

From: [communications](#)
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Subject: FW: UE observations on proposed windfarm and substation development at Ballinla, Offaly, ACP ref: PAX19.323579 , UE Ref :PN25000029493
Date: Tuesday 21 October 2025 10:14:40
Attachments: [UÉ_PlanningResponse_PN25000029493.pdf](#)

From: Emmett Hegarty(C) <emmett.hegarty@water.ie>
Sent: Tuesday, October 21, 2025 10:09 AM
To: Bord <bord@pleanala.ie>
Subject: UE observations on proposed windfarm and substation development at Ballinla, Offaly, ACP ref: PAX19.323579 , UE Ref :PN25000029493

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Good Morning

Please find attached UEs observations on the SID relating to a proposed windfarm substation and associated works at Ballinla , County Offaly.

If there any questions or issues, please do not hesitate to let me know

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Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdraithe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na

faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scríos an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdairithe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtaireachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

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Thank you for your attention.

Planning Ref: PAX19.323579
Uisce Éireann's Ref: PN25000029493
Planning Authority: An Coimisiún Pleanála
Issue Date: 21 October 2025

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Development Location

Townlands of Leitrim, Ballyfore Big, Ballyleakin, and Ballina (Geashill By), Co. Offaly.

Development Description

Proposed 7 turbine windfarm, 110kv Substation and ancillary works.

A Chara,

As the National Water Utility Uisce Éireann delivers water services pursuant to the Water Services Act (and other legislation) and in accordance with our statutory functions and ancillary responsibilities and in a manner which is consistent with public policy.

Uisce Éireann is responsible for the delivery of all public water and wastewater services in Ireland. We are committed to continuously upgrading and developing critical infrastructure to support growth in our economy, while protecting the environment and safeguarding water supplies. Our primary function is to provide clean drinking water to customers and to treat and return wastewater safely to the environment. In providing these services we play a central role in enabling economic growth, protecting both the environment and the health and safety of our customers and the wider public.

Please accept this submission in respect of the above-referenced Strategic Infrastructure Development application.

Provision of Water & Wastewater services

No new connections to Uisce Éireann's water and wastewater networks are included in the applicant's proposal. Water and wastewater generated by sanitary facilities located in facility buildings will be stored in foul water holding tanks, and to be emptied by private contractors as need arises.

Public infrastructure

In respect to proposals under PAX19.323579, Uisce Éireann notes the presence of its underground network infrastructure running parallel to the proposed cabling route at several instances. Works are expected to cross and be in close proximity to existing water infrastructure within or nearby the public road network.

Uisce Éireann requires that in such works, its assets are protected during the construction & operation phases of the development, and that the required separation distances are achieved between Uisce Éireann's assets and the underground cable(s) and that any development near assets shall be carried out in compliance with Uisce Éireann's Technical Standards, Codes of Practice, Standard Details and other associated Uisce Éireann requirements. Where the safety of assets cannot be assured, and where appropriate separation distances cannot be achieved, the applicant shall submit a diversion's enquiry with Uisce Éireann's diversions section (diversions@water.ie) prior to the commencement of works.

Public Water Supply

It is Uisce Éireann's policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality, that development proposals shall not impact public drinking water sources and/or abstraction point(s). It is a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann.

A water framework directive assessment was undertaken as part of the projects EIA. This has assessed that there is negligible scope for adverse hydrological interaction with Uisce Éireann water sources in the vicinity, and Uisce Éireann is satisfied with this assessment

Uisce Eireann recommendations

To ensure adequate provision and protection of water and wastewater facilities, Uisce Éireann recommends that permission be granted on the following conditions:

1. The applicant shall ensure compliance with the proposed mitigation and monitoring measures outlined in the EIAR, to ensure protection of any Uisce Éireann abstraction sources and ensure that these measures be fully complied with as a condition of grant during the pre-construction, operational and decommissioning phases of the development to ensure that there will be no negative impact to any of UÉ's Assets and / or infrastructure which may be in proximity to the development.
2. That the applicant shall engage with the Uisce Eireann diversions section in relation to anticipated intersections with Uisce Éireann assets along the

proposed cabling route and that where necessary appropriate mitigation or diversionary measures be agreed.

Reason: To protect existing public infrastructure and public water sources.

Queries relating to the terms and observations above should be directed to planning@water.ie

Signed on behalf of Dermot Phelan
Connections Delivery Manger