

COMPULSORY ACQUISITION OF LANDS AND RIGHTS OVER LAND

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

ENGINEERS REPORT

To: Chief Executive Officer, Uisce Éireann

Date: May 2025

Purpose of Report	2
The Functions of Irish Water	2
The Community Need underlying the Scheme	2
<u>The Existing Situation & the Need for the Scheme</u>	2
<u>Description of the Scheme & Public Interest</u>	3
<u>History of Scheme Development and Statutory Processes</u>	
The Need for these Lands	5
Alternatives Considered	6
Works are not in Contravention of the Provisions of the Statutory Development Plan	7
Regulatory Compliance	10
Conclusion	11
Documents Enclosed With This Report	11
Schedule	

6. The Tagoat WWTP has failed to meet the Effluent Limit Values (ELV's) specified in the Wastewater Discharge Licence (WWDL) in respect of ortho-Phosphate and ammonia. An assessment of assimilative capacity on the Tagoat stream has demonstrated that adequate assimilative capacity is not available in the stream either at the existing outfall or at any point further downstream.
7. Uisce Éireann proposes to abandon the discharge of treated wastewater to the Tagoat stream due to the discharge quality not meeting the WWDL. This will be achieved through the abandonment of the existing wastewater treatment facility and the development of a wastewater transfer pumping station, incorporating an overflow holding tank, along with a transfer rising main the Rosslare Harbour agglomeration network at Kilrane Cross.

Description of the Scheme & Public Interest

8. Generally, the scheme consists of the provision of a new Wastewater Pumping Station (WWPS) with submersible pumps capable of delivering a flow of 8.89ls through a 140mm Outside diameter rising main pipeline to Rosslare Harbour agglomeration. The new pumping station will be located at the site of the existing wastewater treatment plant, this is located in the townland of Grahormack, to the west of Tagoat village as shown in Figure 1.

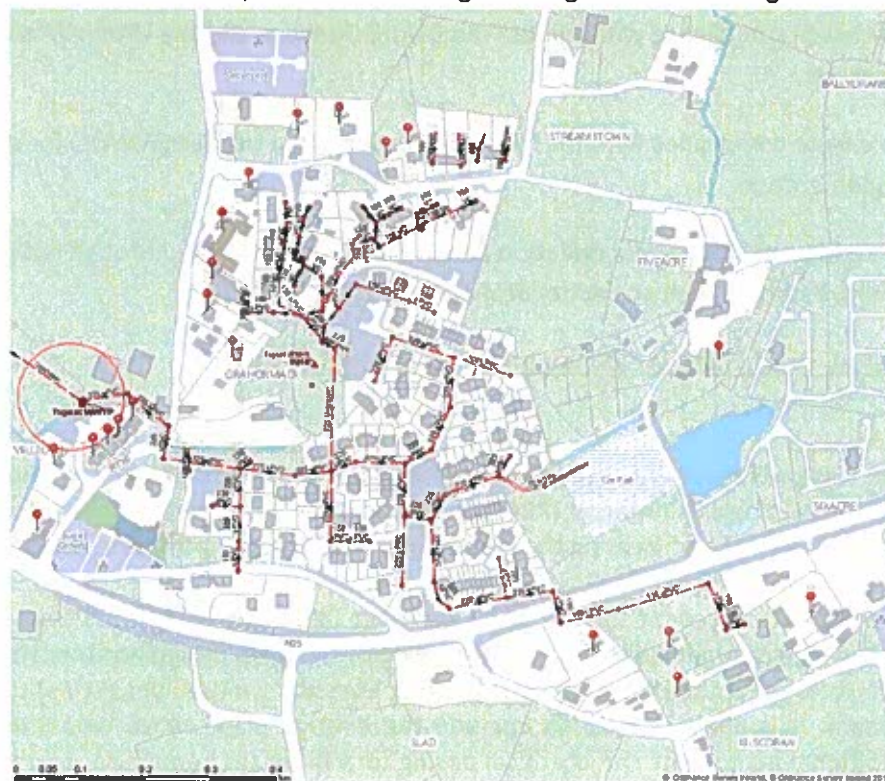


Figure 1: Wastewater Sewer Network in Tagoat

9. The pumping station shall be complete with ultrasonic level probes, valve chamber with over pumping bowser, gas ram assist access covers with safety grids, penstock on inlet manhole, control kiosk, water supply at wet kiosk and site lighting. It will also include an emergency

16. In the Republic of Ireland, the Urban Waste Water Treatment Regulations 2001-2010 ('the Regulations') set requirements on the provision of waste water collection systems and treatment plants, provide for the monitoring of waste water discharges and specify limits for certain parameters in the discharges.
17. Uisce Éireann's Water Services Strategic Plan 2015 (WSSP) sets out Uisce Éireann's strategic objectives for the delivery of water services up to 2040 to ensure the availability of safe drinking water, an environment that is protected from the impacts of wastewater discharges, and efficient modern systems that meet the needs of customers, contribute to economic growth and development, and provide value for money.
18. The proposed development at the Tagoat wastewater treatment plant will support Objective 5 of the WSSP (Water Services Strategic Plan 2015) - (Provide Effective Management of Wastewater).
19. In the draft plan, a number of Strategic Aims and Actions are directly relevant to the Tagoat project.

Strategic Aim: Protecting our Water Environment

Action 3.3: Ensure sustainable abstractions and manage water treatment residuals.

Strategic Aim: Playing Our Part under the Water Framework Directive

Action 3.5: Manage wastewater services throughout the asset lifecycle to achieve regulatory requirements.

Strategic Aim: Providing for Growth

Action 2.7: Engage with housing and industry stakeholders to support delivery of new homes and economic growth

The Need for these Lands

20. The CPO is required to facilitate the construction of elements of the scheme, namely the pumping station, gravity sewer diversions, new entrance road and sections of the wastewater rising main. It should be noted that there are other elements of the scheme where CPO is not required due to works being in the public roadway.
21. During the preliminary design process numerous pipe routes and options for enhanced treatment process and outfall relocation were examined with the current proposed scheme being the most feasible. However, it was determined that lands not in the ownership of Wexford County Council/ Uisce Éireann would be required. These lands consisted of:

One permanent land acquisition at the existing Wastewater Treatment Plant for pumpstation construction;

Eight permanent wayleaves along the existing sewers and proposed rising main route;

- a) Upgrade Wastewater Treatment Plant at Tagoat with chemical treatment and/ or upgraded expanded treatment units;
- b) Relocate Outfall further downstream on the Tagoat stream/Milltown_Rosslare sub-catchment either on its own or in combination with an upgraded treatment facility at Tagoat;
- c) Abandon wastewater treatment at Tagoat and pump away to Rosslare Harbour wastewater treatment plant approximately 4km away.
- d) 6 No. route options were considered and assessed in respect of the pump away option considering alternative pipeline routes and connection points to the network at Rosslare Harbour.

27. I am satisfied that all reasonable alternatives as outlined above and in the Route and Selection Report of T.J. O'Connor & Associates, Consulting Engineers, dated October 2023 have been fully considered and are not demonstrably preferable and that these lands, permanent wayleaves, temporary working areas and Rights of Ways are necessary for the Tagoat Wastewater Treatment Plant Upgrade Project and are suitable for the purpose for which they are required.

Works are not in Contravention of the Provisions of the Statutory Development Plan

- 28. The Wexford County Development Plan 2022-2028 (CDP) supports the proposed works through Objective WW007, committing Wexford County Council to work with Irish Water, other public infrastructure agencies and local communities to develop the programme for 'new homes in small towns and villages' as set out in NPO 18b of the National Planning Framework for the settlements listed in Table 9-6 (of the Development Plan). Tagoat is identified as a Level 4 settlement (Large Village) and is included in the settlements listed in Table 9-6.
- 29. The Planning Exemptions Assessment Report in support of the Compulsory Purchase Order, prepared by TJ O'Connor & HW Planning, expands on the fact that development, as identified in growth targets for Tagoat in the CDP, cannot be delivered prior to the resolution of existing wastewater treatment and receiving water constraints.

Planning Status

- 30. This project does not require planning permission. At this stage of the project, it is confirmed that the project will be exempt from requiring planning permission. A Planning Exemptions Assessment Report has been produced and is enclosed:

23002-TJOC-XX-XX-RP-C-3732_PEAR

Engagement with Landowners/Lessees/Occupiers

- 31. Engagement with Landowners/Lessees/Occupiers (landowners) began on December 2023 and is outlined in the table below. The list is non exhaustive but gives a summary of the communications chain.

Gavin Quinlan	17/07/2024	Email	GQ and Philip Stewart
Gavin Quinlan	29/07/2024	Telephone call	GQ and Claude Howlin
Gavin Quinlan	08/08/2024	Telephone call to message minder	GQ and Philip Stewart
Gavin Quinlan	15/08/2024	Email	GQ and Claude Howlin
Gavin Quinlan	21/08/2024	Telephone call	GQ and Claude Howlin
Gavin Quinlan	21/08/2024	Email	GQ and Claude Howlin
Gavin Quinlan	22/08/2024	Telephone call	GQ and Claude Howlin
Gavin Quinlan	28/08/2024	Email	GQ and Claude Howlin
Gavin Quinlan	11/09/2024	Email	GQ and Claude Howlin
Gavin Quinlan	11/09/2024	Email	GQ and Philip Stewart
Gavin Quinlan	24/09/2024	Telephone call	GQ and Claude Howlin
Gavin Quinlan	01/10/2024	Email	GQ and Philip Stewart
Gavin Quinlan	11/10/2024	Email	GQ and Claude Howlin
Gavin Quinlan	18/10/2024	Email	GQ and Claude Howlin
John Fanning	22/10/2024	Telephone Call	Peter Carr's daughter (Shirley Bolger) contacted me asking me about the project following the Introduction to the Project letter to include my details. She also advised that Peter was in a nursing home and she would be able to relay information with him. She also advised that the reinstatement on the grass outside her property following the Site Investigation works was poor.
John Fanning	22/10/2024	Meet	John Morris received an Introduction to the Project letter with my details on it and asked me to visit him to explain the project. They do not approve of the pipeline.
John Fanning	15/11/2024	Meet	Met with John and Joe (Son) Morris to discuss the project. He then asked me to bring him to the Field to show him where the pipeline is going. They do not approve of the pipeline.
Liam Maher	24 th April	Telephone Call	Call to PJ Carr's daughter & Joe Morris to arrange meetings for Ben Joy to review project and discuss pipeline. Confirmed with Joe Morris for 29 th April.
Liam Maher	25 th April	Telephone Call	Call to PJ Carr's daughter to agree meeting date allowing for PJ to be there for 9 th May for Ben Joy to review and discuss pipeline.
Ben Joy	29 th April	Meet	Meet onsite with John & Joe Morris to review pipeline and discuss concerns, further discussion agreed to be held with Gavin Quinlan.
Ben Joy	7 th May	Email	Ben Joy sent Joe Morris the land m2 area for the field area concerned.

Conclusion

34. I am satisfied that all reasonable alternatives have been fully considered and these lands and rights over land are necessary for this scheme and suitable for the purpose for which they are required. I am also satisfied that Uisce Éireann requires to invoke the Compulsory Purchase Order procedure for the lands and rights over land required as it is unlikely that all of the foregoing could be required by agreement with the relevant Landowners with full title or otherwise in a timely fashion.
35. Accordingly, it is recommended that Uisce Éireann make the Uisce Éireann Compulsory Purchase (Tagoat Wastewater Treatment Plant Upgrade) Order, 2025.

Dated this 29 day of May 2025

SIGNED:



David Shalloo, Chartered Engineer

Portfolio Manager (Delivery), Uisce Éireann

Documents Referenced in This Report

1. Overview Drawing of Scheme
2. Compulsory Purchase Order Drawings:-
 - UE/10053561/CACQ/0001
 - UE/10053561/CWL/0001
 - UE/10053561/CWL/0002
 - UE/10053561/CWL/0003
 - UE/10053561/CWL/0004
 - UE/10053561/CWL/0005
 - UE/10053561/CWL/0006
 - UE/10053561/CPO/0001
 - UE-10053561/CPO/0002
3. Route and Selection Report 23002-TJOC-XX-XX-RP-C-3725 of T.J. O'Connor & Associates, Consulting Engineers, dated October 2023
4. Planning Exemptions Report of TJ O'Conner dated January 2025

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							
Wexford County Council, County Hall, Carricklawn, Wexford, Y35 WY93							

PART 2 – PERMANENT WAYLEAVE

Sub-Part A – Description of Wayleave

The right for the Company, its successors in title, assigns, tenants, servants or agents, contractors or other licensees:

- (i) to construct, lay, keep, operate, maintain, renew, repair and inspect waste water works as defined in the Water Services Act, 2007 and all associated pipelines and all other associated physical elements used for collection, storage or treatment of waste water and such other works, services, facilities and other things as are necessary or expedient in relation thereto or are ancillary thereto or form part of such waste water works, in, on or under the land specified in Sub-Part B below, together with the right,
- (ii) to enter with all necessary vehicles, plant and machinery upon the said land at all times for any of the said purposes.

Sub-Part B – Description of Land

Plot Number coloured yellow on the drawings deposited	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 Wexford County Council, County Hall, Carricklawn, Wexford, Y35 WY93							
0003	UE/10053561/CPO/0001	0.0195	Grahormack	Existing Roadway	Bernard Cushen, Groharrack, Tagoat, County Wexford	Unknown	Unknown

Plot Number coloured yellow on the drawings deposited	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 Wexford County Council, County Hall, Carricklawn, Wexford, Y35 WY93							
0004	UE/10053561/CPO/0001	0.0068	Grahormack	Residential Garden	Nicholas Stewart, Tagoat, County Wexford	Unknown	Unknown

0006	UE/10053561/CPO/0001	0.0613	Grahormack	Existing Roadway	Eddie Lane, No. 1 Timber Wall, Grahormack, Tagoat, Co. Wexford Sean Keogh, No. 2 Timber Wall, Grahormack, Tagoat, Co. Wexford Maire and Gareth Murtagh, No. 3 Timber Wall, Grahormack, Tagoat, Co. Wexford Karl Fitzpatrick, No. 4 Timber Wall, Grahormack, Tagoat, Co. Wexford	Unknown	Unknown
0007	UE/10053561/CPO/0002	0.0141	Churchtown	Residential Garden	Barbara Carr and PJ Carr, Kilrane, Co Wexford	Unknown	Unknown
0009	UE/10053561/CPO/0002	0.014	Hayesland	Agricultural farmland	Eileen Morris and John Morris Church Farm, Churchtown, Kilrane, Co Wexford	Unknown	Unknown

Plot Number hatched in red 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 Wexford County Council, County Hall, Carricklawn, Wexford, Y35 WY93							
0003	UE/10053561/CPO/0001	0.0195	Grahormack	Existing Roadway	Bernard Cushen, Groharrack, Tagoat, County Wexford		

0006	UE/10053561/CPO/0001	0.0613	Grahormack	Existing Roadway	Eddie Lane, No. 1 Timber Wall, Grahormack, Tagoat, Co. Wexford Sean Keogh, No. 2 Timber Wall, Grahormack, Tagoat, Co. Wexford Maire and Gareth Murtagh, No. 3 Timber Wall, Grahormack, Tagoat, Co. Wexford Karl Fitzpatrick, No. 4 Timber Wall, Grahormack, Tagoat, Co. Wexford		
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Plot Number coloured green 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 Wexford County Council, County Hall, Carricklawn, Wexford, Y35 WY93							

