

## **UISCE ÉIREANN COMPULSORY PURCHASE (M3 Parkway, Dunboyne) ORDER, 2025**

On 1<sup>st</sup> 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 Water to the new developments planned in the Dunboyne region.

### **Submitted:**

Engineers Report dated July 2025 from RPS Consulting Engineers relating to the M3 Parkway Dunboyne Project. This project is being undertaken by Uisce Éireann who is carrying out the functions of a Water Services Authority for the purposes of the Water Services Act, 2007.

### **Details and Reasoning of the Scheme:**

- Uisce Éireann (UÉ) have committed to invest €6 billion to deliver nationwide water capital projects and programmes under the National Development Plan 2021-2030. The delivery of UÉ's 'M3 Parkway Dunboyne Project' which consists of the installation of a new watermain to supply water to the greater Dunboyne area in Co. Meath, including the zoned Masterplan lands, aligns with the aims and objectives on the plan.
- The Dunboyne region has been earmarked for potential future developments, which aligns with the overarching strategy outlined in the Meath County Development Plan for 2021-2027 which also aligns with the Regional Policies as set out the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Assembly and the development of UÉ's Regional Water Resources Plan – Eastern and Midlands. This project is anticipated to promote additional housing and generate new business prospects within the great Dunboyne region, contributing positively to national economic development.
- A significant area adjacent to the M3 Parkway train station has been identified as a strategic development zone, aimed at promoting new residential and general enterprise initiatives. Uisce Éireann (UÉ) Asset Planning (AP) is currently experiencing an increasing volume of Pre-Connection and connection application enquiries (PCE) from developers in the Dunboyne area, particularly in the vicinity of the M3 Parkway train station.
- At present, there is no established water network to accommodate the prospective developments and businesses adjacent to the M3 Parkway train station. The existing water mains serving the Dunboyne region include a 355/450mm diameter Outside Diameter PE100 water main that extends along the R147 Old Navan Road from Loughsalla Pumping Station and a 100/150mm diameter water main located on the R156/Summerhill Road from Dunboyne reservoir. The upcoming UÉ M3 Parkway Dunboyne Project presents a

significant opportunity to service all zoned lands next to the M3 Parkway train station, thereby addressing future infrastructure requirements.

- This planned watermain upgrade will also ensure future resilience of the Dunboyne water supply, providing adequate capacity and a permanent source to effectively support the needs of future development.

### **Objectives of the Scheme:**

The M3 Parkway Dunboyne Watermain Project includes delivery of the following below ground infrastructure;

1. The installation of circa. 3,050m of 355mm diameter PE, and 300mm diameter, 250mm diameter and 200mm diameter ductile iron (DI) watermains.
2. This new watermain will commence with a connection to the existing 355mm diameter High-Density Polyethylene trunk watermain on R147, located on the eastern side of the M3 motorway. The watermain will then cross underneath the motorway to the west using trenchless method (Horizontal Directional Drilling (HDD)) and will extend south along Pace Road to existing green field zoned lands. This section is approximately 890m long.
3. The project includes for the provision of a bulk-meter on the proposed 355mm diameter PE watermain at Pace Road to monitor and manage water usage for the Dunboyne Region.
4. Circa. 610m 355mm diameter PE of watermain is to be installed within undeveloped greenfield land from the southern end of Pace Road to the northern side of the R157 roundabout. This section also includes a trenchless HDD crossing of the Tolka River. This CPO relates to parcels of land within this area. The parcels of land are associated with an approximate 27m length of watermain for a designated parcel of land near Tolka river crossing. The remainder of the water main will be installed on private lands and public roads (Pace Road, R147, and R157), where wayleave has been secured by Uisce Éireann.
5. Circa. 1,550m of 355mm diameter PE, 300mm diameter DI, 250mm diameter DI and 200mm diameter DI watermains extends from the northern side of the R157 roundabout, extending along the R157 up to the connection point to the existing 150mm High-Density Polyethylene watermain on the R156 Summerhill Road.
6. Provision of a District Metered Area (DMA) meter and Pressure Reducing Valve (PRV) meter will be provided on the 200mm diameter DI watermain at Summerhill Rd and Newtown Bridge roundabout.
7. Provisions for potential future connections via spurs have been integrated at various locations along the alignment of the proposed watermains.

### **The Need to acquire these lands under CPO:**

To facilitate the construction of elements of the scheme, namely the watermain through private lands, the land is to be acquired by CPO. The lands in question are required for the proposed trunk watermain from the end of the Pace Road, across zoned and undeveloped lands including a Tolka River crossing, where a Horizontal Directional Drill (HDD) is proposed and extending to the M3 Parkway roundabout on the R157. During the Site Route Selection process, various pipeline routes were thoroughly examined, with the current proposed scheme being the most feasible option. The majority of the alignment is intended to be installed within public roads, which include

Pace Road, R147, R157 and M3. However, a section of the proposed watermain alignment is designed to navigate through a privately owned parcel of land and a permanent wayleave and temporary working areas are required for these areas.

**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 M3 Parkway, Dunboyne Project.

In addition, the project has been included in Uisce Éireann's Growth & Development Programme and sufficient resources are available to finance the proposed acquisition of these lands, permanent wayleaves, temporary working areas and the implementation of the M3 Parkway, Dunboyne Project.

I am satisfied that all reasonable alternatives have been fully considered and that these lands, permanent wayleaves, and temporary working areas are necessary for the M3 Parkway, Dunboyne Project 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, 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. A routing report from RPS Consulting Engineers is attached in this regard.

Having considered the said report, **I HEREBY CONFIRM** that the lands, permanent wayleaves, and temporary working areas 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 M3 Parkway, Dunboyne Project.
- (c) for the purposes of performing its functions under the Water Services Act, 2007;  
and
- (d) in the interests of the community and for the other reasons outlined more fully in the 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 M3 Parkway, Dunboyne Project 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, temporary working areas and for the implementation of the M3 Parkway, Dunboyne Project.

Having reviewed a report from RPS Consulting Engineers, 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 lands to be subject to CPO are located north of Dunboyne, County Meath. A development strategy for Dunboyne North is included within the *Meath County Development Plan 2021-2027* (the CDP) as a written statement and zoning objective map; A Masterplan for the area, in which part of the lands to be subject to CPO are located, has been prepared.

Dunboyne North (including the zoned CPO lands) has been identified in the settlement typology of the Core Strategy, and the Regional Spatial and Economic Strategy settlement typology, as being within 'Dublin City and Metropolitan Area'. Such a settlement can be characterised as an:

*"International business core with a highly concentrated and diversified employment base and higher order retail, arts, culture and leisure offer. Acts as national transport hub with strong inter and intra-regional connections and an extensive commuter catchment."*

Dunboyne North has also been described in the Core Strategy as a 'self-sustaining growth town' settlement. These have been defined as:

*"Towns with a moderate level of jobs and services – includes sub-county market and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining."*

The Strategy states that Dunboyne North has been identified as a strategic centre of employment for growth in the Economic Strategy.

The Core Strategy clarifies that the lands of Dunboyne North are considered "greenfield sites in the existing built-up area of settlements" and are therefore required to meet the increase of the overall supply of new homes.

Overall, the CPO of the subject lands will support delivery of water services to the zoned lands and provide for the planned growth of the settlement, in accordance with the County Development Plan.

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 Meath Chronicle 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 between 9:00-17:00hrs; and

(ii) Dunboyne Library, Castle View, Dunboyne, Co Meath A86 H393, between 10-13.00hrs and 14.00 -17.00hrs Monday to Friday.

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 4 day of July 2025

SIGNED: \_\_\_\_\_



**CEO, Uisce Éireann**

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