

Uisce Éireann COMPULSORY PURCHASE

“CRODAUN WASTEWATER SEWER UPGRADE ” ORDER, 2025

On 1st January 2014 all functions conferred on water services authorities by the Water Services Act 2007 (other than excluded provision and section 22) were transferred to Uisce Éireann by section 7(1) of the Water Services (No 2) Act 2013. Consequently, Uisce Éireann has powers, duties and functions vested in it by the Water Services Act, 2007 to make proper provision for water services as defined in the Water Services Act, 2007. In this regard, Uisce Éireann is responsible for the provision and development of water services, including the collection, treatment and discharge of urban wastewater

Submitted:

Engineers Report dated the **June 2025** by Padraig Hanly, connected with the Crodaun Wastewater Sewer Upgrade being carried out by Uisce Éireann who is carrying out the functions of a Water Services Authority for the purposes of the Water Services Act, 2007.

Details of the Project

The existing sewer network mainly comprises of the existing 225mm uPVC pipeline, 300mm Concrete pipeline, 375mm Concrete as well as 450mm Concrete pipelines that traverse along various roadways. There is sewer overflowing due to sewer blockages which might be caused by settled deposits, coarse material, fines as well as grease within the existing sewer network.

Objectives of the Project:

The Project aims to provide an increased capacity of the existing sewer network through the development of upgrade works of the sewer network within a mixture of public areas, grassland and roadways. The main objective of the project are as follows:

- The Crodaun Wastewater Sewer Upgrade project is to allow for upgrades to facilitate growth of 2,560 Population Equivalence (PE).
- Allow for growth of 938 Additional Houses
- Reduce overflows in the existing network due to blockages at multiple locations

Objectives of the project will be achieved by carrying out the following scope of work:

- Maynooth Road Section – This section involves installing a new 300mm diameter sewer (length 1035m) from Crodaun Forest Park along the Maynooth Road from the new Ardrath Housing Development to the junction with Castletown Drive. Works involves laying pipe mostly in the roadway.
- Castletown Drive Section – This section involves installing a new 300mm diameter sewer (length 799m) along the entire length of Castletown Drive from the Maynooth junction down to Main Street adjacent to the entrance to Castletown Parkland. At this point the new

300mm diameter sewer will tie into the existing sewer manhole. Works involves laying pipe in the roadway;

- Castletown Parkland Section - This section involves installing a new 450mm diameter sewer (length 341m) along a gravel footpath in Castletown Parkland adjacent to the River Liffey. A short section of existing sewer, length 112m) from the Castletown Drive / Main Street junction through the entrance gate of Castletown Parkland does not need an upgrade and will remain in place. The new 450mm diameter sewer will connect into the existing sewer approximately 40m upstream of the existing Castletown Main Wastewater pump station.

Confirmation:

Having considered the said report, I am satisfied that the lands, permanent wayleaves, rights of way, temporary construction rights and temporary working areas detailed in the Schedule attached to the said report are necessary implementation for the Crodaun Wastewater Sewer Upgrade.

In addition, the project has been included in Uisce Éireann's Capital Investment Plan 2025 to 2029 and sufficient resources are available to finance the proposed acquisition of these lands, permanent wayleaves, rights of way, temporary construction rights and temporary working areas and the implementation of the Crodaun Wastewater Sewer Upgrade.

I am satisfied that all reasonable alternatives have been fully considered and that these lands, permanent wayleaves, rights of way, temporary construction rights and temporary working areas are necessary for the Crodaun Wastewater Sewer Upgrade and suitable for the purpose for which they are required. I am also satisfied that Uisce Éireann needs to invoke the Compulsory Purchase Order Procedure to acquire the lands, permanent wayleaves, rights of way, temporary construction rights and temporary working areas required as it is unlikely that all of same can be acquired by agreement with the relevant Landowners with full title or otherwise in a timely fashion.

Having considered the said report, **I HEREBY CONFIRM** that the lands, permanent wayleaves, rights of way, temporary working areas and temporary construction rights as referred to above and detailed in the Schedule attached to the report and accompanying maps:

- (a) Be acquired compulsorily by Uisce Éireann
- (b) For the purposes of carrying out the Crodaun Wastewater Sewer Upgrade
- (c) For the purposes of performing its functions under the Water Services Act, 2007
- (d) In the interests of the community and for the other reasons outlined more fully in the Engineers Report

I am satisfied that all reasonable alternatives have been fully considered and that these lands, permanent wayleaves, rights of way, temporary construction rights and temporary working areas are necessary for the Crodaun Wastewater Sewer Upgrade and suitable for the purpose for which they are required. I am also satisfied that Uisce Éireann needs to invoke the Compulsory Purchase Order Procedure for the lands, wayleaves, rights of way, temporary working areas and temporary construction rights required as it is unlikely that all of same can be acquired by agreement with the relevant Landowners with full title or otherwise in a timely fashion and that adequate financial provision has been made by Uisce Éireann to finance the proposed acquisition of these lands,

permanent wayleaves, rights of way, temporary construction rights and temporary working areas and for the implementation of the Crodaun Wastewater Sewer Upgrade.

Having reviewed a report from Pdraig Hanly, dated August 2024, I am satisfied that the proposed Compulsory Purchase Order is in order from a sustainable development perspective and is in the community interest and is required to assist Uisce Éireann in fulfilling its duties and functions under the Water Services Act, 2007. I am satisfied that the proposal is compliant with:

- The most recent Kildare County Development Plan 2023-2029
- The most recent Planning Guidelines for the Office of the Planning Regulator(OPR),Department of Housing,Local Government and Heritage
- The Local Area Plans including Celbridge Local Area Plan 2017-2023

I am of the opinion that it would be appropriate to effect the acquisition under Section 76 and the Third Schedule of the Housing Act, 1966 as extended by Section 10 of the Local Government (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 the Planning and Development Acts, 2000 – 2015 and as applied to Uisce Éireann by Section 93 of the Water Services Act, 2007, as amended.

I FURTHER CONFIRM that a Compulsory Purchase Order as aforesaid be prepared in the prescribed form and once prepared, I confirm that the seal of Uisce Éireann may be affixed to the said Order and maps referred to therein and be signed by me and countersigned by the Company Secretary of Uisce Éireann, that the necessary notices be served on the owners, reputed owners and occupiers and where necessary posted on the lands, that notice of the making of the Order be published as prescribed in the Leinster Leader and that the Order and said maps are to be deposited for inspection in the prescribed manner at the following locations:

- (i) Uisce Éireann, Colvill House, 24–26 Talbot Street, Dublin 1, D01 NP86, Ireland
and
- (ii) Celbridge Library, St Patrick's Park, Celbridge, Co. Kildare, W23 VA47, Ireland

and that the Company Secretary is hereby assigned the duties of signing all notices connected with the said Compulsory Purchase Order on behalf of Uisce Éireann and that the Order be submitted to An Bord Pleanála for confirmation,

Dated this 19 day of June 2025

SIGNED:



CEO, Uisce Éireann

Being the person duly authorised by the Board of Directors
of Uisce Éireann to give this confirmation