

Michael Flynn
Creevaghbeg,
Ballymahon,
County Longford

Uisce Éireann
Bosca OP 6000
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D01 WA07
Éire

Uisce Éireann
PO Box 6000
Dublin 1
D01 WA07
Ireland

10th June 2025

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www.water.ie

Re: Uisce Éireann Compulsory Purchase (Ballymahon Wastewater Treatment Plant) Order, 2025

Dear Sir/Madam,

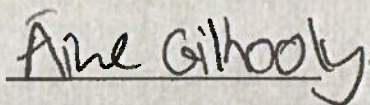
I refer to the above and send you by way of service copies of the following –

1. Form of Notice in relation to the making of the Compulsory Acquisition Order;
2. Drawing(s) outlining the affected land plot(s) concerning you;
3. Copy of Uisce Éireann Compulsory Purchase (Ballymahon Wastewater Treatment Plant) Order, 2025.

Should you have any queries in relation to the enclosed documentation or require a copy of the CPO drawings on display at the stated locations within the attached 'Compulsory Purchase Order', please contact:

Land & Wayleaves Team at wayleave@water.ie or by post to Land and Wayleave, Colvill House, 24-26 Talbot Street, Dublin 1.

Yours sincerely,



Land & Wayleave Team

FORM OF COMPULSORY PURCHASE ORDER UNDER

The Water Services Acts, 2007 to 2013 (and, in particular, Section 7 of the Water Services (No. 2) Act, 2013 and Parts 2 and Sections 31 & 32 and Part 7 and Section 93 of the Water Services Act, 2007, as amended)

The Planning and Development Acts, 2000 to 2014 (and, in particular Part XIV and Sections 213 and 217 of the Planning and Development Act, 2000)

Section 184(2) of the Local Government Act, 2001,

Section 10 of the Local Government (No. 2) Act, 1960 (as substituted by Section 86 of the Housing Act, 1966 and as amended by Section 6 and the Second Schedule of the Roads Act, 1993 and by Section 222 of the Planning and Development Act, 2000)

The Housing Act, 1966 (and in particular Part V, Sections 76 and 78 and the Third Schedule)

The Lands Clauses Acts

The Acquisition of Land (Assessment of Compensation) Act, 1919

**AS RESPECTS ALL OR PART OF THE LAND TO WHICH THIS COMPULSORY PURCHASE ORDER RELATES
COMPULSORY ACQUISITION OF LAND**

UISCE ÉIREANN COMPULSORY PURCHASE (BALLYMAHON WASTEWATER TREATMENT PLANT) ORDER, 2025

To: Michael Flynn
of Creevaghbeg,
Ballymahon,
Co. Longford

1. **WHEREAS UISCE ÉIREANN** (hereinafter referred to as "the Company") a Water Services Authority for the purposes of the Water Services Act, 2007, proposes for the purposes of the Water Services Acts, 2007 to 2013 and in exercise of its powers under Sections 32 and 93 of the Water Services Act, 2007 to acquire compulsorily the lands and rights over land hereinafter described and has made an Order entitled as above which is about to be submitted to An Bord Pleanála (hereinafter "*the Board*") for confirmation.
2. If confirmed, the Order will authorise the Company to compulsorily acquire for the purposes of the Water Services Acts, 2007 to 2013 and of the BALLYMAHON WASTEWATER TREATMENT PLANT.
 - (a) Permanently, the lands described in Part 1 of the Schedule hereto - which lands are shown shaded grey on the drawing marked "Uisce Éireann Compulsory Purchase (BALLYMAHON WASTEWATER TREATMENT PLANT) Order, 2025", and numbered UÉ-10038719-CACQ-0001 Rev01, which lands are situated in the County of LONGFORD.
3. A copy of the Order and of the drawings referred to in it may be seen at the following locations:
 - (a) Uisce Éireann, Colvill House, 24-26, Talbot Street, Dublin 1 between 9:00-17:00hrs.
 - (b) Ballymahon Library, Main St. Ballymahon, Co. Longford, between 10:00-13:00hrs, 13:30-17:00hrs
Monday to Friday, 10:00-14:00hrs Saturday
4. The Housing Act, 1966, as amended, provides that if an objection is made with respect to the proposed compulsory acquisition of land, the land in respect of which an objection is duly made by any of the persons upon whom notices of the making of the Order are required to be served, shall not be acquired compulsorily unless the Board makes an order to confirm the Compulsory Purchase Order, unless: -

- (a) the objection is withdrawn, or
- (b) the Board is satisfied that the objection relates exclusively to matters which can be dealt with by the Arbitrator by whom the compensation may have to be assessed.

Prior to a decision on confirmation or otherwise of a Compulsory Purchase Order, the Board may at its absolute discretion, hold an oral hearing in relation to the matter.

- 5. Any objection to the Order must state in writing the grounds of objection and be sent addressed to An Bord Pleanála at 64 Marlborough Street, Dublin 1 so as to reach the said Board on or before the 9 day of July 2025.
- 6. The Board, if it thinks fit, may in one or more stages annul the Compulsory Purchase Order or confirm the Order, with or without modification.
- 7. If no objection is received to the proposed compulsory acquisition of land or right over land, the objection is withdrawn or the Board is satisfied that the objection relates exclusively to matters which can be dealt with by the Arbitrator by whom the compensation may have to be assessed, the Board shall inform the Company, which may then confirm the Order with or without modification, or refuse to so confirm it.
- 8. If the land or right over land to which the Order, as confirmed by either the Board or the Company, relates is acquired by the Company, compensation for the land will be assessed in respect of the acquisition as the value of the land at the date that the relevant Notice to Treat is served.
- 9. In the opinion of the Company, no part of the land in which you have an interest consists of a house or houses which is/are unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense. If the land or right over land to which the Order relates is acquired by the Company, compensation will be assessed in accordance with Part 11 of the Fourth Schedule to the Housing Act, 1966, and the provisions of the Acquisition of Land (Assessment of Compensation) Act, 1919 as amended by the Acquisition of Land (Reference Committee) Act, 1925, the Property Values (Arbitrations and Appeals) Act, 1960, and the Local Government (Planning and Development) Act, 1963 (as applied by section 265 (3) of the Planning and Development Act, 2000), subject to the modifications contained in the Third Schedule to the Housing Act, 1966.
- 10. Any dispute in relation to compensation shall be referred to and determined by a Property Arbitrator appointed under the Property Values (Arbitrations and appeals) Act, 1960.
- 11. A claimant for compensation may at any time after the expiration of fourteen days from the date on which the relevant Notice to Treat is served, send to the Secretary, the Land Values Reference Committee, C/o High Court, Four Courts, Dublin 7 an application in writing for the nomination of a property arbitrator for the purpose of determining the compensation to be paid. The application should be made in accordance with the Property Values (Arbitrations and Appeals) Rules, 1961 (S.I. No. 91 of 1961).

SCHEDULE**PART 1 – LAND ACQUISITION**

**Land other than land consisting of a house or houses unfit for human habitation
and not capable of being rendered fit for human habitation at reasonable expense**

Plot Number shaded grey on the drawings deposited at	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
		Area in Hectares	Location	Description of Property			
Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And Ballymahon Library, Main St. Ballymahon, Co. Longford							
Plot 001	UÉ- 10038719- CACQ- 0001 Rev04	1.6110	Ballymahon, Longford	Agricultural land	Michael Flynn, Creevaghbeg, Ballymahon, Co. Longford	N/A	N/A

PART 2 – PERMANENT WAYLEAVE

Not applicable

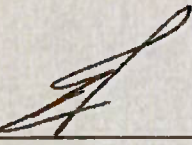
PART 3 – PERMANENT RIGHT OF WAY

Not applicable

PART 4 – TEMPORARY WORKING AREA

Not applicable

Dated this 10 day of June 2025

Signed: 

Richard O'Sullivan
Company Secretary
Uisce Éireann
Colvill House
24-26 Talbot Street
Dublin 1

ACQUISITION TYPE	AREA (ha)	PLOT No.
AREA OF PERMANENT ACQUISITION	1.6110ha	PLOT 001

PLOT 001

(ITM)
X: 615541
Y: 756783



(ITM)
X: 615541
Y: 756783

0 10 20 30 40 50 m
SCALE 1:1000

PROJECT: UISCE ÉIREANN COMPULSORY PURCHASE (BALLYMAHON WASTEWATER TREATMENT PLANT) ORDER, 2025



ACQUISITION / WAYLEAVE DETAILS
Pipe Dia / Details: N/A

Width of Wayleave (Yellow): N/A
Length of Wayleave (Yellow): N/A
Temporary Working Strip (Green)

LAND OWNER OR REPUTED LAND OWNER

ACQUISITION
MICHAEL FLYNN
CREEVAGHBEG, BALLYMAHON
CO. LONGFORD

REPRODUCED FROM THE ORDNANCE
SURVEY BY PERMISSION OF THE
GOVERNMENT. LICENCE No. 3-3-34

DRAWING No.	REV
UE/10038719/CACQ/0001	4
O.S. REF 2894-D	SCALE 1:1000 @ A3
FOLIO No. LD5527	DATE JAN 25
DRG. BY JMcQ	CHK. BY JRM

LEGEND

	PERMANENT ACQUISITION		TEMPORARY WORKING AREA
	PERMANENT RIGHT OF WAY		TEMPORARY WORKING AREA & PERMANENT RIGHT OF WAY
	PERMANENT WAYLEAVE		TEMPORARY WAYLEAVE
	PERMANENT WAYLEAVE & PERMANENT RIGHT OF WAY		

FORM OF COMPULSORY PURCHASE ORDER UNDER

The Water Services Acts, 2007 to 2013 (and, in particular, Section 7 of the Water Services (No. 2) Act, 2013 and Parts 2 and Sections 31 & 32 and Part 7 and Section 93 of the Water Services Act, 2007, as amended)

The Planning and Development Acts, 2000 to 2014 (and, in particular Part XIV and Sections 213 and 217 of the Planning and Development Act, 2000) Section 184(2) of the Local Government Act, 2001,

Section 10 of the Local Government (No. 2) Act, 1960 (as substituted by Section 86 of the Housing Act, 1966 and as amended by Section 6 and the Second Schedule of the Roads Act, 1993 and by Section 222 of the Planning and Development Act, 2000)

The Housing Act, 1966 (and in particular Part V, Sections 76 and 78 and the Third Schedule)

The Lands Clauses Acts

The Acquisition of Land (Assessment of Compensation) Act, 1919

AS RESPECTS ALL OR PART OF THE LAND TO WHICH THIS COMPULSORY PURCHASE ORDER RELATES

COMPULSORY ACQUISITION OF LAND

UISCE ÉIREANN COMPULSORY PURCHASE (BALLYMAHON WASTEWATER TREATMENT PLANT) ORDER, 2025

WHEREAS UISCE ÉIREANN (hereinafter referred to as “the Company”) a Water Services Authority for the purposes of the Water Services Act, 2007, proposes for the purposes of the Water Services Acts, 2007 to 2013 and in exercise of its powers under Sections 32 and 93 of the Water Services Act, 2007 to acquire compulsorily the lands and rights over land hereinafter described.

AND WHEREAS the Company has taken full account of the aspects of public policy specified in Section 31 of the Water Services Act, 2007 and the provision of the said water services comprised in the Ballymahon Wastewater Treatment Plant is not inconsistent with any of the public policy issues so specified.

AND WHEREAS the Company considers, within the meaning of Section 10 of the Local Government (No. 2) Act, 1960 as substituted by Section 86 of the Housing Act, 1966 and as amended, that it would be convenient to effect the acquisition under the Housing Act, 1966 and has decided so to effect the acquisition.

NOW THEREFORE it is hereby ordered that-

1. Subject to the provisions of this Order, the Company is **hereby authorised to compulsorily acquire, for the purposes of the Water Services Acts, 2007 to 2013 and of the BALLYMAHON WASTEWATER TREATMENT PLANT, -**
 - (a) **Permanently, the lands** described in Part 1 of the Schedule hereto - which lands are shown **shaded grey** on the drawings marked "Uisce Éireann Compulsory Purchase (BALLYMAHON WASTEWATER TREATMENT PLANT) Order, 2025", and numbered UÉ-10038719-CACQ-0001.
 - (b) All of the said lands described in the Schedule hereto are situated in the County of LONGFORD.

All of which drawings are sealed with the seal of the Company and deposited at:

 - (i) Uisce Éireann, Colvill House, 24-26 Talbot Street, Dublin 1 between 9:00-17:00hrs Monday to Friday and
 - (ii) Ballymahon Library, Main St. Ballymahon, Co. Longford, between 10:00-13:00hrs, 13:30-17:00hrs Monday to Friday, 10:00-14:00hrs Saturday
2. The lands described in the Schedule hereto are lands other than land consisting of a house or houses unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expenses.
3. Subject to any necessary adaptations, the provisions of -
 - (a) the Lands Clauses Acts (except Sections 127 to 132 of the Lands Clauses Consolidation Act, 1845 and Article 20 of the Second Schedule to the Housing of the Working Classes Act, 1890), and

- (b) the Acquisition of Land (Assessment of Compensation) Act, 1919, as amended by the Acquisition of Land (Reference Committee) Act, 1925, the Property Values (Arbitrations and Appeals) Act, 1960 and the Local Government (Planning and Development) Act, 1963 (as applied by Section 265(3) of the Planning and Development Act, 2000, as amended),

as modified by the Third Schedule to the Housing Act, 1966 are hereby incorporated in this order and the provisions of those Acts shall apply accordingly.

4. This order may be cited as the Uisce Éireann Compulsory Purchase (BALLYMAHON WASTEWATER TREATMENT PLANT) Order, 2025.

SCHEDULE

PART 1 – LAND ACQUISITION

**Land other than land consisting of a house or houses unfit for human habitation
and not capable of being rendered fit for human habitation at reasonable expense**

Plot Number shaded grey on the drawings deposited at	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
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Plot 001	UE-10038719- CACQ-0001	1.6110	Ballymahon, Longford	Agricultural land	Michael Flynn, Creevaghbeg, Ballymahon, Co. Longford	N/A	N/A

PART 2 – PERMANENT WAYLEAVE

Not applicable

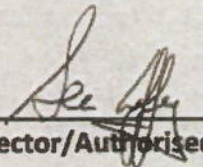
PART 3 – PERMANENT RIGHT OF WAY

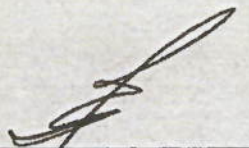
Not applicable

PART 4 – TEMPORARY WORKING AREA

Not applicable

**PRESENT when the SEAL of
UISCE ÉIREANN was affixed hereto:-**


Director/Authorised Signatory


Director/Secretary/Authorised Signatory

Dated this 28 day of MAY 2025