

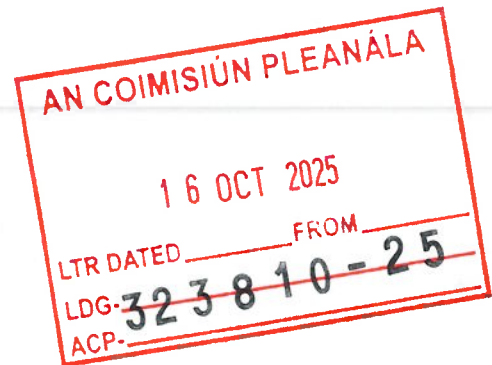
COMPULSORY ACQUISITION OF LANDS AND RIGHTS OVER LAND

UISCE ÉIREANN COMPULSORY PURCHASE (DROMCOLLOGHER WASTEWATER TREATMENT PLANT
ORDER, 2025)

ENGINEERS REPORT

To: Chief Executive Officer, Uisce Éireann

Date: September 2025



Purpose of Report	2
The Functions of Uisce Éireann	2
The Community Need underlying the Scheme	2
<u>The Existing Situation and the Need for the Scheme</u>	2
<u>Description of the Scheme and Public Interest</u>	3
<u>History of Scheme Development and Statutory Processes</u>	3
The Need for these Lands	4
Alternatives Considered	5
Works are not in Contravention of the Provisions of the Statutory Development Plan	Error!
Bookmark not defined.	
Regulatory Compliance	6
Conclusion	7
Documents Enclosed With This Report	7
Schedule	Error! Bookmark not defined.

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 (Dromcollogher Wastewater Treatment Plant Order, 2025).
2. The Order is required for the purposes of Uisce Éireann's advancing the Dromcollogher Wastewater Treatment Plant ("the Project") which is included in the Uisce Éireann Capital Investment Plan 2025 to 2029

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 Irish Water (now 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 Dromcollogher Wastewater Treatment Plant 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

The Existing Situation and the Need for the Scheme

5. Dromcollogher Wastewater Treatment Plant is located a rural agglomeration, currently served by a wastewater treatment plant constructed in the 1930's. At present the existing infrastructure does not provide the sufficient level of treatment or capacity to serve the current and future populations. Dromcollogher is currently served by a combined sewer network conveying flows to an existing Wastewater Treatment Plant before being discharged into an outfall location adjacent to the current site. The effluent

discharge point is at Priests Bridge flowing into the Ahavarragh stream, which is a tributary to the River Deel. The existing works mainly comprises of;

- Inlet works
- 2 No. primary settlement tanks
- 2No. percolating filters
- 1 No. final settlement tank
- 2 No. sludge holding tanks
- Final effluent outfall chamber, complete with automatic sampler

This project aims to allow for the provision of a new Wastewater Treatment Plant and decommissioning of the existing treatment process to treat sewage from the Dromcollogher agglomeration to the standard required by the Urban Wastewater Treatment Directive.

Description of the Scheme and Public Interest

6. Generally, the scheme consists of;

- New extension of the combined sewer network (westwards) from the existing terminating manhole to new inlet works.
- New Wastewater Treatment Plant incl. secondary treatment, storm storage and sludge storage
- New treated effluent rising main to a new outfall headwall at the River Deel.
- Construction of a culvert crossing to accommodate a new site access road.
- Improved sightlines for entrance and egress from the R522 to facilitate safe maintenance and operation of the plant.
- Decommissioning of existing process units.

7. The main objectives of the project are as follows:-

- To provide adequate wastewater treatment capacity to facilitate the planned development and forecasted growth of the Dromcollogher agglomeration.
- Eliminate the discharge of poorly treated effluent.
- Compliance with the EPA – Wastewater Discharge (Authorisation) Regulations (S.I. No. 684 of 2007)
- Compliance with the Urban Wastewater Treatment Regulations (S.I. No. 254 of 2001).
- Compliance with Environmental Objectives (Surface Waters) Regulations (S.I. No. 272 of 2009)
- Compliance with the Water Framework Directive (Directive 2000/60/EC)

History of Scheme Development and Statutory Processes

8. Dromcollogher was identified in the Uisce Éireann 2020-2024 Capital Investment Plan as an investment project needing improvements in wastewater compliance. EPS Limited

were appointed in December 2021 under the Early Contractor Involvement Programme to deliver the required upgrades.

9. Discharges from wastewater treatment plants are required to comply with the standards of treated effluent quality stated in the Urban Wastewater Treatment Directive. The legislative context for provision and licencing of appropriate wastewater treatment infrastructure in Ireland is governed by the Urban Wastewater Treatment Regulations (S.I. No. 254 of 2001) and the Wastewater Discharge (Authorisation) Regulations (S.I. No. 684 of 2007). All discharges from wastewater collection systems and treatment plants throughout the country which serve an agglomeration of greater than 500 Population equivalent are required to be issued with a Wastewater Discharge Licence from the Environmental Protection Agency.
10. Further, the Water Framework Directive (2000/60/EC) establishes a framework for the protection of surface waters and groundwaters within Member States and requires that Member States implement a range of measures to classify, assess and improve water bodies to a 'good status'. The implementation of measures to reduce the impact of wastewater discharges and thus improve water quality and meet the requirements of the Water Framework Directive is a key objective of Uisce Éireann. The Surface Water Regulations (S.I. No. 272 of 2009) sets water quality limits for rivers, lakes, transitional and coastal waterbodies.

The Need for these Lands

11. The lands are required to facilitate the construction of elements of the scheme, namely Wastewater Treatment plant, associated gravity sewers, treated effluent pipeline and outfall headwall at the River Deel. Other key elements include construction of a culvert crossing to facilitate the access road to the new site and improved sightlines at the entrance. During the design process other sites were examined with the current proposed scheme being the most feasible. It was determined that lands not in the ownership of Uisce Éireann would be required. These lands consisted of permanent lands acquisitions, wayleaves and temporary working areas. In this regard I refer to the attached Site Selection Report of Doran Consulting Engineers dated January 2024.
12. The lands, wayleaves and temporary working areas are required for the Dromcollogher Wastewater Treatment Plant (and to be included in the proposed Compulsory Purchase Order) are described in the schedules to the enclosed draft "Uisce Éireann Compulsory Purchase Order Dromcollogher Wastewater Treatment Plant 2025" and are depicted in the following proposed Compulsory Purchase Order Drawings:
 - UÉ/10001247/CPO/0001
 - UÉ/10001247/CACQ/0001
 - UÉ/10001247/CACQ/0002

13. Attempts have been made, in the period from August 2024 to date, to acquire these lands, wayleaves and temporary working areas by agreement.
14. When it was determined that it would not be possible to acquire lands, wayleaves and temporary working areas by agreement, it was decided to seek a Compulsory Purchase Order.

Alternatives Considered

15. The proposed upgrades optimise the existing plant infrastructure alongside development of a new process stream which requires site expansion. As per Uisce Éireann guidance "Where an extension or upgrade is required to an existing Uisce Éireann asset, intensification of the Uisce Éireann owned site should be prioritised". However, as the existing Wastewater Treatment Plant does not have sufficient footprint for the proposed treatment upgrades, a site expansion to adjacent lands is required. As the "adjoining lands present no engineering difficulties / issues (e.g. no existing risk of flooding), no residential amenity implications or significant environmental impact, the consideration of an alternative 'remote' site is unlikely to be required". Lands north-east of the existing site are suitable for the new process streams. The Ahavarragh stream is to the south-west of the existing site. Lands to the south west of the Ahavarragh stream are required to improve sightlines at the entrance.
16. I am satisfied that all reasonable alternatives as outlined above and in the attached Route and Site Selection Report of Doran Consulting Engineers dated January 2024 have been fully considered and are not demonstrably preferable and that these lands, wayleaves and temporary working areas are necessary for the Dromcollogher Wastewater Treatment Plant and are suitable for the purpose for which they are required.

Planning Status

17. Works are not in Contravention of the Provisions of the Statutory Development Plan The development is also consistent with regional and local planning policies and objectives as set out in the RSES and the *Limerick Development Plan 2022-2028*.
18. This project currently does not have planning permission. A planning application was made to Limerick City and Co. Co. on 16th July 2025. Please refer to the Planning Report to Support Compulsory Purchase Order prepared by MKO Planning and Environmental Consultants.

Engagement with Landowners/Lessees/Occupiers

19. Engagement with Landowners/Lessees/Occupiers (landowners) began on 7th of August 2024.

20. Uisce Éireann 's Landowner Liaison Officer, John Daly, 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). There were follow up discussions in person where the landowner's queries and concerns were discussed. Formal correspondence were also issued to the landowners as part of Uisce Éireann 's engagement.

The following letters were issued on the corresponding dates:

Introduction to Project – Issued on 17th December 2024

Introduction to Valuer – Issued on 30th January 2025

60 Day Letter – Issued on 12th June 2025

Regulatory Compliance

21. Having consulted with the Uisce Éireann Asset Strategy 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
- Protection of Human Health and the Environment - The Project serves the objective of the Urban Waste Water Treatment Directive, which is to protect the environment from the adverse effects of wastewater discharges.
- Directive 2000/60/EC (Water Framework Directive). The Project is designed to assist in facilitating the achievement of water body objectives under the Water Framework Directive with respect to wastewater treatment and effluent discharges.
- Directive 91/271/EEC (The Urban Waste Water Treatment Directive). It sets minimum standards for collection systems, wastewater treatment plants and discharge of treated wastewater back to water bodies
- 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 waste water, protect and enhance the environment, and support 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.

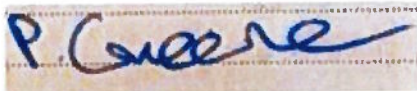
Conclusion

22. 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.

23. Accordingly it is recommended that Uisce Éireann make the Compulsory Purchase (Dromcollogher Wastewater Treatment Plant Order, 2025).

Dated this 12 day of September 2025

SIGNED:___



Paddy Greene, Chartered Engineer

Portfolio Manager, Uisce Éireann

Documents Enclosed With This Report

1. Overview Drawing of Scheme UÉ/10001247/CPO/0001
2. Compulsory Purchase Order Drawings:-
 - UÉ/10001247/CWL/0001
 - UÉ/10001247/CACQ/0001
 - UÉ/10001247/CACQ/0002
3. Route and Site Selection Report of Doran Consulting Engineers dated January 2024
4. Planning Report to Support Compulsory Purchase Order prepared by MKO Planning and Environmental Consultants dated August 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 Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And Limerick City and County Council, Gortboy, Newcastle West, County Limerick, V42 EH73	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			
001	UE/10001247/CPO/0001	0.9323	Coolaboy, Limerick	Agricultural Land	John Kiely of c/o James Binchy & Sons, Solicitors, Charleville, County Cork	Unknown	Unknown
003	UE/10001247/CPO/0001	0.0289	Coolaboy, Limerick	Industrial Yard	Goggin Buckley and Company Limited (Limited Liability Company) of Seeds, Milford, Charleville, County Cork	Unknown	Unknown

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 Limerick City and County Council, Gortboy, Newcastle West, County Limerick, V42 EH73							
005	UE/10001247/CPO/0001	0.0254	Coolaboy, Limerick	Agricultural Land	John Kiely of c/o James Binchy & Sons, Solicitors, Charleville, County Cork	Unknown	Unknown
006	UE/10001247/CPO/0001	0.0405	Coolaboy, Limerick	Residential Property	Mary Lynch of 5 Coolaboy, Dromcollogher, County Limerick	Unknown	Mary Lynch of 5 Coolaboy, Dromcollogher, County Limerick

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 Dromcollogher Wastewater Treatment Plant. 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 Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And Limerick City and County Council, Gortboy, Newcastle West, County Limerick, V42 EH73	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			
002	UE/10001247/CPO/0001	0.7884	Coolaboy, Limerick	Agricultural Land	John Kiely of c/o James Binchy & Sons, Solicitors, Charleville, County Cork	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 Limerick City and County Council, Gortboy, Newcastle West, County Limerick, V42 EH73							
004	UE/10001247/CPO/0001	0.1029	Coolaboy, Limerick	Industrial Yard	Goggin Buckley and Company Limited (Limited Liability Company) of Seeds, Milford, Charleville, County Cork	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 Limerick City and County Council, Gortboy, Newcastle West, County Limerick, V42 EH73							
007	UE/10001247/CPO/0001	0.0073	Coolaboy, Limerick	Residential Property	Mary Lynch of 5 Coolaboy, Dromcollogher, County Limerick	Unknown	Mary Lynch of 5 Coolaboy, Dromcollogher, County Limerick
008	UE/10001247/CPO/0001	0.0063	Coolaboy, Limerick	Residential Property	Mary Lynch of 5 Coolaboy, Dromcollogher, County Limerick	Unknown	Mary Lynch of 5 Coolaboy, Dromcollogher, County Limerick

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 Limerick City and County Council, Gortboy, Newcastle West, County Limerick, V42 EH73							
009	UE/10001247/CPO/0001	0.0206	Coolaboy, Limerick	Residential Property	Mary Lynch of 5 Coolaboy, Dromcollogher, County Limerick	Unknown	Mary Lynch of 5 Coolaboy, Dromcollogher, County Limerick