition to the standard level of metering will be charged in full.

- 6.5.5. In the case of wastewater Connections, the wastewater Standard Connection Charges are determined on the basis of a gravity pipe Connection. Additional works may be required to facilitate non-gravity types of Connections.
- 6.6. A charge for Treatment Infrastructure may, in certain circumstances, apply to Customer Connections as outlined in Section 9 of this document.
- 6.7. Except in the case of Irish Water Installation (as set out in Section 5.3.3), the Customer will complete all works (with the exception of meter fit) within the Boundary to the Premises. These works are to be completed in compliance with, amongst other things, the Irish Water Standard Details and the Irish Water Codes of Practice (and all other relevant documents and legal requirements).
- 6.8. When a Connection involves works to be carried out by Irish Water over a phased period, the Connection Charge will be index linked in line with the Harmonised Index of Consumer Prices (HICP), or in line with any other appropriate index as directed by the CRU. The mechanism for indexation of the Connection Charge will be set out in the Connection Agreement.
- 6.9. The Connection Charges for each of the Connection Categories are defined in Sections 7 and 8 of this document.

## 7. CONNECTION CHARGES: DOMESTIC CONNECTIONS

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### 7.1 Domestic Connection - water

- 7.1.1 Standard Connection Charges will be set out in the Water Charges Plan.
- 7.1.2 A Standard Connection Charge for a water Domestic Connection covers the Connection works to install Service Connection Infrastructure with Standard Connection Parameters up to 25mm in external diameter and up to 10m in length for the Service Pipe. This will comprise the assets from the Boundary to connect to the public water main.
- 7.1.3 A Connection that exceeds the above parameters will also be liable for:
- an incremental charge for each metre of Service Connection Infrastructure above 10m in length, also set out in the Water Charges Plan; and
  - a Quotable Charge for a water mains extension or upgrade, if required to facilitate the Connection.
- 7.1.4 For Domestic Developments the Standard Connection Charge will be applied on a per unit basis and covers the Connection works to install Service Connection Infrastructure with Standard Connection Parameters in the pipe size range of 25mm, external diameter, to 200mm internal diameter and up to 10m in length for the Service Pipe. Banded Standard Connection Charges may be applicable to connection applications for Domestic Developments. The banded charges will be set out in the Water Charges Plan.

### 7.2 Domestic Connection - wastewater

- 7.2.1 The Standard Connection Charge will be set out in the Water Charges Plan.
- 7.2.2 A Standard Connection Charge for a wastewater Domestic Connection covers the Connection works to install Service Connection Infrastructure with Standard Connection Parameters up to 100mm in internal diameter and up to 10m in length for the Service Pipe. This will comprise the assets from the Boundary to connect to the public sewer.
- 7.2.3 A Connection that exceeds the above parameters will also be liable for:
- an incremental charge for each metre of Service Connection Infrastructure above 10m in length, also set out in the Water Charges Plan; and
  - a Quotable Charge for a sewer extension or upgrade if required to facilitate the Connection.
- 7.2.4 For Domestic Developments the Standard Connection Charge will be applied on a per unit basis and covers the Connection works to install Service Connection Infrastructure with Standard Connection Parameters in the pipe size range of

100mm to 375mm, both internal diameter, and up to 10m in length for the Service Pipe. Banded Standard Connection Charges may be applicable to connection applications for Domestic Developments. The banded charges will be set out in the Water Charges Plan.

7.3 For any Domestic Connection that requires a water Service Pipe with an external diameter greater than 25mm and/or a wastewater Service Pipe greater than 100mm in internal diameter, the Connection Charge will be assessed on an individual basis.

7.4 A Quotable Charge will apply to Domestic Developments for Irish Water Installation of Local Infrastructure, if so requested by the Customer.

7.5 Irish Water reserves the right to provide Connections sized to accommodate the full requirements of the development applied for by the Customer and the Customer will be liable for the full costs of these works.

7.6 Exceptional costs may apply to Domestic Connections as outlined in Section 6.5 of this document.

7.7 A charge for Treatment Infrastructure, as required, will apply to Domestic Development Connections as outlined in Section 9 of this document.

## 8. CONNECTION CHARGES: NON-DOMESTIC CONNECTIONS

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### 8.1. Small Non-Domestic Connection - water

- 8.1.1. The applicable Standard Connection Charge will be set out in the Water Charges Plan.
- 8.1.2. The Standard Connection Charge for a small Non-Domestic water Connection covers the Connection works to install Service Connection Infrastructure with Standard Connection Parameters up to 32mm in external diameter and 10m in length of the Service Pipe.
- 8.1.3. A Connection that exceeds the above parameters will also be liable for:
  - an incremental charge for each metre of Service Connection Infrastructure above 10m in length, also set out in the Water Charges Plan; and
  - a Quotable Charge for a water mains extension or upgrade, if required to facilitate the Connection.

### 8.2. Small Non-Domestic Connection - wastewater

- 8.2.1. The applicable Standard Connection Charge will be set out in the Water Charges Plan.
- 8.2.2. The Standard Connection Charge for a small Non-Domestic wastewater Connection covers the Connection works to install Service Connection Infrastructure with Standard Connection Parameters up to 100mm in internal diameter and 10m in length for the Service Pipe.
- 8.2.3. A Connection that exceeds the above parameters will also be liable for:
  - an incremental charge for each metre of Service Connection Infrastructure above 10m in length, also set out in the Water Charges Plan; and
  - a Quotable Charge for a sewer extension or upgrade, if required to facilitate the Connection.

### 8.3. Medium Non-Domestic Connection – water

- 8.3.1. The applicable Standard Connection Charge will be set out in the Water Charges Plan.
- 8.3.2. The Standard Connection Charge for a medium Non-Domestic water Connection covers the Connection works to install Service Connection Infrastructure with Standard Connection Parameters in the range of 50-200mm in internal diameter and 10m in length for the Service Pipe. The applicable parameters for the Customer can be found in Annex 1 to this document.

- 8.3.3. A Connection that exceeds the applicable Standard Connection Parameters will also be liable for:
- a Quotable Charge for Service Connection Infrastructure above 10m in length, if required to facilitate the Connection;
  - a Quotable Charge for a water mains extension or upgrade, if required to facilitate the Connection; and
  - a Quotable Charge for Irish Water Installation of Local Infrastructure, if so requested by the Customer.

#### **8.4. Medium Non-Domestic Connection – wastewater**

8.4.1. The applicable Standard Connection Charge will be set out in the Water Charges Plan.

8.4.2. The Standard Connection Charge for a medium Non-Domestic wastewater Connection covers the Connection works to install Service Connection Infrastructure with Standard Connection Parameters in the range of 150-225mm in internal diameter and 10m in length for the Service Pipe. The applicable parameters for the Customer can be found in Annex 1 to this document.

8.4.3. A Connection that exceeds the applicable Standard Connection Parameters will also be liable for:

- A Quotable Charge for Service Connection Infrastructure above 10m in length, if required to facilitate the Connection;
- a Quotable Charge for a Sewer Extension or upgrade, if required to facilitate the Connection; and
- a Quotable Charge for Irish Water Installation of Local Infrastructure, if so requested by the Customer.

#### **8.5. Large Non-Domestic Connection – water**

8.5.1. The Connection Charge for a large Non-Domestic water Connection will be assessed on an individual basis and will be quotable.

8.5.2. Any Connection requiring Service Connection Infrastructure exceeding 200mm in internal diameter is deemed to be a large Non-Domestic water Connection.

8.5.3. The Connection Charge for a large Non-Domestic water Connection includes a contribution to the cost of Network Infrastructure provided to facilitate Connection to the Network.

#### **8.6. Large Non-Domestic Connection – wastewater**

8.6.1. The Connection Charge for a large Non-Domestic wastewater Connection will be assessed on an individual basis and will be quotable.

- 8.6.2. Any Connection requiring Service Connection Infrastructure exceeding 225mm in internal diameter is deemed to be a large Non-Domestic wastewater Connection.
  - 8.6.3. The Connection Charge for a large Non-Domestic wastewater Connection includes a contribution to the cost of Network Infrastructure provided to facilitate Connection to the Network.
- 8.7. A charge for Treatment Infrastructure, as required, will apply to medium and large Non-Domestic Connections in accordance with Section 9 of this Policy.

## 9. CONNECTION CHARGES: TREATMENT INFRASTRUCTURE

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- 9.1. Treatment Infrastructure to enable the Network to meet general demand growth is provided by Irish Water through its Capital Investment Plan.
- 9.2. In general, standard connecting Customers will not be charged a contribution towards the provision of Treatment Infrastructure.
- 9.3. Some specific Connections (as necessitated by, for example, Customer specific load or volume requirements) will incur a charge for Treatment Infrastructure, as set out below:
  - 9.3.1. If a specific Connection requires Irish Water to construct new Treatment Infrastructure exclusively for that Connection, the Customer will be charged the full cost of the Treatment Infrastructure.
  - 9.3.2. If a specific Connection requires Irish Water to upgrade or carry out works on an existing Treatment Infrastructure exclusively for that Connection, the Customer will be charged the full cost of those works.
  - 9.3.3. If a specific Connection requires Irish Water to provide Treatment Infrastructure of greater capacity than that identified by Irish Water in the Capital Investment Plan, the Customer is required to fund the full cost of the provision of that additional capacity.
  - 9.3.4. If a specific Connection requires Irish Water to construct or upgrade or carry out works on Treatment Infrastructure in advance of the timing requirements identified in the Capital Investment Plan, the Customer will be required to pay for all Acceleration Costs associated with providing the Treatment Infrastructure at an earlier date.
  - 9.3.5. Part of Irish Water's strategy for meeting demand is the maintenance of an acceptable level of headroom (available capacity over current demand) in the treatment infrastructure to allow for growth potential and capacity risks. This is a key parameter in managing risks to service and takes account of the likelihood and consequences of failure from scheme to scheme. Once Available Headroom less Target Headroom falls below a specified certain level, this acts as a trigger to provide a further increment of capacity. Irish Water will assess the impact of the Connection Policy on headroom and available capacity and may, at a point in the future make a submission to the CRU to consider charges for headroom replenishment that would apply to Medium and Large Non-Domestic Connections.

9.4. To ensure efficient use of existing assets, in certain circumstances Irish Water reserves the right to reduce the level of Water Services provided to a Non- Domestic Customer at a Treatment Infrastructure, in response to municipal demand requirements. Without prejudice to any other agreement(s) and/or commitment(s) entered into with the Customer, Irish Water may reduce the level of Water Services that are provided. In such circumstances Irish Water will assess Customer consumption of Water Services in the preceding two years to ascertain whether such a reduction is reasonable in all the circumstances (including demand requirements elsewhere in the Network).

9.4.1. Where a Customer contributes to the cost of Treatment Infrastructure in order to facilitate their Connection and there is a contractual obligation in place with that customer, then Irish Water will ensure all obligations are met in full in line with the contractual agreement in place and services will not be reduced.

## 10. LEAST COST DESIGN SOLUTION

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- 10.1. The Connection Offer issued by Irish Water will be based on the Least Cost Design Solution technically acceptable to Irish Water for the Connection.
- 10.2. The Least Cost Design Solution will be the method of Connection that results in the overall least cost to the Customer whilst remaining technically acceptable to Irish Water over the expected lifetime of the Connection Assets. The design must meet all Irish Water operational, technical and planning standards and must be in accordance with Irish Water Standard Details and Codes of Practice (and any other relevant legal or industry standard requirement). The Least Cost Design Solution will generally be determined by Irish Water based on the Customer's load or volume requirements, operational characteristics and the distance from the Network.
- 10.3. In some circumstances, such as to facilitate Network development and/or future Connections, Irish Water may, at its discretion, elect to construct an alternative method of Connection other than the Least Cost Design Solution. In these circumstances, the Customer will only be required to pay for its Connection on the basis of the equivalent cost of constructing the Least Cost Design Solution (such costs being determined by Irish Water).
- 10.4. In the event that a Customer requests an alternative method of Connection for their own requirements and this is deemed acceptable to Irish Water, the Customer will be required to pay:
- the Connection Charge as per the Least Cost Design Solution for the Connection category; and
  - the costs over and above the Least Cost Design Solution.

## 11. UPSIZING OF CONNECTION ASSETS

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11.1. Irish Water may, in the interest of efficient Network planning, design Connection Assets in anticipation of future requirements, for example, future Connections or additional volumes of water and/or wastewater entering the Network.

11.2. Circumstances in which upsizing of the design of a Connection Asset will be appropriate may include, but not be limited to, the following:

- the Network being extended to facilitate a new Connection in areas where Irish Water has identified potential future demand growth for Water Services;
- the Network being extended to facilitate a new Connection along a route identified as requiring Network reinforcement; and
- infrastructure, including part of the Local Infrastructure, being provided for the Connection of a development through which future developments may be connected.

11.3. Where Irish Water deems it necessary to upsize a Connection, the Connection Charge will be capped at the cost of constructing the Least Cost Design Solution, as outlined in Section 10. Additional costs will be funded by Irish Water.

## 12. STRATEGIC NETWORK DEVELOPMENT

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- 12.1. The Planning & Development Act 2000<sup>1</sup> provides for the designation of a Strategic Development Zone (SDZ) to facilitate development which, in the opinion of the government, is of economic or social importance to the state. The provision of Water Services for SDZs may require Irish Water to provide Network Infrastructure and/or Treatment Infrastructure in advance of Customers entering into Connection Agreements. Any associated investment will be agreed with the CRU and included in the Capital Investment Plan (CIP). Customers locating within Strategic Development Zones that require a Connection will be charged in accordance with the Policy.
- 12.2. From time to time the government may introduce legislation or policy initiatives that require Irish Water to provide Network Infrastructure and/or Treatment Infrastructure in advance of Customers entering into Connection Agreements. Any associated investment will be agreed with the CRU. Customers locating in such affected areas that require a Connection will be charged in accordance with the Policy.

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<sup>1</sup> See Part IX Strategic Development Zones Sections 165-171

## 13. MISCELLANEOUS CONNECTION REQUESTS

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- 13.1. **Permanent Disconnection:** Where a Customer wishes to have a Connection to its Premises permanently disconnected, the Customer should notify Irish Water. Irish Water will assess if, in its opinion, a Permanent Disconnection is permissible. If a Permanent Disconnection is permissible, the Customer will be charged the costs incurred by Irish Water in carrying out works and safely rendering the supply disconnected. Irish Water will submit an enduring disconnection policy to the CRU in 2019 for review and in the interim, the process set out above will apply.
- 13.2. **Re-connection:** Where a Customer has previously availed of a Permanent Disconnection; any request for a re-connection to the Network will be treated as a request for new Connection and will be charged in accordance with the Policy.
- 13.3. **Modifications to existing Connections:** For the purposes of the Policy, any Customer requesting a modification to an existing Connection will be charged the cost associated with the modification works in accordance with the Policy.
- 13.4. **Temporary Connections:** Temporary Connections refer to short-term Connections that are typically required for providing a water supply and/or wastewater discharge during construction or for a once-off event. A Temporary Connection will be agreed with Irish Water as time bound, and will be removed by Irish Water when no longer required (or when the specified time period has elapsed). A Temporary Connection cannot be used to supply water, or collect wastewater on a long-term or permanent basis. A Connection Agreement will be required for a Temporary Connection and Irish Water will charge the Customer the cost of providing the Temporary Connection, including the cost of removal of the Connection at the end of the specified period. Should a Customer wish to convert a Temporary Connection to a Permanent Connection, a new application for a Connection will be required. The application will be treated as a new Connection Application and the Customer will be charged in accordance with the Policy. Where a Customer has paid for works required to provide a Temporary Connection and such works subsequently form part of the Permanent Connection, then the Customer will not be requested to pay for the same works twice.
- 13.5. **Unauthorised Connections:** If a Connection has been made, either directly or indirectly, to the Network without the consent of the relevant entity<sup>2</sup>, this constitutes an illegal Connection under the Water Services Act of 2007<sup>3</sup>. In order to regularise a Connection made in this manner, a Customer shall make an application to Irish Water

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<sup>2</sup> Being Irish Water after 1<sup>st</sup> January 2014 or a Water Services Authority prior to 1<sup>st</sup> January 2014

<sup>3</sup> Refer to Sections 55 for water and Section 61 for wastewater

for a Connection. Should the request to regularise the Connection be acceptable to Irish Water, the application will be treated as a new Connection and the Customer will be charged in accordance with the Policy. Should Irish Water incur any additional costs in regularising the Connection, these costs will be included in the Connection Charge. Without Prejudice to this regularisation process, Irish Water expressly reserves all of its rights and entitlements in respect of such illegal Connections.

- 13.6. **Connecting Through Third Party Infrastructure:** Only Irish Water can provide a Connection to the Irish Water Network. If a Customer wishes to make a Connection to the Network via assets owned by a third party the Customer should make an application to Irish Water for a Connection. The application will be treated as a new Connection and the Customer will be charged in accordance with the Policy. Amongst other things, evidence of the consent of the third party, deemed sufficient by Irish Water, will be required in order to obtain a Connection. Examples of third party assets are Domestic and Non-Domestic Developments, not yet Taken In Charge.
- 13.7. **Connection of Group Water Schemes:** Where a Group Water Scheme applies to Irish Water for a Connection to the Network, the Connection will be treated as a Domestic Development Connection for the purposes of the Policy. Considering individual complexities, Irish Water will assess Group Water Schemes seeking a connection on a case-by-case basis. Where a previous payment has been made by the Group Water Scheme to the LA's in relation to water and or wastewater development levies to connect to the public infrastructure, then the scheme will not be required to pay twice.
- 13.8. **Group Appraisals:** In circumstances where there is a simultaneous and/or joint proposal to connect from various customers in the same area, the project will be appraised on an aggregate basis to reflect the aggregate cost of connecting all sites in that area and a proposed distribution of cost will be provided to the customers on the basis of relative load and/or relative distance. For the avoidance of doubt, this applies to quotable works only, not to the standard connection charges.
- 13.9. **Self-Lay:** There may be circumstances where Irish Water will allow Developers to complete works on behalf of Irish Water. Irish Water will need to supervise all such works to ensure there is full compliance with all safety and quality assurance standards. Irish Water reserves responsibility to complete the Connection from the Service Connection Infrastructure to the public water main or sewer. Irish Water will incur engineering, safety and supervision costs where Developers are permitted to complete works on its behalf. Irish Water will agree the applicable reduction (based on works completed and assets provided by the Developer) to the Quotable Charge to reflect the self-lay with the Developer in advance of the works. Irish Water will engage

with the CRU to progress a mechanism where competent and certified third-party contractors may be accredited to carry out these works at a future date.

- 13.10. **Diversion of Infrastructure:** Irish Water may, on receipt of a formal request from a Customer, divert a public water main and/or sewer when, in the opinion of Irish Water, it is reasonably possible to do so. The Customer will be liable for the full cost of this diversion work and will be required to enter into a Diversion Agreement with Irish Water, in a form acceptable to Irish Water prior to works commencing. A Customer may request to carry out the diversion works on behalf of Irish Water. Irish Water reserves responsibility to complete the tie-in from the Local Infrastructure to the public water main or sewer. Where such a request is acceptable to Irish Water the Customer will be liable for the full cost of this diversion work and will provide a surety to Irish Water to cover any defect or liability in the works completed, in accordance with the Financial Security Policy.
- 13.11. **Build over of Infrastructure:** Irish Water will, upon receipt of a formal request from a Customer, consider permitting the build over of a public water main and/or sewer if, in the opinion of Irish Water, it is reasonably possible, in the circumstance, to do so. If such a proposal is deemed acceptable, the Customer will be liable for the full cost of this build over work, including, but not limited to, any required studies and protection measures. The Customer will be required to enter into a Build Over Agreement with Irish Water prior to any works commencing. A Customer may request to carry out the build over works on behalf of Irish Water. Where such a request is deemed acceptable to Irish Water then the Customer will be liable for the full cost of this build over work and will provide a financial surety to Irish Water (in a form acceptable to Irish Water) to cover any defect or liability in the works completed, in accordance with the Financial Security Policy.
- 13.12. **Fire Flow Requirements:** If a Customer requires a water supply for the purposes of firefighting, the Customer should make an application to Irish Water for a Connection. In the case of Domestic developments, water required for firefighting can be accommodated through the provision of hydrants within the estate and a specific connection application is not required in such cases. Where a customer requires a specific connection for industrial firefighting needs, this will require a separate Connection application to be made to Irish Water. The application will be treated as a new Connection and where feasible, the Customer will be charged in accordance with the Policy.

## 14. CONNECTION APPLICATION, OFFERS AND AGREEMENTS

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The following Section outlines at a high level the Connection Application process however it is not intended to be a definitive guide to that process. Other information relating to the Connections process can be found on [www.water.ie](http://www.water.ie)

Any Customer who wishes to enquire about the feasibility of a Connection must complete a Pre-Connection Enquiry form for Connection to the Network and Irish Water will assess the ability of the Network to facilitate the required Connection. Irish Water will advise the Customer of the feasibility of the Connection.

- 14.1. Any Customer who requires a new Connection or a modification to an existing Connection should complete an application form for Connection to the Network and Irish Water will, if it deems it appropriate, prepare a Connection Offer on the basis of that application (and any other relevant information within the knowledge of Irish Water).
- 14.2. Irish Water will issue a Connection Offer to the Customer. Connection Offer templates, General Conditions and a list of the Connection categories to which each templates applies are available at [www.water.ie](http://www.water.ie).
- 14.3. The Connection Offer issued to the Customer will be based on the Connection requirements of the Customer as set out in the application. This Connection Offer may be accepted by meeting the acceptance requirements set out in the Connection Offer.
- 14.4. Once the Customer has met the acceptance requirements, the Connection Offer together with the General Conditions (and any other relevant documents referred to in, or required by, the Offer Letter and/or General Conditions), shall constitute a legally binding and effective contractual agreement between the parties and shall together be referred to collectively as the Connection Agreement. The Connection Agreement shall constitute the entire agreement between the parties.
- 14.5. Following the execution of the Connection Agreement, Irish Water will proceed with the delivery of the Connection.
- 14.6. There are two circumstances in which following the Pre-Connection Enquiry assessment, further investigation may be required to facilitate the proposed Connection.
  - 14.6.1. The Customer may request Irish Water to carry out some enabling studies to facilitate the required Connection which may include, but are not limited to, design and modelling studies.

- 14.6.2. In certain circumstances, Irish Water may need to carry out preliminary studies to identify if it is possible to facilitate the particular Customer Connection.
- 14.7 In such cases the Customer will be required to enter into a Project Works Services Agreement with Irish Water. It will be a matter for the discretion of Irish Water, after the carrying out of the works provided for in the Project Works Services Agreement, whether the making of a Connection Offer is appropriate.
- 14.8 All of the costs associated with, or relating to, the Projects Works Services Agreement will be charged to the Customer
- 14.9 Irish Water may issue Contingent Connections Offers to more than one Customer to facilitate a number of Connections where together the Customers are driving the requirement for Network and/or Treatment Infrastructure. In this instance, the relevant Quotable Charge in respect of shared Connection Assets will be apportioned between the Customers on a pro-rata basis, based on each Customer load. Each Customer will receive an individual Connection Offer which will be stated to be dependent on, amongst other things, agreement being reached with Irish Water in respect of any Connections which are deemed, in the Contingent Connection Offer, to be contingent. Should there be a failure of acceptance in respect of any of the Contingent Connection Offers, within the time period specified in the relevant Contingent Connection Offer, then all of the Contingent Connection Offers will be deemed to be revoked and of no effect.
- 14.10 Charges for water supplies provided by Irish Water are currently VAT exempt. Therefore supply related ancillary charges including Connection Charges, disconnections charges, re-connections charges, as billed by Irish Water are VAT exempt.
- 14.11The CRU shall provide a dispute resolution service to any customer of Irish Water having an unresolved complaint relating to Irish Water, as provided for in the Water Services Act 2014.

## 15. PAYMENT TERMS AND SECURITY REQUIREMENTS

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- 15.1. Payment of the full Connection Charge will be required on signing of the Connection Agreement, except as allowed under Section 15.2.
- 15.2. For Connections where works will be completed in phased or project milestones, (such as Medium and Large Non-Domestic Connections and large Domestic Development Connections), a portion of the Connection Charge will be payable in advance of these phased or project milestones being undertaken. This will be linked to the project timelines. The payment stages will be set out in the Connection Agreement. In such circumstances no further Connection Works will be carried out until such time as the latest phased payment has been made.
- 15.3. In general, the Connection Charge will be fixed unless the Connection Charge is quotable. Any Quotable Charges will be included in the Connection Agreement as estimates. The Customer will subsequently pay the out-turn costs once these have been established. This will be set out in the Connection Agreement.
- 15.4. All financial security requirements will be specified in the Connection Agreement and must be provided in accordance with the Financial Security Policy and in accordance with a phased payment basis, if applicable.
- 15.5. For Domestic Development Connections where the Customer provides Local Infrastructure which will subsequently be subject to Taking in Charge by Irish Water, the Customer will be required to put in place a Self Lay Surety for the value of the relevant assets. The Self Lay Surety will be released at the end of the Defects Liability Period as outlined in the Connection Agreement, when Irish Water certifies that in its opinion the Local Infrastructure has been constructed in line with the Irish Water Standard Details and the Irish Water Codes of Practice (and any other legal or industry standard requirements). The Self Lay Surety will be drawn down in the event that, amongst other things, Irish Water is required to carry out remedial work to address defects or other liabilities in the construction of the Local Infrastructure that might arise during the Defects Liability Period.

## 16. COMMENCEMENT OF THE POLICY

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- 16.1. The Policy will apply to any proposed Connection for which a Connection Application is received by Irish Water following the date upon which the CRU directs the Policy to come into force (the 'Effective Date') and in line with any transitional arrangements specified by the CRU.
- 16.2. Where a Customer has received a Connection Offer prior to the Effective Date the Connection Offer will remain valid on the terms and conditions offered until the expiry date of the Connection Offer. Where a Customer has submitted a Connection Application prior to the Effective Date, yet has not received a Connection Offer by the Effective Date, Irish Water will issue a Connection Offer on the terms and conditions that would have applied at the date the application was received by Irish Water.

## 17. GLOSSARY OF TERMS

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For the purposes of this Policy the following definitions shall apply:

**Acceleration Costs:** means the costs associated with providing Network Infrastructure or Treatment Infrastructure ahead of Irish Water's timelines for the construction of assets set out in the current Capital Investment Plan. These costs may include, inter alia, financing, consenting and administration costs.

**Accessories:** in relation to any Connection Assets includes any manholes, ventilating shafts, inspection chambers, overflow weirs or chambers, valves, tanks, sluices, culverts, wash-out pipes or stop valves for them, or any machinery or other apparatus which is designed or adapted for use in connection with the use or maintenance of the Connection Assets or other pipe or of another accessory.

**Available Headroom:** means spare capacity above normal demand.

**The Act:** means the Water Services (No. 2) Act 2013.

**Boundary:** means the delineation between the Curtilage of the Customer's Premises and any other Premises.

**Build Over Agreement:** means the formal written agreement signed between the Customer and Irish Water which (a) grants consent to and (b) sets out the commercial and technical terms governing, the build over of a public water main and/or sewer, as requested by the Customer.

**Capital Investment Plan:** means the document published by Irish Water, required under Section 34 of the Act.

**Commission for Regulation of Utilities (CRU):** means the body established pursuant to Section 8 of the Electricity Regulation Act 1999, as amended.

**Connection:** means the physical connection of a Customer's Premises to the Network to facilitate the provision of Water Services to the Customer's Premises.

**Connection Agreement:** means the written agreement signed between the Customer and Irish Water setting out the commercial and technical terms governing the Connection.

**Connection Application:** means a formal application made to Irish Water for a Connection. The relevant Connection application forms can be found on [www.water.ie](http://www.water.ie)

**Connection Assets:** means all the infrastructure required to provide, or facilitate the provision of the Connection as set out at Section 5 of this document and excludes Storm Water infrastructure.

**Connection Charge(s):** means the charge for provision of the Connection Assets (and any incidental, related or associated works).

**Connection Costs:** means the full cost of providing the Connection Assets, including planning, detailed design (completed from customer concept design) and all works to facilitate the construction as well as construction works and any cost related to or ancillary thereto (either directly or indirectly).

**Connection Offer:** means the letter that is issued to the Customer by Irish Water and which details the Connection terms and conditions (including the amount of the Connection Charge) that are offered to the Customer. The issue of a Connection Offer is, at all times, a matter for the discretion of Irish Water (acting reasonably).

**Contingent Connections Offers:** has the meaning assigned to it in Section 14.9 of the Policy.

**Curtilage:** means an area of land immediately surrounding or adjacent to a building or group of building structures which is used for the enjoyment of, or in conjunction with, such building or group of building structures, other than any part of that area that is a public place.

**Customer:** means any party which has entered into a Connection Agreement, or applied to enter into a Connection Agreement, with Irish Water. It also means any party which has entered into (or applied to enter into) a Diversion Agreement, a Build Over Agreement, or a Project Works Service Agreement.

**Defects Liability Period:** means a period, normally a minimum of 12 months or as outlined in the Connection Agreement, during which time the Customer is responsible for the making good of defects or liabilities in respect of the Local Infrastructure as may be required in writing by Irish Water.

**Distribution System:** has the meaning assigned to it at Section 2 of the Water Services Act 2007.

**Diversion Agreement:** means a formal written agreement made between a Customer and Irish Water to agree, amongst other things, the terms and conditions relating to the diversion of Irish Water Assets at the request of the Customer.

**Domestic:** means the use of a Premises or part of a Premises by a person as their place of private residence (whether as his or her principal place of such residence or not). Irish Water considers the use of all Water Services at a place of private residence to be for domestic purposes if there is no trade, industry or business activity taking place. Therefore, by way of example only, even if there is an outside tap, outside toilet or plumbed outbuilding (not used for a trade, industry or business activity) it is considered domestic use.

**Domestic Connection:** has the meaning given to it in Section 4.3 of the Policy.

**Domestic Customer:** means a Customer that has entered into a Connection Agreement, or applied to enter into a Connection Agreement, in respect of a Domestic Connection.

**Domestic Development Connection:** has the meaning given to it in Section 4.3 of the Policy.

**Drain:** has the meaning assigned to it at Section 2 of the Water Services Act 2007.

**Effective Date:** means the Date on which the CRU directs the Policy to come into force.

**Financial Security Policy:** means the Financial Security Policy prepared and published by Irish Water, as amended, modified or revised from time to time, and approved by the CRU.

**General Conditions:** means the general terms and conditions for Connection to the Network which form part of the Connection Agreement.

**Group Water Scheme:** means a scheme providing a private supply of water to two or more Premises by means of a common or shared source of supply and distribution system.

**Harmonised Index of Consumer Pricing:** means the measure used by the European Central Bank to measure the overall change in the prices of consumer goods and services that people typically buy over time.

**Irish Water:** means Irish Water (Uisce Éireann), a designated activity company, limited by shares with registration number 530363 and having its registered office at Colvill House, 24-26 Talbot Street, Dublin 1, Ireland.

**Irish Water Installation:** has the meaning given to it in Section 5.3.3 of the Policy.

**Irish Water Standard Details:** means the documents, published on the Irish Water website that set out the technical requirements for the construction of water and wastewater infrastructure within Domestic Developments (the version applicable being the one as at the date of the carrying out of the works relating to the Connection).

**Irish Water Codes of Practice:** means the documents, published on the Irish Water website, that outline to the Customer acceptable typical design and construction standards that are required by Irish Water for the provision of water and wastewater infrastructure which is to be connected to the Network (the version applicable being the one as at the date of the carrying out of the works relating to the Connection).

**Least Cost Design Solution:** has the meaning assigned to it in Section 10.2 of the Policy.

**Local Authority:** has the meaning assigned to it in The Act.

**Local Infrastructure:** has the meaning assigned to it in Section 5.3.3 of the Policy.

**Mains Extension Infrastructure:** any main lengthening required to connect a service to an existing main.

**Mixed-Use Development Connection:** has the meaning given to it in Section 4.5 of the Policy.

**Network:** means the Irish Water owned and/or controlled wastewater and water network. It includes, but is not limited to, the pipework, treatment plants and all other associated and related infrastructure required to deliver Water Services which are within the control and/or ownership of Irish Water.

**Network Infrastructure:** has the meaning assigned to it in Section 5.3.4 of the Policy.

**Non-Domestic:** means the use of a Premises or part of a Premises by a person or entity for any trade, industry or business activity.

**Non-Domestic Connection:** has the meaning given to it in Section 4.4 of the Policy.

**Non-Domestic Customer:** means a Customer that has entered into a Connection Agreement, or applied to enter into a Connection Agreement, in respect of a Non-Domestic Connection.

**Permanent Disconnection:** A permanent disconnection means the permanent disconnection of a Premises from the water Network to the extent that it will not be possible to restore Water Services through the pipework at any time in the future. In some cases this may extend to complete removal of the pipework between the water main and the stopcock, as well as the stopcock and meter assembly. On occasion this may involve excavation work in the vicinity of the water supply.

**Policy:** means this Connection Charging Policy governing how Customers will be charged for Connection.

**Premises:** includes any part of any public or private building, vessel, vehicle, structure or land (whether or not there are structures on the land and whether or not the land is covered with water), and any plant or related accessories on or under such land, or any hereditament of tenure, together with any out-buildings and Curtilage, but does not include land which is a Public Road, a road which is the subject of an order under Section 11 of the Roads Act 1993 or a road for which a Local Authority is responsible in accordance with a non-statutory Local Authority taking in charge scheme.

**Principles:** means the guiding principles upon which the Policy has been developed and specified in Section 3 of this document.

**Private Infrastructure:** has the meaning assigned to it in Section 5.3.1 of the Policy.

**Project Works Services Agreement:** means a formal agreement made between a Customer and Irish Water to agree the terms and conditions governing the necessary engineering assessments to be carried out by Irish Water to identify Connection Assets required for a complex Connection proposal.

**Public Road:** means a road over which a public right of way exists and the responsibility for the maintenance of which lies on a road authority.

**Quotable Charge(s):** refers to a project specific charge(s) for Connection works which will be calculated by Irish Water and advised to the Customer. This will be included in the Connection Offer.

**Self Lay:** has the meaning assigned to it in Section 5.3.3 of the Policy.

**Self Lay Surety:** is a bond or guarantee, in a form deemed to be acceptable to Irish Water, which is provided by a Customer as financial security in relation to the provision of Local Infrastructure as part of a Connection.

**Service Connection Infrastructure:** has the meaning assigned to it in Section 5.3.2 of the Policy.

**Service Pipe:** means the pipe connecting the Premises from the Boundary to the public water main or sewer.

**Single Domestic:** means a single Domestic Premises.

**Standard Connection Charge:** means a charge which covers the cost of a standard Connection and is set out in the Water Charges Plan.

**Standard Connection Parameters:** means the criteria (in accordance with sections 7 and 8) that a Connection must meet in order to be classified as a standard Connection.

**Storm Water:** has the meaning assigned to it at Section 2 of the Water Services Act 2007.

**Strategic Development Zone:** has the meaning assigned to it at Section 166 of the Planning and Development Act 2000.

**Taking in Charge:** has the meaning assigned to it at Section 43(12) of the Water Services Act of 2007.

**Target Headroom:** In the case of water supply, Target Headroom is the minimum buffer to cater for supply-side and demand-side uncertainties in the overall supply-demand balance. For water supply, Target Headroom is calculated based on water resource planning methodology. In the case of waste-water treatment, Target Headroom is the minimum buffer to cater for load and growth uncertainties and risk of delays in delivering next

increment of capacity. For waste-water treatment, target headroom is based on levels set out in the Water Services Strategic Plan.

**Temporary Connection:** has the meaning given to it in Section 13.4 of the Policy.

**Treatment Infrastructure:** has the meaning assigned to it in Section 5.3.5 of the Policy.

**Water Charges Plan:** has the meaning assigned to it at Section 22 of the Act.

**Water Services Authority:** has the meaning assigned to it in the Water Services Act 2007.

**Water Services:** has the meaning assigned to that phrase in the Water Services Act 2007.

**Water Services Strategic Plan:** means the document published by Irish Water, required under Section 33 of the Act.

## ANNEX 1: CONNECTION CATEGORIES

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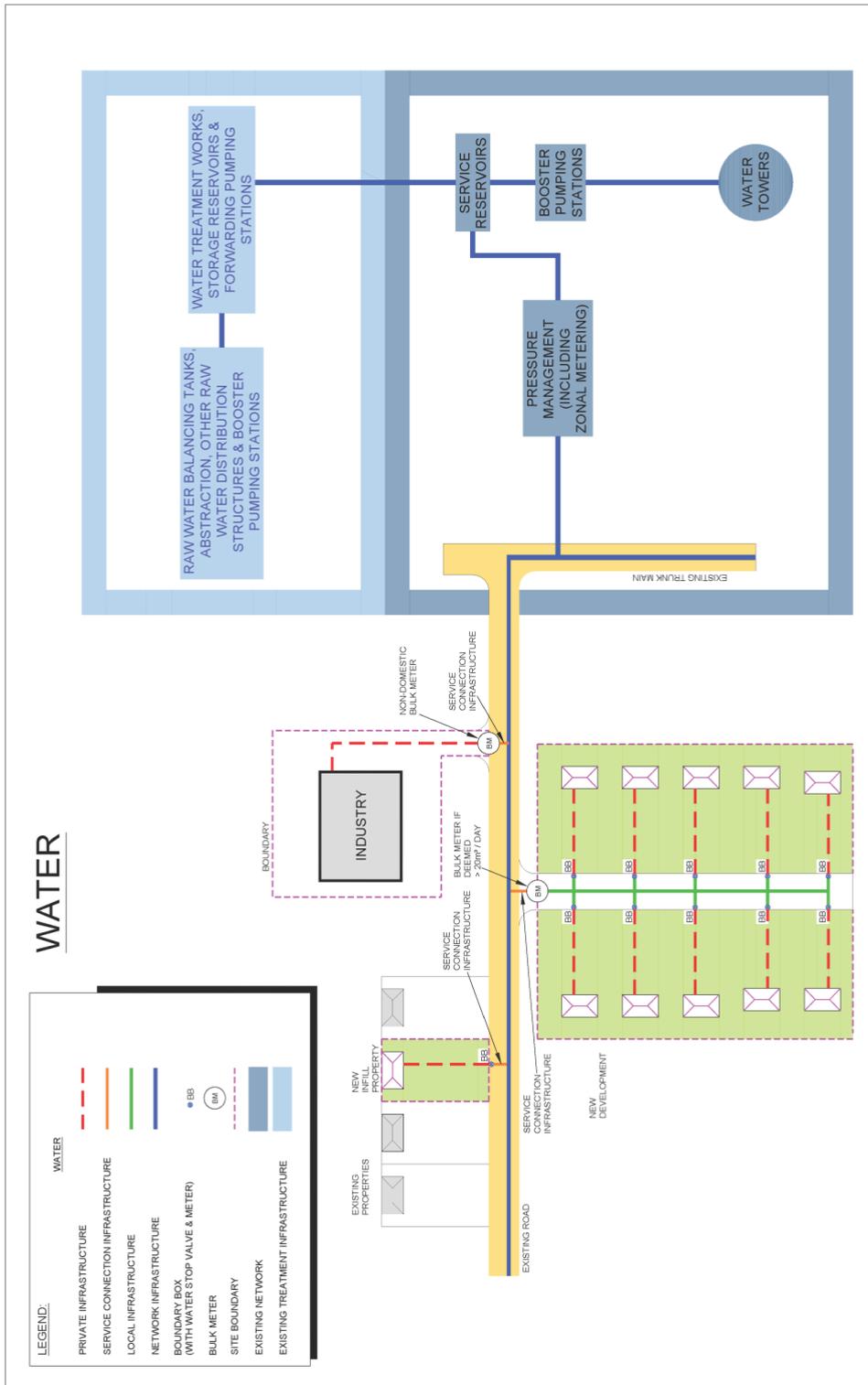
### Water

Category	Pipe Size (mm)	Internal/External Diameter
Domestic Unit	25	External
Non Domestic Small 1	25	External
Non Domestic Small 2	32	External
Non Domestic Medium 1	50	Internal
Non Domestic Medium 2	80	Internal
Non Domestic Medium 3	100	Internal
Non Domestic Medium 4	150	Internal
Non Domestic Medium 5	200	Internal
Non Domestic Large	>200	Internal

### Wastewater

Category	Pipe Size (mm)	Internal/External Diameter
Domestic Unit	100	Internal
Non Domestic Small 1	100	Internal
Non Domestic Medium 1	150	Internal
Non Domestic Medium 2	225	Internal
Non Domestic Large	>225	Internal

# ANNEX 2: CONNECTION ASSETS



# WASTEWATER

