The Commissioners of Public Works in Ireland
c/o Philip Byrne
Head Office,
Trim,
County Meath

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
D01 WA07
Éire

Uisce Éireann
PO Box 6000
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09 July 2025

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

Dear Sir/Madam,

I refer to the above and send you by way of service copies of the following in respect of lands in teh name of McInerney Construction Limited (Disolved) –

1. Form of Notice in relation to the making of the Compulsory Acquisition Order;
2. Drawing(s) outlining the affected land plot(s) concerning McInerney Construction Limited (Disolved);
3. Copy of Uisce Éireann Compulsory Purchase (Kilsheelan Wastewater Treatment Plant Upgrade) 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

Stiúrthóirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.
Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

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 (Kilsheelan Wastewater Treatment Plant Upgrade) Order, 2025

To: McInerney Construction Limited

Of Adelphi House, Adelphi Quay, Waterford

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 Kilsheelan Wastewater Treatment Plant Upgrade:

   (a) Permanently, the wayleave described in Sub-Part A of Part 2 of the Schedule hereto, over the lands described in Sub-Part B of Part 2 of the Schedule hereto - which wayleave is shown coloured **yellow** on the drawing marked "Uisce Éireann Compulsory Purchase (Kilsheelan Wastewater Treatment Plant Upgrade) Order, 2025", and numbered UE/10053563/CPO/002, which lands are situated in the County of Tipperary;

(b) Temporarily the rights described in Sub-Part A of Part 4 of the Schedule hereto over the lands described in Sub-Part B of Part 4 of the Schedule hereto for the purpose of carrying out the construction, works, services, structures as defined in the Water Services Act, 2007, facilities and other things as are necessary or expedient in relation to or are ancillary thereto or form part of such construction on the lands described in paragraph (a) above, which lands are shown coloured **green** on the drawing marked "Uisce Éireann Compulsory Purchase (Kilsheelan Wastewater Treatment Plant Upgrade) Order, 2025", and numbered UE/10053563/CPO/002, which lands are situated in the County of Tipperary;

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) Tipperary County Council Library Service, Clonmel Library, Emmet Street, Clonmel, Co. Tipperary, E91 YW66 between 10 am to 1pm and 2pm to 5pm Monday to 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** 7 **day of** August **20**25.

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

Not Applicable

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 at Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And Tipperary County Council Library Service, Clonmel Library, Emmet Street, Clonmel, Co. Tipperary E91 YW66	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			
004	UE/10053563/CPO/002	0.022	Kilsheelan	Grassed area and roadway	MCINERNEY CONSTRUCTION LIMITED, ADELPHI HOUSE, ADELPHI QUAY, WATERFORD	Unknown	Unknown

PART 3 – PERMANENT RIGHT OF WAY

Not Applicable

PART 4 – TEMPORARY WORKING AREA

Sub-Part A – Description of Rights

The temporary right for the Company, assigns, tenants, licensees, servants or agents, contractors and workmen in common with all others who have the like right to use the land specified in Sub-Part B below to enter with all necessary vehicles, plant and machinery upon the said lands and to use the land to pass and re-pass over same for the purpose of ingress and egress to and from the public road at all times, for all purposes of and by all means in connection with the use and occupation by the Company its successors in title, assigns, tenants, licensees, servants or agents, contractors and workmen in common with all others who have the like right of lands and rights over land acquired by it for the purposes of the Kilsheelan Wastewater Treatment Plant Upgrade. Such rights include the right to do anything reasonably necessary for or ancillary or incidental to the construction of the structures and the waste water works as defined in the Water Services Act, 2007 to be laid, erected, or constructed on the lands described in Part 1 of this Schedule and the wayleaves described in Part 2 of this Schedule in, on, under or over the lands specified in Sub-Part B below.

Sub-Part B – Description of Lands

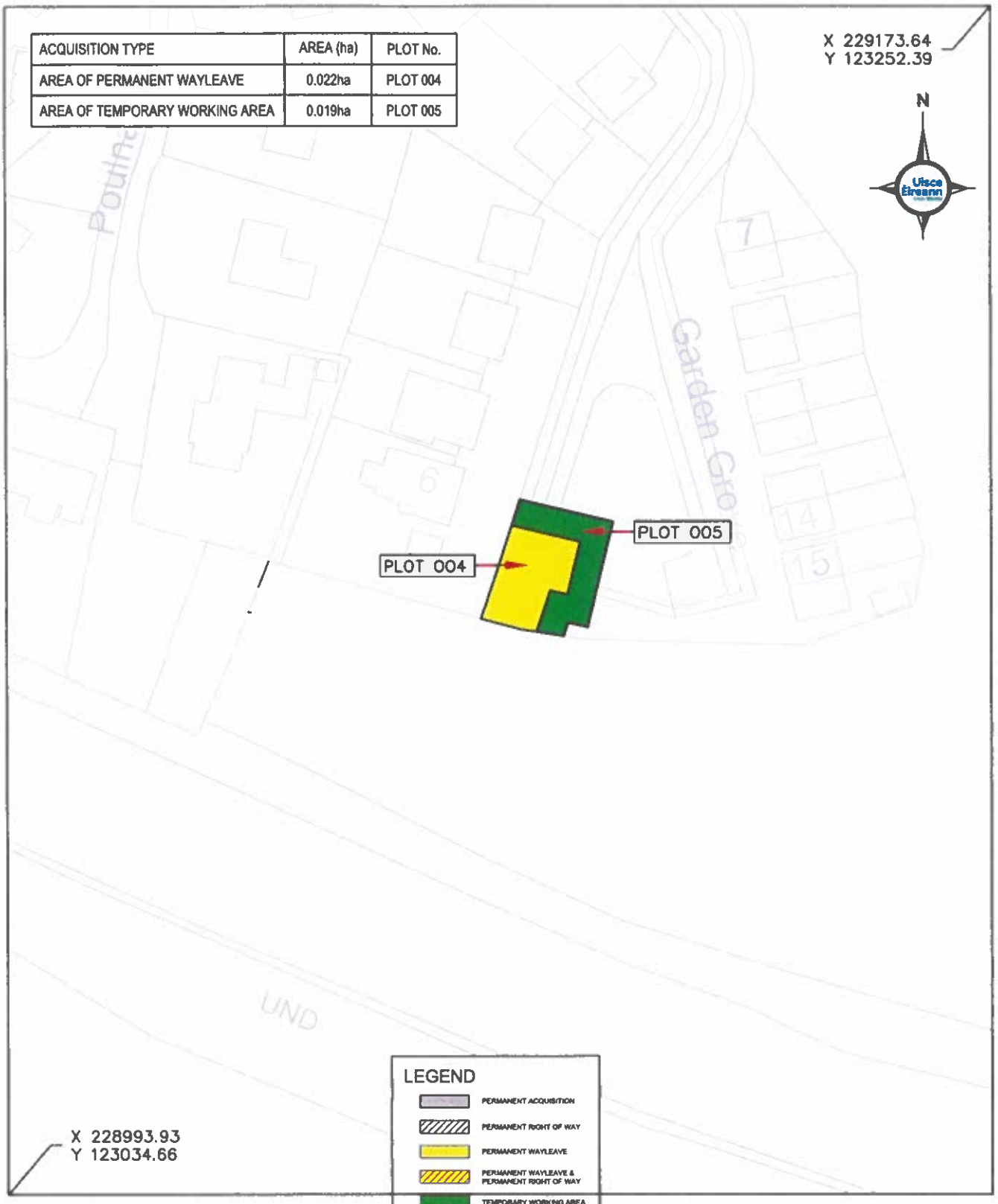
Plot Number coloured green on the drawings deposited at Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And Tipperary County Council Library Service, Clonmel Library, Emmet Street, Clonmel, Co. Tipperary E91 YW66	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
		Area in Hectares	Location	Description of Property			
005	UE/10053563/CPO/002	0.019	Kilsheelan	Grassed area and roadway	MCINERNEY CONSTRUCTION LIMITED, ADELPHI HOUSE, ADELPHI QUAY, WATERFORD	Unknown	Unknown

Dated this 08th 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 WAYLEAVE	0.022ha	PLOT 004
AREA OF TEMPORARY WORKING AREA	0.019ha	PLOT 005



PROJECT: Uisce Éireann Compulsory Purchase (Kilsheelan Wastewater Treatment Plant Upgrade) Order, 2025

Uisce Éireann Irish Water

WAYLEAVE DETAILS

Pipe Diameter: 225mm
Pipe Length: 18.3m

Width of Wayleave (Yellow): 13m Max.
Length of Wayleave (Yellow): 19m
Temporary Working Strip (Green)

WAYLEAVE

LAND OWNER OR REPUTED LAND OWNER

MCINERNEY CONSTRUCTION LIMITED
ADELPHI HOUSE, ADELPHI QUAY,
WATERFORD

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

DRAWING No.	REV
UE/10053563/CWL/002	0

O.S. REF 5432-A	SCALE 1:1000@A4
	DATE Mar 2025
DRG. BY LJ	CHK. BY SÓF

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 (KILSHEELAN WASTEWATER TREATMENT PLANT UPGRADE) 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 Kilsheelan Wastewater Treatment Plant Upgrade 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 Kilsheelan Wastewater Treatment Plant Upgrade,-**

   (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 (Kilsheelan Wastewater Treatment Plant Upgrade) Order, 2025", and numbered UE/10053563/CPO/002.

   (b) **Permanently, the wayleaves** described in Sub-Part A of Part 2 of the Schedule hereto, over the lands described in Sub-Part B, of Part 2 of the Schedule hereto - which wayleaves are shown coloured **yellow** on the drawing marked "Uisce Éireann Compulsory Purchase (Kilsheelan Wastewater Treatment Plant Upgrade) Order, 2025" and numbered UE/10053563/CPO/002.

   (c) **Permanently, the rights of way** described in Sub-Part A of Part 3 of the Schedule hereto, over the lands described in Sub-Part B, of Part 3 of the Schedule hereto to pass and re-pass over the said ways for the purposes of ingress and egress to and from the public road at all times and for all purposes of and by all means in connection with the use and occupation by the Company, its successors in title, assigns, tenants, licenses, servants or agents, contractors and workmen in common with all others who have the like right of the lands and rights over land acquired by it in connection with the Kilsheelan Wastewater Treatment Plant Upgrade- which lands are shown **hatched in red** on the drawing marked "Uisce Éireann Compulsory Purchase (Kilsheelan Wastewater Treatment Plant Upgrade) Order, 2025" and numbered UE/10053563/CPO/002.

   (d) **Temporarily, the rights** described in Sub-Part A of Part 4 of the Schedule hereto, over the lands described in Sub-Part B, of Part 4 of the Schedule hereto - which said lands are shown coloured **green** on the drawing marked "Uisce Éireann Compulsory Purchase (Kilsheelan Wastewater Treatment Plant Upgrade) Order, 2025" and numbered UE/10053563/CPO/002.

All of the said lands described in the Schedule hereto are situated in the County of Tipperary.

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 and

(ii) Tipperary County Council Library Service, Clonmel Library, Emmet Street, Clonmel, Co. Tipperary, E91 YW66

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 (Kilsheelan Wastewater Treatment Plant Upgrade) 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 Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And Tipperary County Council Library Service, Clonmel Library, Emmet Street, Clonmel, Co. Tipperary E91 YW66	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			
001	UE/10053563/CPO/002	0.103	Kilsheelan	Agricultural land	WILLIAM J. STOKES, KILSHEELAN HOUSE, KILSHEELAN, CO. TIPPERARY	Unknown	Unknown

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 at Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And Tipperary County Council Library Service, Clonmel Library, Emmet Street, Clonmel, Co. Tipperary E91 YW66	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			
004	UE/10053563/CPO/002	0.022	Kilsheelan	Grassed area and roadway	MCINERNEY CONSTRUCTION LIMITED, ADELPHI HOUSE, ADELPHI QUAY, WATERFORD	Unknown	Unknown
006	UE/10053563/CPO/002	0.030	Kilsheelan	Grassed area	MSD INTERNATIONAL GMBH, KILSHEELAN, CLONMEL, CO. TIPPERARY	Unknown	Unknown

PART 3 – PERMANENT RIGHT OF WAY

Sub-Part A – Description of Rights

The right for the Company, its successors in title, assigns, tenants, licensees, servants or agents, contractors and workmen, to enter upon and to pass and re-pass over the lands specified in Sub-Part B below with or without all and any vehicles, plant and machinery necessary or desirable for the purpose, for the purpose of ingress and egress to and from the public road at all times, for all purposes of and by all means in connection with the use and occupation by the Company, its successors in title, assigns, tenants, licensees, servants or agents, contractors and workmen, of any lands (including rights over land and the wayleaves described in Part 2 of this Schedule).

Such right shall include

- the right to lay and maintain a suitable roadway and works ancillary thereto over the lands specified in Sub-Part B below
- the right to do in, on, under or over the lands specified in Sub-Part B below anything reasonably necessary for or ancillary or incidental to the construction, repair, maintenance and alteration of the Scheme on any land (including rights over land and the wayleaves described in Part 2 of this Schedule).

Sub-Part B – Description of Lands

Plot Number hatched in red on the drawings deposited at Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And Tipperary County Council Library Service, Clonmel Library, Emmet Street, Clonmel, Co. Tipperary E91 YW66	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			
002	UE/10053563/CPO/002	0.085	Kilsheelan	Agricultural land	WILLIAM J. STOKES, KILSHEELAN HOUSE, KILSHEELAN, CO. TIPPERARY	Unknown	Unknown

PART 4 – TEMPORARY WORKING AREA

Sub-Part A – Description of Rights

Plot Number coloured green on the drawings deposited at Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And Tipperary County Council Library Service, Clonmel Library, Emmet Street, Clonmel, Co. Tipperary E91 YW66	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			
003	UE/10053563/CPO/002	0.162	Kilsheelan	Agricultural land	WILLIAM J. STOKES, KILSHEELAN HOUSE, KILSHEELAN, CO. TIPPERARY	Unknown	Unknown
005	UE/10053563/CPO/002	0.019	Kilsheelan	Grassed area and roadway	MCINERNEY CONSTRUCTION LIMITED, ADELPHI HOUSE, ADELPHI QUAY, WATERFORD	Unknown	Unknown

Plot Number coloured green on the drawings deposited at Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And Tipperary County Council Library Service, Clonmel Library, Emmet Street, Clonmel, Co. Tipperary E91 YW66	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			
007	UE/10053563/CPO/002	0.003	Kilsheelan	Grassed area	MSD INTERNATIONAL GMBH, KILSHEELAN, CLONMEL, CO. TIPPERARY	Unknown	Unknown
008	UE/10053563/CPO/002	0.037	Kilsheelan	Grassed area	MSD INTERNATIONAL GMBH, KILSHEELAN, CLONMEL, CO. TIPPERARY	Unknown	Unknown

PRESENT when the SEAL of

UISCE ÉIREANN was affixed hereto:-

Director/Authorised Signatory

~~Director~~/Secretary/~~Authorised~~ Signatory

Dated this 25 day of June 2025