

COMPULSORY ACQUISITION OF LANDS AND RIGHTS OVER LAND

Uisce Éireann COMPULSORY PURCHASE (ADARE RATIONALISATION PROJECT) ORDER, 2025

ENGINEERS REPORT

To: Chief Executive Officer, Uisce Éireann

Date: October 2025



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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 (Adare Rationalisation Project) Order, 2025.
2. The Order is required for the purposes of Uisce Éireann's advancing the Adare Rationalisation Project ("the Project") which is included in the 2025-2029 Capital Investment Plan

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 Adare Rationalisation Project 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 & the Need for the Scheme

5. All drinking water for the Adare Water Supply Zone is sourced from its water treatment plant which is located on the bank of the River Maigue. The EPA (Environmental Protection Agency) during audit in May 2024 identified significant risks in the treatment process and the water supply was subsequently placed on the EPA's Remedial Action List.

The objective of the project is to address the treatment risks associated with the Adare supply and enable the removal of the Water Supply Zone (WSZ) from the EPA's remedial action list.

Description of the Scheme & Public Interest

6. Generally, the scheme consists of the provision of 9km trunk watermain between Croom and Adare Reservoir. This will include an underground crossing of the River Maigue in private lands.
7. The objective of the project is as follows:-

- Improve the security of supply and provide greater network resilience to the Adare WSZ

History of Scheme Development and Statutory Processes

8. In addition, the need for the Adare Rationalisation Project is required to comply with:
 - Uisce Éireann National Water Resources Plan (NWRP)
 - Uisce Éireann Water Services Strategic Plan.
 - Uisce Éireann Capital Investment Plan (RC4)
9. The project is required to comply with the above policies to ensure there is a safe and reliable supply of water to the Adare WSZ and ensuring there is adequate supply to support social and economic growth in the area.

The Need for these Lands

10. To facilitate the construction of elements of the scheme, namely the trunk watermain. During the preliminary design process, a route selection report for the river crossing was carried out whereby numerous pipe routes were examined with the current proposed option being the most feasible however it was determined that lands not in the ownership of Uisce Éireann would be required. These lands consisted of permanent wayleaves, temporary working areas. In this regard I refer to the Route Selection Report of Tobin Consulting Engineers dated September 2025.
11. The permanent wayleaves, temporary working areas and Rights of Ways are required for the Adare Rationalisation Project as it affects the private area (and to be included in the proposed Compulsory Purchase Order) are described in the schedules to the enclosed draft "Uisce Éireann Compulsory Purchase Order (Adare Rationalisation Project) 2025" and is depicted in the following proposed Compulsory Purchase Order Drawing:
 - UE/10051295/CPO/001
12. Attempts have been made, in the period from December 2024 to date, to acquire these permanent wayleaves, temporary working areas and Rights of Ways by agreement.
13. When it was determined that it would not be possible to acquire these permanent wayleaves, temporary working areas and Rights of Ways by agreement, it was decided to seek a Compulsory Purchase Order.
14. Engagement:
Uisce Éireann's Land Agents, Avison Young, had multiple engagements with the landowners, their solicitors and other representatives by phone, email and in person.

Alternatives Considered

15. An outline of the alternatives includes:

- The purple route includes a total of 11.55km of watermain, 2.4km of this to be located in private land impacting five separate landowners, the remaining 9.15km of pipeline to be located within existing roadways, namely the N20, L8021, R519 and N21. The river crossing is proposed to be located parallel to the N20 on the western side of the bridge.
- The yellow route provides a more direct option between the start and end point of the pipeline with a total of 6.1km of watermain required to complete, 4.2km of this is proposed to be located within private land impacting 12 private landowners, the remaining 1.9km is proposed to be in existing roadways namely the L8011, R519 and the N21. The proposed river crossing for the yellow route would be in private lands north of the Castleroberts Bridge.
- The Blue route includes a total length of 10.2km of watermain located predominantly in public roadways namely the N20, L1420 and N21 and would be constructed through the Adare village. The river crossing would require wayleave acquisition is proposed to be located on the Eastern side of the bridge.

16. I am satisfied that all reasonable alternatives as outlined above and in the at Route Selection Report, complete by TOBIN Consulting Engineers dated September 2025 have been fully considered and are not demonstrably preferable to the chosen route. These chosen permanent wayleaves, temporary working areas and are necessary for the Project, are suitable for the purpose for which they are required.

Works are not in Contravention of the Provisions of the Statutory Development Plan

17. The proposed works do not materially contravene the Limerick County Development Plan 2021-2027.

Please refer to the CPO Planning Report of Tobin Consulting Engineers dated September 2025.

Planning Status

18. At this stage of the project, it has been determined that the project will be exempt from requiring planning permission.

Please refer to the CPO Planning Report of Tobin Consulting Engineers dated September 2025.

Engagement with Landowners/Lessees/Occupiers

19. Engagement with Landowners/Lessees/Occupiers (landowners) began on 10th of December 2024 and involved face to face meetings, emails, letters and phone calls.

20. Uisce Éireann's Landowner Liaison Officer (LLO) 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). 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 17/12/2024

Introduction to Valuer – Issued on 08/01/2025

60 Day Letter – Issued on 20/05/2025

Regulatory Compliance

21. Having consulted with the Irish Water 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
- 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 wastewater, 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 Uisce Éireann Compulsory Purchase (Adare Rationalisation Project) Order, 2025.

Dated this 25th day of October 2025

SIGNED:

William McKnight

William McKnight, Chartered Engineer

Documents Referred To In This Report

1. Overview Drawing of Scheme
2. Compulsory Purchase Order Drawing:
UE/10051295/CPO/001
3. Route Selection Report of Tobin Consulting Engineers dated September 2025
4. CPO Planning Report of Tobin Consulting Engineers dated September 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 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 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 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			
<p>Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1</p> <p>And</p> <p>Limerick County Council Planning Office, Dooradoyle, Co. limerick</p>							
004	UE/10051295/CPO/0001	0.0657	Castleroberts, Adare, Co Limerick	Agriculture	Houlihans Machinery Sevices Ltd of Kilmacow C/O Ned Houlihan, Kilfinny, Adare, Co.Limerick	Unknown	Unknown

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 Adare Rationalisation. Such rights include the right to do anything reasonably necessary for or ancillary or incidental to the construction of the structures and the 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 Colvill House 24-26 Talbot Street Dublin 1</p> <p>And</p> <p>Limerick County Council Planning Office, Dooradoyle, Co. limerick</p>							
005	UE/10051295/CPO/0001	0.047	Castleroberts, Adare, Co Limerick	Agriculture	Houlihans Machinery Sevices Ltd of Kilmacow C/O Ned Houlihan, Kilfinny, Adare, Co.Limerick	Unknown	Unknown
006	UE/10051295/CPO/0001	0.4139	Castleroberts, Adare, Co Limerick	Agriculture	Houlihans Machinery Sevices Ltd of Kilmacow C/O Ned Houlihan, Kilfinny, Adare, Co.Limerick	Unknown	Unknown