

Alcove Ireland Two Limited
Charter House,
5 Pembroke Row,
Dublin 2

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

Uisce Éireann
PO Box 6000
Dublin 1
D01 WA07
Ireland

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

12th August 2025

Re: Uisce Éireann Compulsory Purchase (M3 Parkway Dunboyne) Order, 2025

Dear Sir/Madam,

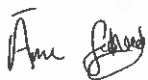
I refer to the above and send you by way of service copies of the following –

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 (M3 Parkway Dunboyne) 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 (M3 Parkway Dunboyne) Order, 2025

To: Alcove Ireland Two Limited

Of Charter House, 5 Pembroke Row, Dublin 2

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 M3 Parkway Dunboyne:
 - (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 (M3 Parkway Dunboyne) Order, 2025" and numbered UÉ/10053657/CPO/001 which lands are situated in the County of Meath.
 - (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 (M3 Parkway Dunboyne) Order, 2025" and numbered UÉ/10053657/CPO/001 which lands are situated in the County of Meath.

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) Dunboyne Library, Castle View, Dunboyne, Co Meath A86 H393 between 10.00-13.00hrs and 14.00 -17.00hrs Monday to Friday.
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 15th 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**

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 drawing s deposited at	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed	Lessee s or	Occupi ers
		Area in Hectar es	Location	Descripti on of Property	Owners	Repute d Lessee s	
Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And Dunboyne Library, Castle View, Dunboyne, Co Meath A86 H393							
101	UE/10053657/CP O/001	0.1354	Townland of Bennetstown, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultural Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown

Plot Number coloure	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed	Lessee s or	Occupi ers
107	UÉ/10053657/CP O/001	0.1981	Townland of Bennetsto wn, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn
108	UÉ/10053657/CP O/001	0.0146	Townland of Bennetsto wn, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn
111	UÉ/10053657/CP O/001	0.0339	Townland of Bennetsto wn, Barony of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn
115	UÉ/10053657/CP O/001	0.0086	Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn
117	UÉ/10053657/CP O/001	0.0806	Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn

Plot Number coloure	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed	Lessee s or	Occupi ers
120	UE/10053657/CP O/001	0.0195	Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	The Legal Personal Representa tive of Christopher Gegan C/O Christopher Gegan of Bennetsto wn, Dunboyne, County Meath Sean Reilly, C/O Aoife Reilly, McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Sean Reilly, C/O Aoife Reilly, McGarr ell Reilly Homes Limited , Charter House, 5 Pembro ke Row, Dublin 2 McGarr ell Reilly Homes Limited , Charter House, 5 Pembro ke Row, Dublin 2 Alcove Ireland Two Limited , Charter House, 5 Pembro ke Row, Dublin 2

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 M3 Parkway Dunboyne. 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 coloure	DRAWING No.	Quantity, Situation and Description of the Land	Owners or Reputed	Lessee s or	Occupi ers
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d green on the drawing s deposit ed at		Area in Hectar es	Location	Descripti on of Property	Owners	Repute d Lessee s	
Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1							
And							
Dunboy ne Library, Castle View, Dunboy ne, Co Meath A86 H393							
102	UÉ/10053657/CP O/001	0.0979	Townland of Bennetsto wn, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn
103	UÉ/10053657/CP O/001	0.1058	Townland of Bennetsto wn, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn

Plot Number coloure	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed	Lessee s or	Occupi ers
104	UÉ/10053657/CP O/001	0.0004	Townland of Bennetsto wn, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn
105	UÉ/10053657/CP O/001	0.1415	Townland of Bennetsto wn, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn
106	UÉ/10053657/CP O/001	0.1453	Townland of Bennetsto wn, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn
109	UÉ/10053657/CP O/001	0.0238	Townland of Bennetsto wn, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn

Plot Number coloure	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed	Lessee s or	Occupi ers
110	UÉ/10053657/CP O/001	0.0007	Townland of Bennetsto wn, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn
123	UÉ/10053657/CP O/001	0.0127	Townland of Bennettsto wn, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row Dublin 2	Unkno wn	Unkno wn
112	UÉ/10053657/CP O/001	0.0217	Townland of Bennetsto wn, Barony of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn
113	UÉ/10053657/CP O/001	0.0136	Townland of Bennetsto wn, Barony of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn
114	UÉ/10053657/CP O/001	0.001	Townland of Bennetsto wn, Barony of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn

Plot Number coloure	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed	Lessee s or	Occupi ers
116	UÉ/10053657/CP O/001	0.0209	Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn
118	UÉ/10053657/CP O/001	0.0613	Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn
119	UÉ/10053657/CP O/001	0.0605	Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn

Plot Number coloure	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed	Lessee s or	Occupi ers
121	UE/10053657/CP O/001	0.0096	Townland of Pace, , Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	The Legal Personal Representa tive of Christopher Gegan C/O Christopher Gegan of Bennetsto wn, Dunboyne, County Meath Sean Reilly, C/O Aoife Reilly, McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Sean Reilly, C/O Aoife Reilly, McGarr ell Reilly Homes Limited , Charter House, 5 Pembro ke Row, Dublin 2 McGarr ell Reilly Homes Limited , Charter House, 5 Pembro ke Row, Dublin 2 Alcove Ireland Two Limited , Charter House, 5 Pembro ke Row, Dublin 2

Plot Number coloure	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed	Lessee s or	Occupi ers
122	UÉ/10053657/CP O/001	0.0158	Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	The Legal Personal Representa tive of Christopher Gegan C/O Christopher Gegan of Bennetsto wn, Dunboyne, County Meath Sean Reilly, C/O Aoife Reilly, McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Sean Reilly, C/O Aoife Reilly, McGarr ell Reilly Homes Limited , Charter House, 5 Pembro ke Row, Dublin 2 McGarr ell Reilly Homes Limited , Charter House, 5 Pembro ke Row, Dublin 2 Alcove Ireland Two Limited , Charter House, 5 Pembro ke Row, Dublin 2

Plot Number coloure	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed	Lessee s or	Occupi ers
124	UÉ/10053657/CP O/001	0.0118	Townland ofPace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultu ral Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unkno wn	Unkno wn

Dated this day of 2025

Signed: 

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

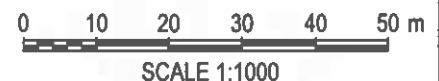
ACQUISITION TYPE	AREA	PLOT No.
AREA OF PERMANENT WAYLEAVE	0.0339ha	PLOT 111
AREA OF TEMPORARY WORKING AREA	0.0217ha	PLOT 112
AREA OF TEMPORARY WORKING AREA	0.0136ha	PLOT 113
AREA OF TEMPORARY WORKING AREA	0.0010ha	PLOT 114
AREA OF PERMANENT WAYLEAVE	0.0086ha	PLOT 115
AREA OF TEMPORARY WORKING AREA	0.0209ha	PLOT 116
AREA OF PERMANENT WAYLEAVE	0.0806ha	PLOT 117
AREA OF TEMPORARY WORKING AREA	0.0613ha	PLOT 118
AREA OF TEMPORARY WORKING AREA	0.0605ha	PLOT 119
AREA OF TEMPORARY WORKING AREA	0.0118ha	PLOT 124

X: 701610.9563
Y: 744286.7558



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
	TEMPORARY WAYLEAVE

X: 701430.1403
Y: 744050.3282



PROJECT: UISCE ÉIREANN COMPULSORY PURCHASE (M3 PARKWAY DUNBOYNE) ORDER, 2025



WAYLEAVE DETAILS
Pipe Dia./Details: 355mm
Width of Wayleave (Yellow): 8m Max
Length of Wayleave (Yellow): 101m Max
Width of Temp Work Area (Green): 10m Max
Length of Temp Work Area (Green): 105m Max

WAYLEAVE

LAND OWNER OR REPUTED LAND OWNER
ALCOVE IRELAND TWO LIMITED
CHARTER HOUSE
5 PEMBROKE ROW, DUBLIN 2

REPRODUCED FROM THE ORDINANCE
SURVEY BY PERMISSION OF THE
GOVERNMENT. LICENCE No. CYAL50319610

DRAWING No.	REV
UÉ/10053657/CWL/003	1
O.S. REF 2990-C	SCALE 1:1000 @ A4
DATE 28.04.24	
DRG. BY EA	CHK. BY GS

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 (M3 PARKWAY DUNBOYNE) 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 M3 Parkway Dunboyne 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 M3 PARKWAY DUNBOYNE-**
 - (a) **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 (M3 Parkway Dunboyne) Order, 2025" and numbered UÉ/10053657/CPO/001
 - (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 - which said lands are shown coloured **green** on the drawing marked "Uisce Éireann Compulsory Purchase (M3 Parkway Dunboyne) Order, 2025" and numbered UÉ/10053657/CPO/001

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

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) Dunboyne Library, Castle View, Dunboyne, Co Meath A86 H393

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 (M3 PARKWAY DUNBOYNE) Order, 2025

SCHEDULE

PART 1 – LAND ACQUISITION

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	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 Dunboyne Library, Castle View, Dunboyne, Co Meath A86 H393							
101	UE/10053657/CPO/001	0.1354	Townland of Bennetstown, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultural Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown

Plot Number coloured yellow on	DRAWING No.	Quantity, Situation and Description of the Land	Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
107	UÉ/10053657/CPO/001	0.1981 Townland of Bennetstown, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown
108	UÉ/10053657/CPO/001	0.0146 Townland of Bennetstown, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown
111	UÉ/10053657/CPO/001	0.0339 Townland of Bennetstown, Barony of Dunboyne, County Meath	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown
115	UÉ/10053657/CPO/001	0.0086 Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown

Plot Number coloured yellow on	DRAWING No.	Quantity, Situation and Description of the Land		Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
117	UE/10053657/CPO/001	0.0806	Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown

Plot Number coloured yellow on	DRAWING No.	Quantity, Situation and Description of the Land	Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
120	UE/10053657/CPO/001	0.0195 Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	The Legal Personal Representative of Christopher Gegan C/O Christopher Gegan of Bennetstown, Dunboyne, County Meath	Unknown	Sean Reilly, C/O Aoife Reilly, McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2
			Sean Reilly, C/O Aoife Reilly, McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2		

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 M3 Parkway Dunboyne. 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	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 Dunboyne Library, Castle View, Dunboyne, Co Meath A86 H393							
102	UÉ/10053657/CPO/001	0.0979	Townland of Bennetstown, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultural Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown

Plot Number coloured green on the	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
103	UÉ/10053657/CPO/001	0.1058	Townland of Bennetstown, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultural Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown
104	UÉ/10053657/CPO/001	0.0004	Townland of Bennetstown, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultural Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown
105	UÉ/10053657/CPO/001	0.1415	Townland of Bennetstown, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultural Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown

Plot Number coloured green on the	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
106	UE/10053657/CPO/001	0.1453	Townland of Bennetstown, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultural Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown
109	UE/10053657/CPO/001	0.0238	Townland of Bennetstown, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultural Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown
110	UE/10053657/CPO/001	0.0007	Townland of Bennetstown, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultural Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown

Plot Number coloured green on the	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
113	UÉ/10053657/CPO/001	0.0127	Townland of Bennetstown, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultural Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown
112	UÉ/10053657/CPO/001	0.0217	Townland of Bennetstown, Barony of Dunboyne, County Meath	Agricultural Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown
113	UÉ/10053657/CPO/001	0.0136	Townland of Bennetstown, Barony of Dunboyne, County Meath	Agricultural Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown
114	UÉ/10053657/CPO/001	0.001	Townland of Bennetstown, Barony of Dunboyne, County Meath	Agricultural Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown
116	UÉ/10053657/CPO/001	0.0209	Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultural Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown

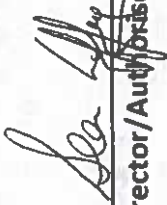
Plot Number coloured green on the	DRAWING No.	Quantity, Situation and Description of the Land		Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
118	UE/10053657/CPO/001	0.0613	Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown
119	UE/10053657/CPO/001	0.0605	Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown
124	UE/10053657/CPO/001	0.0118	Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown

Plot Number coloured green on the	DRAWING No.	Quantity, Situation and Description of the Land	Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
121	UE/10053657/CPO/001	0.0096 Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	The Legal Personal Representative of Christopher Grogan C/O Christopher Grogan of Bennetstown, Dunboyne, County Meath Sean Reilly, C/O Aoife Reilly, McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Sean Reilly, C/O Aoife Reilly, McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2

Plot Number coloured green on the	DRAWING No.	Quantity, Situation and Description of the Land	Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
122	UE/10053657/CPO/001	0.0158 Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	The Legal Personal Representative of Christopher Gegan C/O Christopher Gegan of Bennetstown, Dunboyne, County Meath Sean Reilly, C/O Aoife Reilly, McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Sean Reilly, C/O Aoife Reilly, McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2 Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2

PRESENT when the SEAL of

UISCE ÉIREANN was affixed hereto:-



Director/Authorised Signatory



Director/Secretary/Authorised Signatory

Dated this 02nd day of August 2025