

COMPULSORY ACQUISITION OF LANDS AND RIGHTS OVER LAND

Uisce Éireann COMPULSORY PURCHASE (M3 PARKWAY DUNBOYNE WATERMAIN UPGRADES)
ORDER, 2025

ENGINEERS REPORT

To: Chief Executive Officer, Uisce Éireann

Date: July 2025

Purpose of Report	2
The Functions of Uisce Éireann	2
The Community Need underlying the Scheme	2
<u>History of Scheme Development & Need for the Scheme</u>	2
<u>Description of the Scheme & Public Interest</u>	3
The Need to acquire these lands under CPO	4
Resources and Alternatives Considered	4
Regulatory Compliance	5
Conclusion	6
Documents Enclosed With This Report	7
Schedule	14

Purpose of Report

1. The purpose of this report is to recommend to the Chief Executive Officer the making of the proposed Uisce Éireann Compulsory Purchase (M3 Parkway Dunboyne Watermain upgrades) Order, 2025.
2. The Order is required for the purposes of Uisce Éireann's advancing the M3 Parkway Dunboyne Watermain upgrades ("the Project") which is included in the Uisce Éireann Growth & Development Programme – Eastern Region.

The Functions of Uisce Éireann

3. On 1st January 2014 all functions conferred on water services authorities by the Water Services Act 2007 (other than excluded provision and section 22) were transferred to Uisce Éireann by section 7(1) of the Water Services (No 2) Act 2013. Consequently, Uisce Éireann has powers, duties and functions vested in it by the Water Services Act, 2007 to make proper provision for water services as defined in the Water Services Act, 2007. In this regard, Uisce Éireann is responsible for the provision and development of water services, including the collection, treatment and discharge of urban wastewater. I confirm that the transferred functions include all functions necessary to Uisce Éireann's adoption and carrying into effect of the M3 Parkway, Dunboyne Watermain upgrades and to the proposed Compulsory Purchase Order.
4. As a Water Services Authority, Uisce Éireann has under Sections 31 and 32 of the Water Services Act, 2007, powers and function to provide water services including but not limited to the provision, operation or maintenance of sewers and waste water collection and treatment facilities, the construction or maintenance, or arrangement for the construction and maintenance of, water works, or waste water works and the purchasing or obtaining premises or wayleaves that are necessary to fulfil its functions under the Water Services Act, 2007.

The Community Need underlying the Scheme

History of Scheme Development & Need for the Scheme

5. 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 and 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 will facilitate the promotion of additional housing and generate new business prospects within the greater Dunboyne region, contributing positively to national economic development.
6. 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) is currently experiencing an increasing volume of Pre-Connection and connection application enquiries from developers in the Dunboyne area, particularly in the vicinity of the M3 Parkway train station.

7. 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 OD (outer diameter) water main that extends along the R147 Old Navan Road from Loughsalla Pump Station and a 100/150mm diameter water main located on the R156/Summerhill Road from Dunboyne reservoir. The proposed UÉ M3 Parkway Dunboyne Watermain upgrades project presents a significant opportunity to service all zoned lands next to the M3 Parkway train station, thereby addressing future infrastructure requirements.

Description of the Scheme & Public Interest

8. In order to service existing zoned lands and to promote the development of these zoned lands with adequate water supply, Uisce Éireann has proposed a project to upgrade the watermain infrastructure in the greater Dunboyne region near the M3 Parkway train station. This upgrade aims to establish a vital connection and water supply for the fully developed area, thereby supporting future growth and development.
9. Uisce Éireann (UÉ) have committed to significant investment to deliver nationwide water capital projects and programmes under the National Development Plan 2021-2030. The delivery of UÉ's M3 Parkway Dunboyne Watermain upgrades 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 of the plan.
10. The planned upgrades will also ensure future resilience of the Dunboyne water supply, providing adequate capacity to effectively support the needs of future development.
11. The M3 Parkway Dunboyne Watermain project includes delivery of the following below ground infrastructure;
 - The installation of circa. 3,050m of 355mm diameter, 300mm diameter, 250mm diameter and 200mm diameter High Density Polyethylene(HDPE)/ ductile iron (DI) watermains.
 - This new watermain will commence with a connection to the existing 355mm diameter HDPE 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 and will extend south along Pace Road to existing green field zoned lands. This section is approx. 890m long.
 - Circa. 610m of 355mm diameter 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 Horizontal Directional Drilling crossing of the Tolka River. This CPO relates to parcels of land within this area. The remainder of the water main will be installed on public roads (R157).
 - Circa. 1,550m of 355mm diameter, 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 HDPE (High Density Polyethylene) watermain on the R156 Summerhill Road Roundabout.
 - 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

12. 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. 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 is designed to be constructed through a privately owned parcel of land and a permanent wayleave and temporary working areas are required for these sections of watermain. Furthermore, it should be noted that the land surrounding the Tolka River crossing is in proximity to overhead ESB HV/MV (High Voltage/ Medium Voltage) cables and poles, requiring the proposed watermain route to cross through a piece of land while avoiding these live overhead cables and associated poles.
13. Therefore, it was determined that lands, not in the ownership of Uisce Éireann would be required for this project which will comprise permanent wayleaves and temporary working areas. In this regard reference is made to the included Route and Site Selection Report prepared by RPS Consulting Engineers dated 20th September 2023.
14. The permanent wayleaves, and temporary working areas required for the M3 Parkway Dunboyne Watermain upgrades project to be included in the proposed Compulsory Purchase Order are described in the schedules to the enclosed draft “Uisce Éireann Compulsory Purchase Order (M3 Parkway Dunboyne Watermain upgrades) 2025” and are depicted in the following proposed Compulsory Purchase Order Drawing:
 - UÉ/10053657/CPO/001
15. Attempts have been made, in the period from November 2024 to date, to acquire these permanent wayleaves and temporary working areas by agreement.
16. When it was determined, due to the reasons outlined above that it would not be possible to acquire the permanent wayleaves and temporary working areas by agreement, it was decided to seek a Compulsory Purchase Order.

Resources and Alternatives Considered

17. I am satisfied that sufficient resources are available to finance the proposed acquisition of these permanent wayleaves and temporary working areas for the M3 Parkway Dunboyne Watermain upgrades project.
18. An outline of the alternative route options considered are included in the included Route and Site Selection Report prepared by RPS Consulting Engineers dated 20th September 2023.
19. I am satisfied that all reasonable alternatives as outlined in the included Route and Site Selection Report by RPS Consulting Engineers dated 20th September 2023 have been fully considered and are not demonstrably preferable and that these permanent wayleaves and

temporary working areas are necessary for the M3 Parkway Dunboyne Watermain upgrades, and are suitable for the purpose for which they are required.

Planning Status

20. The proposed M3 Parkway Dunboyne Watermain project has been assessed and is exempt from requiring planning permission.
21. Please refer to M3 Parkway Dunboyne – Watermain CPO Planning Report (March 2025) attached.

Engagement with Landowners/Lessees/Occupiers

22. Engagement with Landowners/Lessees/Occupiers began in January 2024. Uisce Éireann appointed a Valuer and a Solicitor to assist with land acquisition in July 2024.
23. Uisce Éireann's Landowner Liaison Officer (LLO) John Fanning / Project Manager (PM) Richard Doheny introduced the project in person and acted as the point of contact for the landowner for any queries related to the project (not related to compensation). Formal correspondence was also issued to the landowner as part of Uisce Éireann's engagement. The following letters were issued on the corresponding dates:

Introduction to Project – Issued on 5th of November 2024

Introduction to Valuer – Issued on 5th of December 2024

60 Day Letter – Issued on 18th of March 2025

Regulatory Compliance

24. Having consulted with the Uisce Éireann Asset Planning Unit and taking into account all aspects of the Project I am satisfied that in developing the Project and in proposing this Compulsory Purchase Order full account has been taken of:
 - Proper Planning and Sustainable Development
 - Water Services Acts 2007-2013. These Acts set out the legislative context in which Uisce Éireann operates. Uisce Éireann's powers and objectives are set out under these Acts and the Project has been designed and will be implemented in line with these powers and objectives.
 - The Uisce Éireann Water Services Strategic Plan. The Project advances and/or is consistent with the following objectives of the Plan, which provides for effective management of water services, protects and enhances the environment, and supports social and economic growth:
 - Meet Customer Expectations;
 - Ensure a Safe and Reliable Water Supply;
 - Provide Effective Management of Wastewater;
 - Protect and Enhance the Environment;

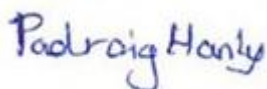
- Support Social and Economic Growth; and
- Invest in Our Future.

Conclusion

25. I am satisfied that all reasonable alternatives have been fully considered and these lands and rights over land are necessary for this scheme and suitable for the purpose for which they are required. I am also satisfied that Uisce Éireann requires to invoke the Compulsory Purchase Order procedure for the lands and rights over land required as it is unlikely that all of the foregoing could be required by agreement with the relevant Landowners with full title or otherwise in a timely fashion.
26. Accordingly it is recommended that Uisce Éireann make the Uisce Éireann Compulsory Purchase M3 Parkway Dunboyne Watermain upgrades Order, 2025.

Dated this 1st day of July 2025

SIGNED:



Padraig Hanly,

Portfolio Delivery Manager, Uisce Eireann

Documents Enclosed With This Report

1. Proposed Watermain Overview Plan
2. Compulsory Purchase Order Drawings:-
 1. UÉ/10053657/CPO/001
3. M3 Parkway Dunboyne – Stage 2 Route and Site Selection Report prepared by RPS Consulting Engineers dated 20th September 2023
4. M3 Parkway Dunboyne – Watermain CPO Planning Report of RPS Consulting Engineers dated 27th March 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	UÉ/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
107	UÉ/10053657/CPO/001	0.1981	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
108	UÉ/10053657/CPO/001	0.0146	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 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							
			County Meath				

111	UÉ/10053657/CPO/001	0.0339	Townland of Bennetstown, Barony of Dunboyne, County Meath	Agricultural Land	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	Agricultural Land	Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2	Unknown	Unknown
117	UÉ/10053657/CPO/001	0.0806	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
120	UÉ/10053657/CPO/001	0.0195	Townland of Pace, Barony of Dunboyne, Electoral	Agricultural Land	The Legal Personal Representative of Christopher Gegan C/O Christopher	Unknown	Sean Reilly, C/O Aoife Reilly, McGarrell Reilly Homes Limited,

			Division of Dunboyne, County Meath		<p>Gregan of Bennetstown, Dunboyne, County Meath</p> <p>Sean Reilly, C/O Aoife Reilly, McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2</p> <p>McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2</p> <p>Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2</p>		<p>Charter House, 5 Pembroke Row, Dublin 2</p> <p>McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2</p> <p>Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2</p>
--	--	--	---	--	--	--	--

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			
<p>Uisce Éireann</p> <p>Colvill House</p> <p>24-26 Talbot Street</p> <p>Dublin 1</p> <p>And</p> <p>Dunboyne Library, Castle View, Dunboyne, Co Meath A86 H393</p>							

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
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

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							
			County Meath				

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
106	UÉ/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	UÉ/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

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							
			County Meath				

110	UÉ/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
123	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,	Agricultural Land	Alcove Ireland Two Limited, Charter	Unknown	Unknown

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							
			Barony of Dunboyne, County Meath		House, 5 Pembroke Row, Dublin 2		

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
118	UÉ/10053657/CPO/001	0.0613	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
119	UÉ/10053657/CPO/001	0.0605	Townland of Pace, Barony of Dunboyne, Electoral	Agricultural Land	Alcove Ireland Two Limited, Charter	Unknown	Unknown

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			
<p>Uisce Éireann</p> <p>Colvill House</p> <p>24-26 Talbot Street</p> <p>Dublin 1</p> <p>And</p> <p>Dunboyne Library, Castle View, Dunboyne, Co Meath A86 H393</p>							
			<p>Division of Dunboyne,</p> <p>County Meath</p>		House, 5 Pembroke Row, Dublin 2		

124	UÉ/10053657/CPO/001	0.0118	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
121	UÉ/10053657/CPO/001	0.0096	Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultural Land	<p>The Legal Personal Representative of Christopher Gegan C/O Christopher Gegan of Bennetstown, Dunboyne, County Meath</p> <p>Sean Reilly, C/O Aoife Reilly, McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2</p> <p>McGarrell Reilly Homes Limited, Charter</p>	Unknown	<p>Sean Reilly, C/O Aoife Reilly, McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2</p> <p>McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2</p> <p>Alcove Ireland Two Limited, Charter</p>

					House, 5 Pembroke Row, Dublin 2 Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2		House, 5 Pembroke Row, Dublin 2
122	UE/10053657/CPO/001	0.0158	Townland of Pace, Barony of Dunboyne, Electoral Division of Dunboyne, County Meath	Agricultural Land	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	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

					<p>McGarrell Reilly Homes Limited, Charter House, 5 Pembroke Row, Dublin 2</p> <p>Alcove Ireland Two Limited, Charter House, 5 Pembroke Row, Dublin 2</p>		House, 5 Pembroke Row, Dublin 2
--	--	--	--	--	---	--	---------------------------------

