

Legal Personal Representative of Elizabeth Phelan
c/o Ger Phelan
Greenroad,
Portlaoise,
County Laois

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

Uisce Éireann
PO Box 6000
Dublin 1
D01 WA07
Ireland

01st August 2025

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

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

Dear Ms Phelan,

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 (Portlaoise 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

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 (Portlaoise Wastewater Treatment Plant Upgrade) Order, 2025

To: Legal Personal Representative of Elizabeth Phelan c/o Ger Phelan

Of Greenroad, Portlaoise, Co. Laois

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 Coimisiún Pleanála (hereinafter "*the Coimisiún*") 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 Portlaoise 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 (Portlaoise Wastewater Treatment Plant Upgrade) Order, 2025" and numbered UE/10016932/CPO/001, which lands are situated in the County of Laois;
 - (b) Permanently, the rights of way described in Sub-Part A 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 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 the lands and rights over land acquired by it in connection with the Portlaoise Wastewater Treatment Plant Upgrade which lands are shown **hatched in red** on the drawing marked "Uisce Éireann Compulsory Purchase (Portlaoise Wastewater Treatment Plant Upgrade) Order, 2025", and numbered UE/10016932/CPO/001, which lands are situated in the County of Laois

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 09:00-17:00hrs Mon to Fri
- (b) Portlaoise Library, 23 Lower Main Street, Portlaoise, Co. Laois, R32 N7EP between 10:00-16:00hrs Mon to Sat

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 Coimisiún makes an order to confirm the Compulsory Purchase Order, unless: -

- (a) the objection is withdrawn, or
- (b) The Coimisiún 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 Coimisiún 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 Coimisiún Pleanála at 64 Marlborough Street, Dublin 1 so as to reach the said Coimisiún on or before the 02nd day of September 2025.

6. The Coimisiún, 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 Coimisiún 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 Coimisiún 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 Coimisiún 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 Portlaoise Library, 23 Lower Main Street, Portlaoise, Co. Laois, R32 N7EP							
001	UE/10016932/CPO/001	1.833	Maryborough	Agricultural	Legal Personal Representative of Elizabeth Phelan Greenroad, Portlaoise Co. Laois c/o Ger Phelan	N/A	N/A
004	UE/10016932/CPO/001	0.052	Maryborough	Existing Wastewater Treatment Plant Site	Legal Personal Representative of Elizabeth Phelan Greenroad, Portlaoise Co. Laois c/o Ger Phelan	N/A	Uisce Éireann, Colvill House, 24-26 Talbot Street, Dublin

PART 2 – PERMANENT WAYLEAVE

Not Applicable

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	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 Portlaoise Library, 23 Lower Main Street, Portlaoise, Co. Laois, R32 N7EP							
007	UE/10016932/CPO/001	0.030	Maryborough	Existing Wastewater Treatment Plant Site Entrance	Legal Personal Representative of Elizabeth Phelan Greenroad, Portlaoise Co. Laois c/o Ger Phelan	N/A	N/A

PART 4 – TEMPORARY WORKING AREA

Not Applicable

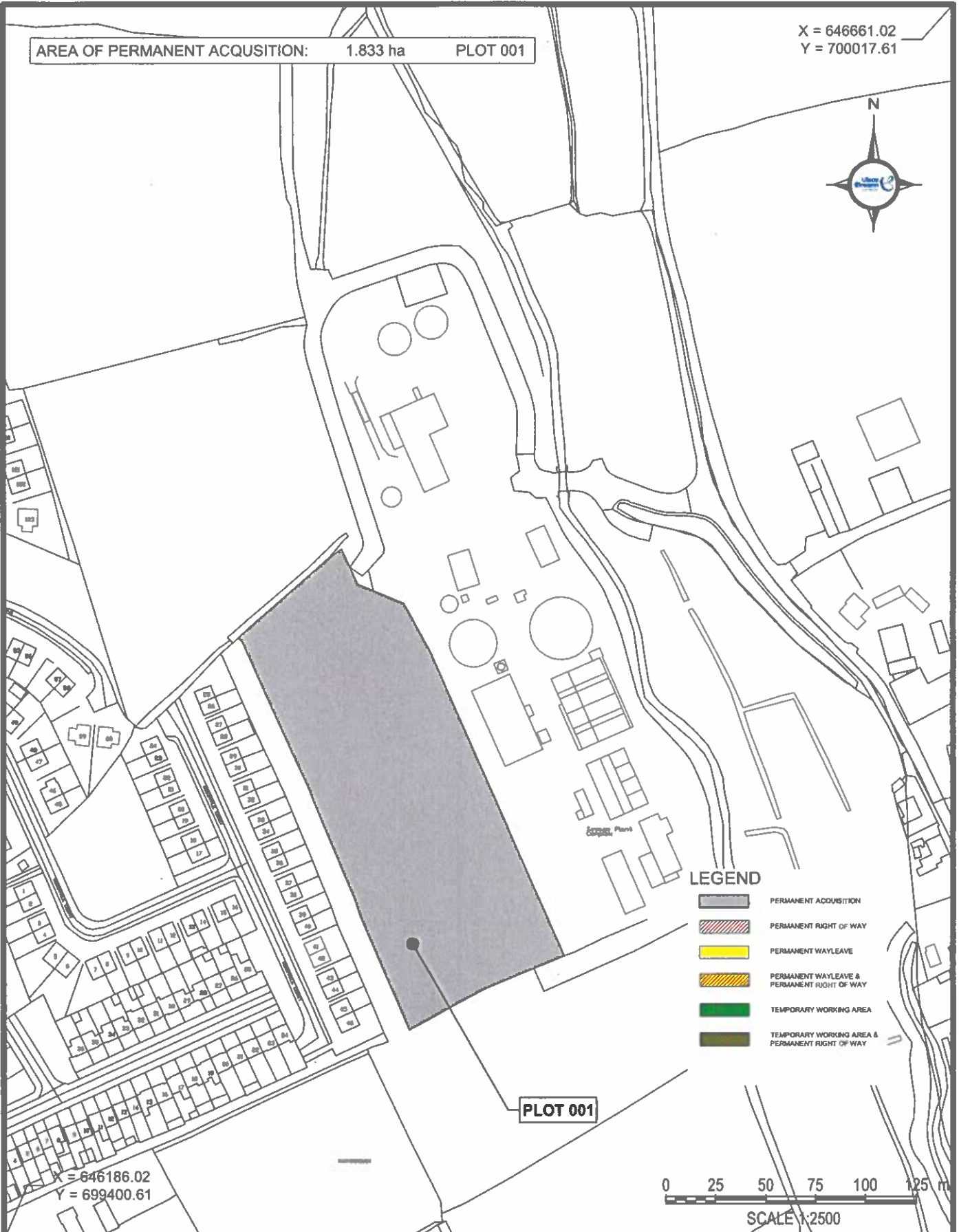
Dated this 01st day of August 2025

Signed: _____


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

AREA OF PERMANENT ACQUISITION: 1.833 ha PLOT 001

X = 646661.02
Y = 700017.61



LEGEND

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

PLOT 001

X = 646186.02
Y = 699400.61

0 25 50 75 100 125 m
SCALE 1:2500

PROJECT: UISCE EIREANN COMPULSORY PURCHASE (PORTLAOISE WASTEWATER TREATMENT PLANT UPGRADE) ORDER, 2025



Width : 84.0m Max
Length : 229.0m

PERMANENT ACQUISITION

LAND OWNER OR REPUTED LAND OWNER

Legal Personal Representative of Elizabeth
Phelan, Greenroad, Portlaoise, Co. Laois

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

DRAWING No.	REV
UÉ/10016932/CACQ/001	1
O.S. REF 3885/D	SCALE 1:2500@A4
DATE	MAR'25
DRG. BY JM	CHK. BY BG







AREA OF PERMANENT ACQUISITION: 0.052 ha PLOT 004

X = 646661.02
Y = 700017.61



PLOT 004

LEGEND

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

0 25 50 75 100 125 m
SCALE 1:2500

PROJECT: UISCE EIREANN COMPULSORY PURCHASE (PORTLAOISE WASTEWATER TREATMENT PLANT UPGRADE) ORDER, 2025



Width : 19.0m Max
Length : 56.0m

PERMANENT ACQUISITION

LAND OWNER OR REPUTED LAND OWNER

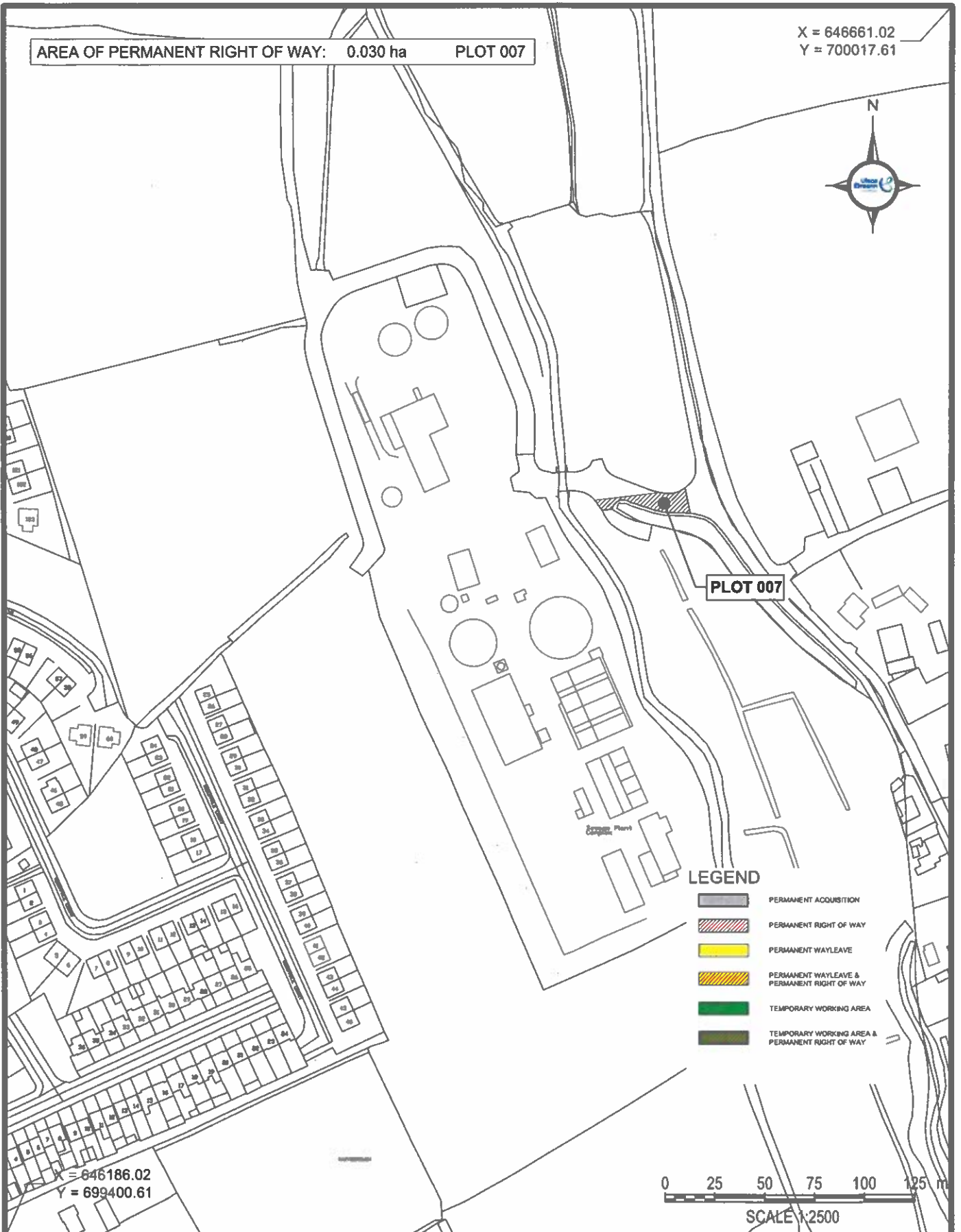
Legal Personal Representative of Elizabeth
Phelan, Greenroad, Portlaoise, Co. Laois

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

DRAWING No.	REV
UE/10016932/CACQ/004	1
O.S. REF 3885/D	SCALE 1:2500@A4
DATE	MAR/2025
DRG. BY JM	CHK. BY BG

AREA OF PERMANENT RIGHT OF WAY: 0.030 ha PLOT 007

X = 646661.02
Y = 700017.61



LEGEND

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

0 25 50 75 100 125 m
SCALE 1:2500

PROJECT: UISCE EIREANN COMPULSORY PURCHASE (PORTLAOISE WASTEWATER TREATMENT PLANT UPGRADE) ORDER, 2025



Width : 13.0m Max
Length : 46.0m

RIGHT OF WAY

LAND OWNER OR REPUTED LAND OWNER

Legal Personal Representative of Elizabeth
Phelan, Greenroad, Portlaoise, Co. Laois

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

DRAWING No.	REV
UE/10016832/CROW007	1
O.S. REF 3885/D	SCALE 1:2500@A4
DATE	MAR25
DRG. BY JM	CHK. BY BG

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 (PORTLOOSE 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 Portlaoise 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 Portlaoise 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 (Portlaoise Wastewater Treatment Plant Upgrade) Order, 2025", and numbered UE/10016932/CPO/001.

(b) **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 Portlaoise Wastewater Treatment Plant Upgrade - which lands are shown **hatched in red** on the drawing marked "Uisce Éireann Compulsory Purchase (Portlaoise Wastewater Treatment Plant Upgrade) Order, 2025" and numbered UE/10016932/CPO/001.

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

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

- (i) Uisce Éireann, Colvill House, 24-26, Talbot Street, Dublin 1 between 09:00-17:00hrs Mon to Fri; and
- (ii) Portlaoise Library, 23 Lower Main Street, Portlaoise, Co. Laois, R32 N7EP between 10:00-16:00hrs Mon to Sat

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 (Portlaoise 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	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 Portlaoise Library, 23 Lower Main Street, Portlaoise, Co. Laois, R32 N7EP							
001	UE/10016932/CPO/001	1.833	Maryborough	Agricultural	Legal Personal Representative of Elizabeth Phelan Greenroad, Portlaoise Co. Laois c/o Ger phelan	N/A	N/A
002	UE/10016932/CPO/001	0.049	Maryborough	Existing Wastewater Treatment Plant	Laois County Council, Áras an Chontae, Portlaoise, Co. Laois	N/A	N/A
003	UE/10016932/CPO/001	3.047	Maryborough	Existing Wastewater Treatment Plant Site	Laois County Council, Áras an Chontae, Portlaoise, Co. Laois	N/A	Uisce Éireann, Colvill House, 24-26 Talbot Street, Dublin

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 Portlaoise Library, 23 Lower Main Street, Portlaoise, Co. Laois, R32 NZEP							
004	UE/10016932/CPO/001	0.052	Maryborough	Existing Wastewater Treatment Plant Site	Legal Personal Representative of Elizabeth Phelan Greenroad, Portlaoise Co. Laois c/o Ger Phelan	N/A	Uisce Éireann, Colvill House, 24-26 Talbot Street, Dublin

PART 2 – PERMANENT WAYLEAVE

Not Applicable

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).

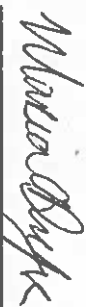
Sub-Part B – Description of Lands

Plot Number hatched in red on the drawings deposited at	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 Portlaoise Library, 23 Lower Main Street, Portlaoise, Co. Laois, R32 N7EP							
005	UE/10016932/CPO/001	0.035	Maryborough	Existing Wastewater Treatment Plant Site Entrance	Unknown	Unknown	Unknown
006	UE/10016932/CPO/001	0.048	Maryborough	Existing Wastewater Treatment Plant Site Entrance	Laois County Council, Áras an Chontae, Portlaoise, Co. Laois	N/A	N/A
007	UE/10016932/CPO/001	0.030	Maryborough	Existing Wastewater Treatment Plant Site Entrance	Legal Personal Representative of Elizabeth Phelan Greenroad, Portlaoise Co. Laois c/o Ger Phelan	N/A	N/A

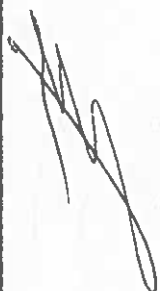
PART 4 – TEMPORARY WORKING AREA

Not Applicable

Given under the common seal of **UISCE ÉIREANN**
and delivered as a Deed:-



Director/Authorised Signatory



Director/Secretary/Authorised Signatory

Dated this 22nd day of July 2025