

Eimear Reilly

From: Eimear Reilly
Sent: Tuesday 3 June 2025 15:13
To: Gary Gibson
Subject: 322447 & PC0124 - Meeting Records
Attachments: PC0124 - Meeting with Prospective Applicant - 20th May 2025.docx;
ABP-322447-25 (PO) - 1st Meeting - 20th May 2025.docx; ABP-322447-25 &
PC0124 -Circulation letters-Uisce Éireann.pdf

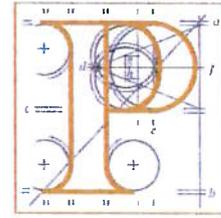
Good afternoon Gary

Please find attached copies of the meetings held on 20th May 2025 in relation to the above cases, signed copies of which will issue in today's post.

Kind regards

Eimear

Our Case Number: ABP-322447-25



**An
Bord
Pleanála**

Uisce Éireann
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

Date: 03 June 2025

Re: Design Flexibility - Water Supply Project.
Eastern and Midlands Region

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer further to the above-mentioned pre-application consultation request.

Please find enclosed a copy of the written record of the meeting of the 20th May 2025.

If you have any queries in relation to the matter please contact the undersigned officer of the Board.

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

Yours faithfully,

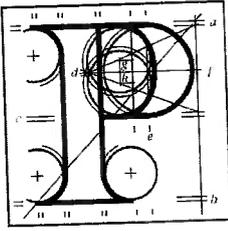
A handwritten signature in black ink, appearing to read 'Eimear Reilly', is written over a horizontal line.

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

PC07

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64 Sráid Maoilbhríde	64 Marlborough Street
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An
Bord
Pleanála

Record of 1st Meeting ABP-322447-25

Case Reference / Description	Water Supply Project for the Dublin Region		
Case Type	Design Flexibility Consultation		
Date	20/05/25	Start Time	12:30 p.m.
Location	Virtually	End Time	1:00 p.m.

Representing An Bord Pleanála

Sarah Lynch, Assistant Director of Planning (Chair)

Barry O'Donnell, Senior Planning Inspector

Emmett Smyth, Scientist

Muiriosa Cassells, Senior Administrative Officer

Niamh Thornton, Senior Executive Officer

Eimear Reilly, Executive Officer	e.reilly@pleanala.ie	01-8737184
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Representing the Prospective Applicant

Gary Gibson – Uisce Éireann

Emma Oliveira – Uisce Éireann

Olwyn James – Uisce Éireann

Tom Shanahan – Uisce Éireann

John Donoghue – Uisce Éireann

Simon White – Jacobs Tobin

John Kehoe – Jacobs Tobin

Michael Thomson – Jacobs Tobin

Laura Kennedy – Jacobs Tobin

Bernard Dwyer – Tom Philips & Associates

Isla Kennedy – Tom Philips & Associates

Introduction

The Board's representatives referred to the letter received from the prospective applicant on 2nd May 2025 requesting a meeting under section 37CC of the Planning and Development Act, 2000, as amended. The Board's representatives mentioned the following general procedures in relation to the design flexibility request:

- In accordance with s.37CC(1) and 37CC(5) of the Planning Development Act 2000, as amended, this meeting forms part of consultations under s.37B of the Act held in respect of the proposed development.
- The purpose of the meeting is to provide an opportunity for the prospective applicant to present their request for design flexibility and to aid the Board in its understanding of the request and its determination as to whether it is appropriate that the proposed application be made and decided before the prospective applicant has confirmed certain details of the application.
- The Board will keep a record of this meeting. The record will not be available for public inspection until an application for permission is made to the Board. The record of the meeting will not be amended by the Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- Any recording of this meeting is strictly prohibited. The record which will issue after the meeting is the only record of the meeting.
- The Board may, at any time, conclude the consultation where it considers appropriate to do so. Following the conclusion of the consultation the Board will issue an opinion regarding the design options as set out under section 37CD of the Act. Any opinion issued will not be available for public inspection until an application for permission is made to the Board.
- The holding of this consultation does not prejudice the Board in any way and cannot be relied upon in the formal planning process or any legal proceedings.

Presentation made by the prospective applicant:

The prospective applicant stated its intention to seek flexibility for the horizontal and vertical alignment of the proposed pipeline, as well as for certain proposed ancillary pipelines. It also explained that the details of the proposed pipeline alignment are unlikely to be confirmed by the application stage of the process.

It stated that the flexibility is needed in order to account for any potential unforeseen obstacles or constraints arising during construction, which may require the pipe to be moved horizontally or vertically. It maintained that any design changes to pipeline will be within agreed parameters, will not result in material changes to the planning application, and will not alter any conclusions reached regarding the effects on the environment reported in the Environmental Impact Assessment Report.

The prospective applicant proposes that the vertical alignment be laid at a depth of cover of between 1.2m to 4.4m to the crown of the pipe. It clarified, as discussed in previous pre-application consultation meetings held in relation to the proposed development under An Bord Pleanála reference PC0124, that a concrete collar will be used to keep the pipe in place in areas where it is constructed in peat, resulting in a shallower depth of cover in certain areas. It also stated that the proposed maximum depths of excavation are generally 6m, except where peat is encountered and at trenchless crossings where local site conditions/constraints will impact depths.

Regarding the horizontal alignment, the prospective applicant maintains that it requires flexibility to place the main pipeline and twin pipeline anywhere within the construction working width/red line boundary. The typical proposed working width is 50m, however, this is wider in a number of locations due to factors such as ground conditions, river crossings, road crossings, and particular access points.

The prospective applicant outlined the flexibility that it seeks in relation to the proposed permanent wayleave. The proposed development requires a 20m wide permanent wayleave. Where land is acquired through voluntary agreement, the prospective applicant proposes a 50m wide corridor, within which the 20m permanent wayleave may be located. Where land is acquired through compulsory

purchase order, the acquisition will be limited to a fixed 20m wide corridor. For the purpose of the EIAR, the maximum flexibility of 50m will be assessed.

Flexibility is also sought for a 10m wide wayleave at a number of locations along the proposed pipeline where the prospective applicant proposes to construct smaller pipes to connect from a line valve to a wash out location.

Discussion:

The following matters were discussed:

- In relation to trenchless crossings which may extend beyond the maximum vertical alignment of 6m, the prospective applicant clarified that it seeks to adjust the alignment upwards only, subject to any design constraints associated with the specified crossing. As it cannot rule out the potential need to construct at greater depths, it clarified that any design changes that may necessitate greater depths beyond those assessed in the EIAR must be subject to an amendment application to the Board under s.146(b) of the Act.
- The Board's representatives sought clarity as to when the prospective applicant could confirm which lands would be included in the CPO, and which would be secured through voluntary wayleave packages. The prospective applicant stated that it is currently addressing any reroute requests and anticipates clarity within a minimum of 18 weeks following dispatch of the wayleave packages to the landowners. It stated that any lands subject to voluntary agreement during the application process could be removed from the CPO schedule, and an updated schedule could be provided if the Board held an oral hearing into the application.
- A general discussion took place in relation to the EIAR. The Board's representatives noted the complexity of assessing the proposed permanent and temporary wayleaves within the EIAR due to the flexibility of the undefined CPO land acquisition. The prospective applicant clarified that the individual

flexibilities would not be assessed within the EIAR, explaining that the EIAR will assess the potential for the pipeline to be constructed anywhere within the 50m construction width. The prospective applicant also clarified that the EIAR will detail the emerging prepared route that the CPO plots will be based on.

- The Board's representatives advised that a corridor width of 50m is quite substantial relative to the 1.6m diameter pipe and advised that consideration be given to the consequential impact on the CPO and requirement for proportionality in land acquisition. The prospective applicant clarified that the 50m corridor is temporary, with a 20m permanent corridor. The Board emphasised the importance of making this distinction between temporary and permanent acquisition clear within the application documents.
- The Board's representatives advised that consideration be given to how the temporary and permanent land acquisitions are presented within the application documents, in a mapped form, to ensure clarity.

Conclusion:

The Board's representatives advised that the record of the instant meeting will be issued shortly, and that the prospective applicant can submit, in writing, any comments that it may have on the record. The Board's representatives advised that the opinion will be issued at the conclusion of the pre-application consultation process.



Sarah Lynch

Assistant Director of Planning