

**UISCE ÉIREANN COMPULSORY PURCHASE
(ADARE RATIONALISATION PROJECT) ORDER, 2025**

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 Water

Submitted:

Engineers Report dated the **October 2025** from William McKnight connected with the Adare Rationalisation Project being carried out by Uisce Éireann who is carrying out the functions of a Water Services Authority for the purposes of the Water Services Act, 2007.

Adare is a designated heritage town in west Co. Limerick, situated on the River Maigue, approximately 25km southwest of Limerick City Centre. The town and surrounding area have a local population of approximately 2,341, and the local economy relies heavily on tourism generated by its heritage status, luxury hotels, world famous golf course, and its popularity as a wedding and conference venue. The population figure quoted above is therefore bolstered by tourism on a year-round basis. The town is served by the Adare Water Treatment Plant (WTP), where raw water is abstracted from the River Maigue and a local borehole, and undergoes treatment at the WTP, prior to being disinfected and pumped to the Adare reservoir through a 4km rising main. From this reservoir, water is distributed to the town and surrounding area by gravity.

The current plant was constructed in the 1970's and has reached its end of life. The plant has suffered from considerable deterioration and cannot be relied upon to produce water to current standards on an ongoing basis. In May 2024, an Environmental Protection Agency Audit was completed at the plant, which raised serious concerns over the adequacy of treatment, and it was placed on the on the Remedial Action List. In addition to water quality concerns at the plant, the existing rising main to the reservoir is in very poor condition, with bursts occurring on average 6 – 8 times per year leading to an ever-increasing probability of significant interruptions to supply.

The objective of the project is to link the Adare Water Supply Zone with the Limerick City Supply Zone.

The Project scope includes the construction, pressure testing and commissioning of 9.1km of DN350 Ductile Iron trunkmain, associated road reinstatement, river crossing, connections at the Croom Rationalisation Pipeline and Adare Reservoir site and the installation of a secondary chlorination system at the Adare Reservoir site.

The project will deliver a safer and more reliable supply to the Adare Water Supply Zone, while also delivering a supply that will enable growth in the region into the future.



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 Adare Rationalisation Project.

In addition, the project has been included in Uisce Éireann's National Water Resource Plan and sufficient resources are available to finance the proposed acquisition of these lands, permanent wayleaves, rights of way, temporary construction rights and temporary working areas and the implementation of the Adare Rationalisation Project.

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 Adare Rationalisation 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, rights of way, temporary construction rights 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 Tobin Consulting Engineers Ltd has been prepared in this regard.

Having considered the said report, **I HEREBY CONFIRM** that the lands, permanent wayleaves, rights of way, temporary working areas and temporary construction rights 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 Adare Rationalisation 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 Adare Rationalisation 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, rights of way, temporary construction rights and temporary working areas and for the implementation of the Adare Rationalisation Project.

Having reviewed a report from William McKnight 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 most recent Limerick County Development Plan 2022-2028;

- The most recent Planning Guidelines for the Planning Leaflet series at <https://www.limerick.ie/council/services/planning-and-placemaking/planning-information-advice-a-guide-to-planning>; and
- The Local Area Plans including Adare Local Area Plan 2024-2030

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 Limerick leader and that the Order and said maps are to be deposited for inspection in the prescribed manner at the following locations:

(i) Uisce Eireann, Colvill House, 24-26, Talbot Street, Dublin 1, from 9am to 5pm Monday to Friday

and

(ii) Limerick City and County Council (Dooradoyle Office), Dooradoyle Road, Dooradoyle, Limerick, from 9am to 5pm 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 Coimisiún Pleanála for confirmation,

Dated this 20 day of October 2025

SIGNED: _____


CEO, Uisce Éireann

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