

Deed(s) of Grant of Wayleaves and Easements

Guidance Document

What is a Deed of Grant of Wayleaves and Easements?

A Deed of Grant of Wayleaves and Easements provides for a legal right for Uisce Éireann to access private land to install, maintain, renew, and/or repair water and wastewater infrastructure and for ancillary purposes arising from its statutory functions under the Water Services Acts. Easements are typically put in place when new connections are being made to existing networks or when Uisce Éireann is extending or maintaining its networks.

The Deed(s) of Grant of Wayleaves and Easements provides Uisce Éireann with certain rights by agreement of the property owner, such as:

- The right to enter the property to carry out statutory functions.
- The right to install infrastructure such as pipes and manholes.
- The right to access the property for future maintenance, repair, or upgrade of the infrastructure.

The Deed of Grant of Wayleaves and Easements is usually formalised through a legal agreement between Uisce Éireann and the property owner. The Deed provides for consent for infrastructure to be placed in the lands and for associated rights of access to the infrastructure once laid/installed. The Deed also provides protection for property owners insofar as it contains the relevant conditions upon which Uisce Éireann is permitted to enter onto lands and Uisce Éireann's obligations to reinstate the lands following any works.

The Deed of Grant of Wayleaves and Easements is important for ensuring that essential water and wastewater services can be provided to all customers, even when the infrastructure must cross private land. These agreements are a common tool used by utility companies to manage their networks effectively, while respecting the rights of property owners.



When is the Deed(s) of Grant of Wayleaves and Easements typically put in place?

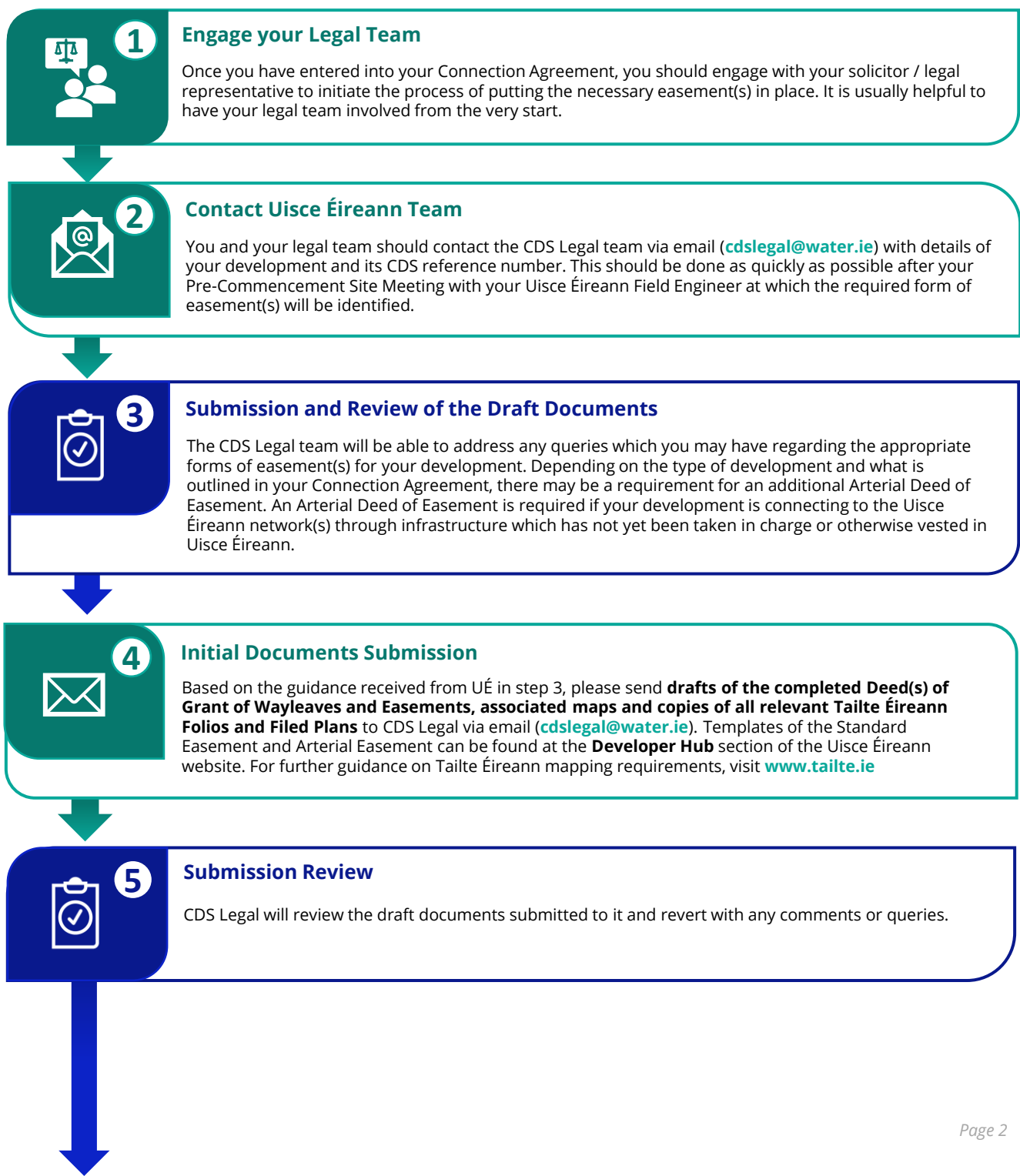
A Deed(s) of Grant of Wayleaves and Easements is typically put in place whenever Uisce Éireann requires access to private land to install, maintain, or repair infrastructure that is necessary to provide water and wastewater services. Examples include:

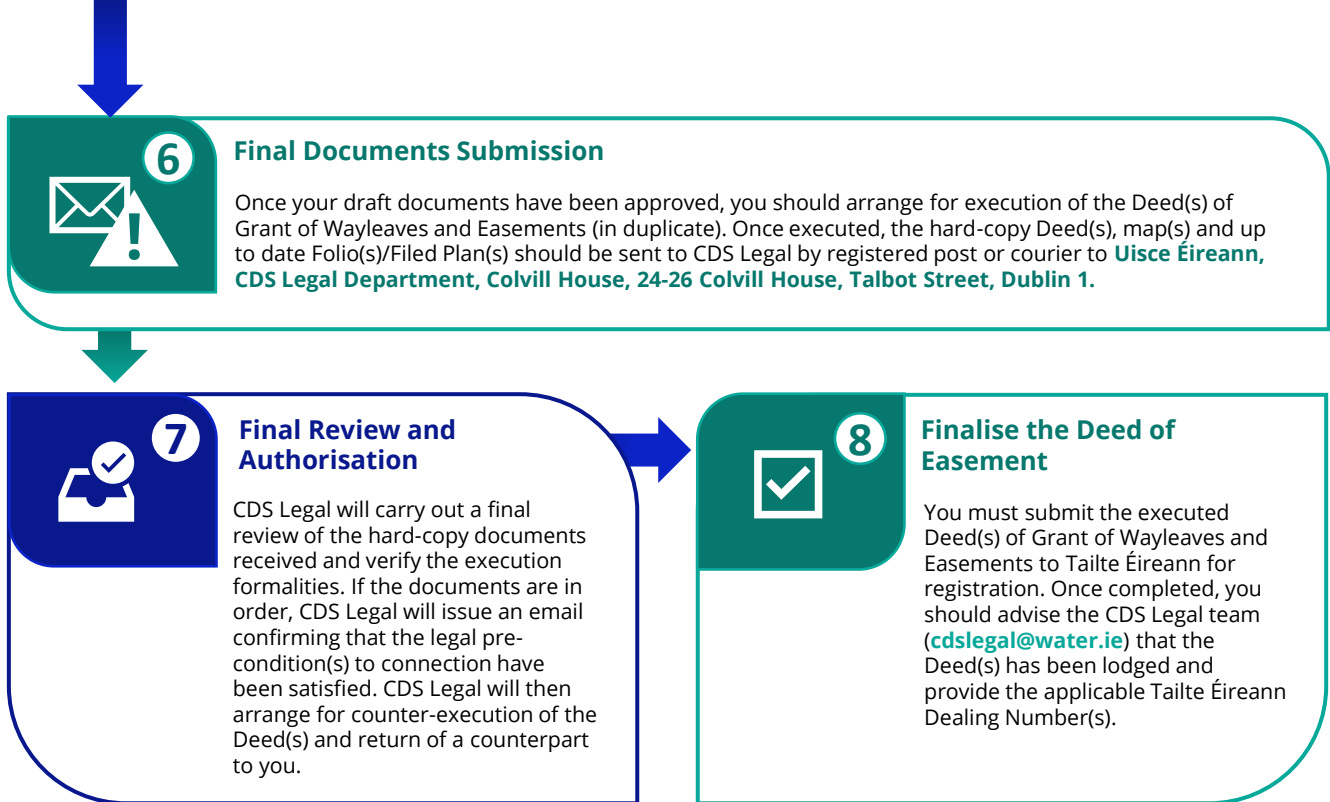
- 1 New Infrastructure Installation:** When laying new water or wastewater pipes across private property not already covered by an existing easement.
- 2 Upgrading Existing Infrastructure:** When upgrading or replacing existing infrastructure and the existing easement does not cover the scope of the new work.

- 3 **Maintenance and Repairs:** For ongoing access to infrastructure for routine maintenance, inspections and emergency repairs, where such access rights have not previously been formalised.
- 4 **Property Development:** When a property is being developed, a Deed of Easement will be required to cover new water or wastewater pipes being transferred to Uisce Éireann.
- 5 **Network Expansion:** As part of expanding the public networks to new areas, which may involve crossing private land to connect new customers or communities.

Putting the Deed(s) of Grant of Wayleaves and Easements in place (Guidance map)

 - Customer steps
 - Uisce Éireann steps





Mapping Guidelines

Any map provided with a Deed of Easement should include:

- Site boundary marked with a heavy red border;
- A clearly marked Strip (as defined in the Deed of Easement) in line with Uisce Éireann’s Codes of Practice;
- The Strip must be shaded yellow;
- ITM coordinates should be clearly marked in each corner of the map.

Further Information

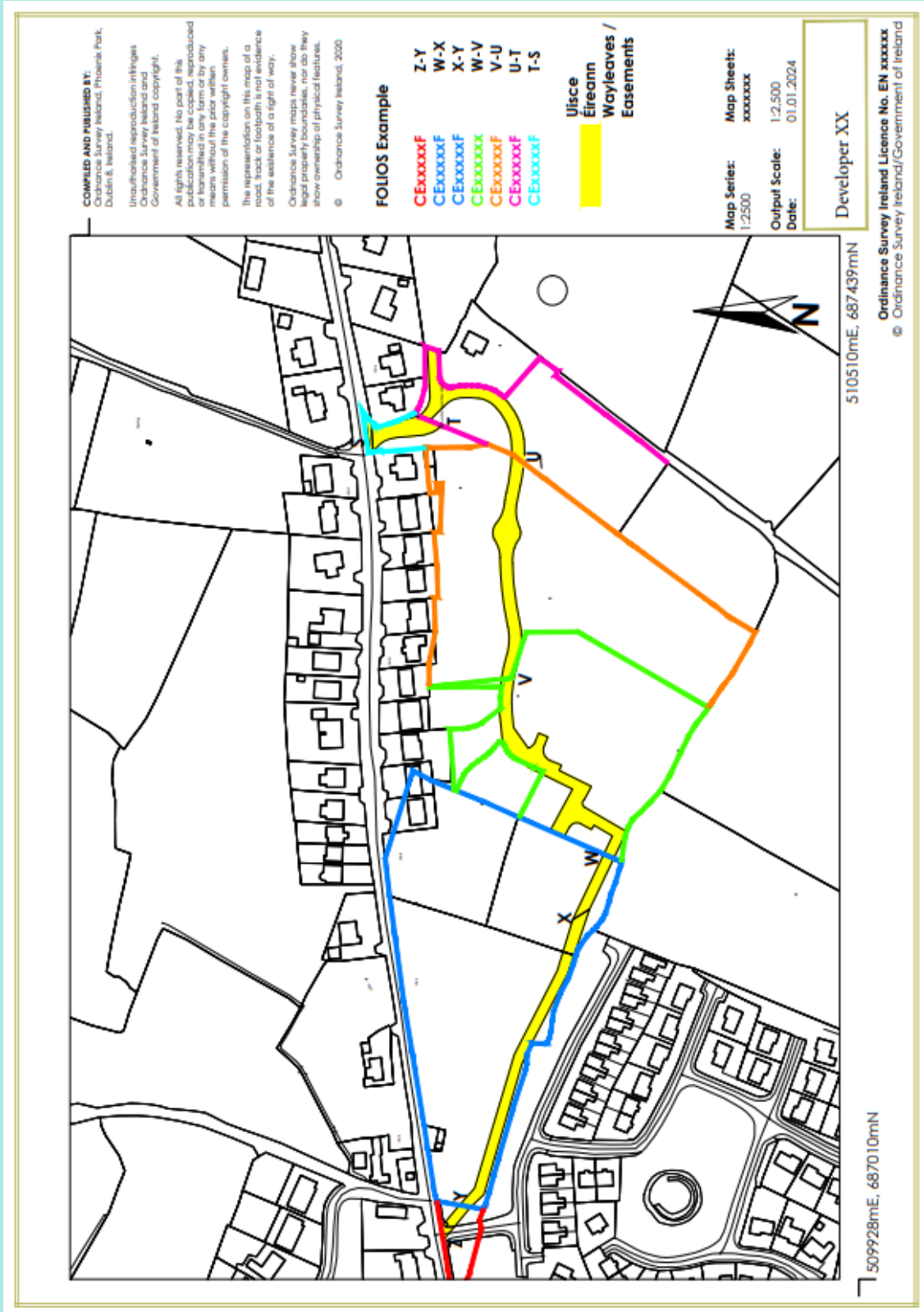


For further information on wayleaves and other Developer processes, or to access Uisce Éireann’s CoP and Standard Details, technical guidance documents, please visit Developers’ Hub on our website www.water.ie.

Any Questions? Please, reach out to our dedicated Developer Liaison team at developerservices@water.ie.

Appendix 1

Mapping Guidance – Multiple Folios



Appendix 2

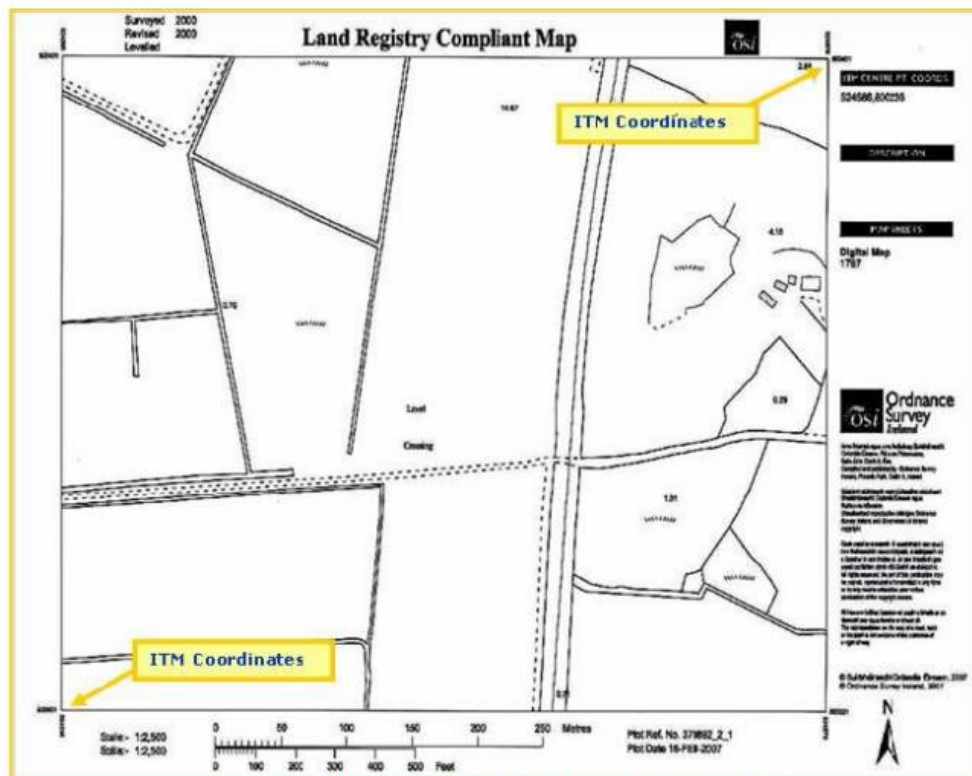
Mapping Guidance – Ordnance Survey Ireland ITM ‘Land Registry Compliant Map’

Mapping Guidelines - Appendix 8(b) An tÚdarás Clárúcháin Maoinne Property Registration Authority

Ordnance Survey Ireland ITM ‘Land Registry Compliant Map’

Ordnance Survey Ireland (OSi) can supply an ITM hardcopy product that will meet the Registry’s mapping requirements.

Guidelines and examples for marking new properties can be found in Appendices 3, 4, 6 and 7(a)



Example of OSi 1/2500 scale Land Registry Compliant Map

Note: -

Hardcopy ITM maps that have been enlarged from the original OSi published scale for the area cannot be expected to give a higher degree of accuracy than that of the original scale.

Details on the scale and accuracy of OSi maps are available on the Ordnance Survey Ireland website www.osi.ie