
Attachments:

Final Response to Objections Adare Rationalisatoin.pdf

From: Aine Gilhooly <ainegilhooly@water.ie>
Sent: Monday, February 16, 2026 4:19 PM
To: oralhearing <oralhearing@pleanala.ie>
Cc: Aisling Reilly <A.Reilly@pleanala.ie>; Gina Sadlier <ginasadlier@water.ie>
Subject: FW: Uisce Eireann Compulsory Purchase (Adare Rationalisation) Order, 2025 Objection

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Hi Oral Hearings/Aisling

Please find attached a letter issued to the objector in this matter by email and post this evening.

Best

Áine

From: Wayleaves Department <wayleaves@water.ie>
Sent: Monday 16 February 2026 16:15
To: info@fba.ie
Subject: Uisce Eireann Compulsory Purchase (Adare Rationalisation) Order, 2025 Objection

Dear Colleague,

Please find Uisce Éireann final response to objections letter attached.

This letter has also been sent via an post.

Kind Regards,

Land & Wayleave
Land and Wayleaves Team

Uisce Éireann

Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86, Éire

Uisce Éireann

Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86, Ireland

www.water.ie

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Thank you for your attention.

Tá an fhaisnéis á seachadadh dírithe ar an duine nó ar an eintiteas chuig a bhfuil sí seolta amháin agus féadfar ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh tráchtála de a bheith mar chuid de. Tá aon athsheachadadh nó scaipeadh den fhaisnéis, aon athbhreithniú ar nó aon úsáid eile a bhaint as, nó aon ghníomh a dhéantar ag brath ar an bhfaisnéis seo ag daoine nó ag eintitis nach dóibh siúd an fhaisnéis seo, toirimisce the agus féadfar é a bheith neamhdhleathach. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Ní ghlacann Uisce Éireann le haon dliteanas faoi ghníomh nó faoi iarmhairtí bunaithe ar úsáid thoirmisce the na faisnéise seo. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh ceart agus iomlán na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Má fuair tú an teachtaireacht seo in earráid, más é do thoil é, déan teagmháil leis an seoltóir agus scríos an t-ábhar ó gach aon ríomhaire. Féadfar ríomhphost a bheith soghabhálach i leith truailithe, idircheaptha agus i leith leasaithe neamhúdraithe. Ní ghlacann Uisce Éireann le haon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo i ndiaidh é a sheoladh nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin. Más é do thoil é, tabhair faoi deara chomh maith go bhféadfar monatóireacht a dhéanamh ar theachtairachtaí chuig nó ó Uisce Éireann chun comhlíonadh le polasaithe agus le caighdeáin Uisce Éireann a chinntiú agus chun ár ngnó a chosaint. Fochuideachta gníomhaíochta de chuid Ervia is ea Uisce Éireann atá faoi theorainn scaireanna, de bhun fhorálacha an tAcht um Sheirbhísí Uisce 2013, a bhfuil a bpríomh ionad gnó ag 24-26 Teach Colvill, Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

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 scrios an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdraithe. 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 theachtairreachtaí 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 caighdeán 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.

FBA Consultants
Cc An Coimisiún Pleanála
Cork Road,
Fermoy,
County Cork

CC: An Coimisiún Pleanála

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
D01 WA07
Éire

Uisce Éireann
PO Box 6000
Dublin 1
D01 WA07
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

RE: Uisce Eireann Compulsory Purchase (Adare Rationalisation) Order, (“the CPO”) 2025
Plot No: 004, 005, 006

Your Client: Edward Houlihan, Kilmacow, Kilfinny, Adare, Co Limerick

Dear Colleague,

We refer to your letter to An Coimisiún Pleanála (hereinafter “ACP”) dated 10th December 2025, in which you set out a number of objections to the confirmation of the CPO by the Coimisiún.

ACP has passed on your letter to Uisce Éireann. We note that the Coimisiún has fixed a date for the oral hearing into the confirmation of the CPO arising from your Client’s objections. In the interests of fairness and so that you fully understand the position of Uisce Eireann, the purpose of this letter is to set out its position in response to your objections.

The detail in this letter will be supplemented by more complete evidence including, inter alia, witness statements and reports from Uisce Éireann’s Engineers, Planning Consultants and Land Liaison Agents, which will be presented on behalf of Uisce Eireann at oral hearing in the event that the objection is not withdrawn.

Your letter of objection raises 6 grounds of objections.

- 1. “The objector is opposed to the proposed route of the scheme and requests that it be relocated to the opposite side of the public road from his holding. This alignment would place the entire scheme on the same side as the existing treatment plant. The proposed route requires two road crossings and has at least three right angle joints which compromise pressure and are more prone to leaks. The proposed route has a greater cumulative impact on the three affected adjacent holdings at his location. The requested route therefore represents the more logical and appropriate route”.***

Response

- A. The 'proposed route' as provided for in Fig 1 of the Letter of Objection does not reflect the proposed route of Uisce Éireann. The objector shows the route located in the land across the road from his land before crossing the road and entering his land. This is inaccurate. The designed route is within the public road and enters private land either side of the river crossing.
- B. The length of the proposed route shown in Fig 1 of the Letter of Objection does not accurately reflect the temporary working area to accommodate the pipe string. The CPO drawing UE/10051295/CWL/0002 shows the extents of the route in question.
- C. The objector refers to two road crossings and three right angles. The designed route incorporates the industry standard construction methodology for crossing rivers. The number of right angles incorporated in the design are standard for such a crossing.
- D. The proposed route follows the public roadway for the entirety of the project, except at the river crossing. Construction works within the public road are included in the project scope. Therefore, the objector's reference to the number of road crossings is incorrect and not valid.
- E. The objectors "requested" route shows the water main connecting to the Adare Water Treatment Plant. The proposed route will carry the supply of water from Castletroy Newcastle Towers in Limerick to Adare Reservoir via the Croom Tie-in. The Water Treatment plant will ultimately be bypassed. The Water Treatment Plant will remain in operation during construction of the proposed watermain and will continue to supply the Adare Network until the Adare Rationalisation project is commissioned.

2. *"The objector has protested to representatives of the project team in relation to this matter and the principal explanation given for the selection of the proposed route is the lack of awareness of the location of the existing suction pipe. This is not a plausible explanation. The location is clearly marked on the relevant folio map"*

Response

- A. The proposed route location is the optimum engineering solution for the river crossing. There are a number of constraints on the Adare WTP side of the road, including, *inter alia*,:

- i. Health and Safety Challenges

Overhead electrical lines bringing power to the boreholes at the river are located on the Adare WTP side of the road. These overhead live electrical lines are health and safety concerns during construction. This health and safety risk is not present on the opposite side of the road. There are telecom wires on the objectors' side of the road but these do not pose a safety risk compared to the overhead electrical lines.

Under the General Principles of Prevention regarding safety, the first step in risk elimination and reduction is avoidance. In this case, locating the river crossing as designed would be the preferred option. Where the risk cannot be avoided (working under or near power lines), the risk is evaluated. In this case, is there a likelihood of striking the live electrical power lines. The next step is combating the risk at source. In this case, turning off the power would result in an outage of water supply to Adare WTP and subsequent outage to the Adare water supply network. Overall the preferred option in regard to safety is to keep to the designed route.

ii. The risk to the existing Adare water supply.

The live electrical power lines provide power to the current Adare raw water source at the river. If the power lines are damaged that would result in an outage to the supply of water to the network causing extensive inconvenience to the local Adare network.

It is correct that there is an existing suction pipe to the WTP on the opposite side of the road to the Objector's land. Construction of the pipeline on the opposite side of the road would require this suction pipe, being existing infrastructure, to be crossed. This suction pipe will remain in operation until the Adare Rationalisation is commissioned. Damage to this pipe or other infrastructure during construction would result in an outage to the supply of water to the network. This is another constraint which is not applicable on the opposite side of the road.

3. "the objector has been advised that he will lose a residential site for his son at the most favourable location on his holding"

Response

- A. There is no current planning application submitted for a development at this location. In terms of the development potential of the lands, they are unzoned and lie outside of the boundaries of the Adare Local Area Plan. Were an application to be made to Limerick City and County Council for a rural dwelling, it would need to demonstrate that the site was appropriate. Key considerations of note in this regard including potential flooding constraints for residential development and site suitability for wastewater treatment.
- B. Without prejudice to the foregoing, of the 1.0 acre proposed site, only 0.1623 acres is proposed as a permanent wayleave within the CPO. There are potentially other locations on the objectors identified 1.0acre proposed site with road frontage away from the river.

4. ***The objector has not seen any environmental assessment for the proposed scheme even though he requested a copy on two occasions. He is aware that the river Maigue is protected and is concerned that the impact should be assessed accordingly. He is advised that the river at his side of Castleroberts bridge may be more ecologically sensitive than the northern side because of the mature trees and the morphology of the river. There are no mature trees at the northern side and there is already manmade interference to the river by the suction pipe.***

Response

- A. The principal submission advanced by Uisce Éireann is that the CPO made by Uisce Éireann on 31st October 2025 seeks to acquire rights and interests in the subject lands. The CPO does not comprise or constitute a grant of development consent in respect of a project within the meaning of the EIA Directive.
- B. Without prejudice to the foregoing, an EIA Screening Report was prepared. The screening exercise concluded that the project does not require EIA. The project does not fall under the classifications outlined within Annex I or Annex II of the EIA Directive or within Schedule 5, Part 1 or Part 2 of the Planning and Development Regulations, 2001 (as amended). Furthermore, the EIA Screening prepared confirms that the project, by virtue of its nature, size and location, is not likely to have significant environmental effects. It is therefore considered that the project does not require an EIA to be carried out.
- C. In accordance with the requirements of the Habitats Directive (Council Directive 92/43/EEC), an AA Screening concluded the following:

“In view of the best and objective scientific knowledge and in view of the conservation objectives of the European sites reviewed in the screening exercise, the proposed development as described here, individually/in combination with other plans and projects (either directly or indirectly) is not likely to have any significant effects on any of the European sites”

- D. Regarding the concern to the objector’s side of the bank being more ecologically Sensitive the Appropriate Assessment Screening report addresses this.

“No direct impacts QI (Qualifying Interests) species are predicted as works areas contain no suitable habitat, with exception of Otter. However, while Otter habitat is present, no direct impact that might affect this species are predicted due to the nature of the works and absence of holts/couches within close proximity of the works area. No in-stream works are planned as pipelines will be installed via HDD (Horizontal Directional Drilling), nor will work interfere with riparian otter habitat present as pits will be located 50m back from the riverbank. Otter couches present in the surrounding area are located within the distance allowed by NPWS

(National Parks and Wildlife Service) guidelines (NPWS, 2009)¹, hence the proposed activities are not expected to significantly influence the habitat of this species or disrupt their activities along the River Maigue.”

- E. Regarding Mature trees on the objectors’ side of the river. The proposed pipe will be Drilled in the open space away from the mature trees
- F. The AA Screening also concludes that no mitigation is required in order to protect the Qualifying Interests of the Lower River Shannon SAC and River Shannon and River Fergus Estuaries SPA. Therefore, it is recommended that Appropriate Assessment is not required.

5. “the proposed trenchless crossing of the river is not without risk. There will be pits on either bank and a lot of noise and vibration and potential fissures that may cause the river water to leak into the bore chamber and allow the release of chemicals from the process up to contaminate the river. This is a major risk to the Adare Water supply as the proposed route is upstream of the water treatment plant’s intake suction pipe. The objector’s requested route is downstream and therefore any potential contamination of the Adare water supply from a trenchless crossing would be averted. The trenchless process has further potential adverse impacts for the river and its banks and for resident protected fauna like otters, horseshoe bats, salmonids, lamprey, crayfish and mussels, and as already stated, the objector’s side of the bridge is more sensitive.”

Response

- A. Horizontal Directional Drilling (HDD) is an Industry standard technique to cross rivers. The potential for frack out is considered to be absent as drilling will occur 4m below the bed of the River Maigue.
- B. During Site Investigation, two pilot bores were successfully carried out on the southern side of the river. The following observations included:
 - The ground conditions were found to be stable and consistent.
 - No boulders or rock were met during the pilot bores.
 - Soil composition is suitable for Horizontal Directional Drilling (HDD)
- C. Crossing the river by installing the pipe in the bridge deck was considered. Castleroberts Bridge is listed as both an National Inventory of Architectural Heritage (NIAH) and Sites and Monuments Record (SMR). Site investigation of the bridge deck discovered that there is insufficient depth in the bridge deck to provide adequate protection to the proposed watermain. Concrete protection to pipework can be provided in cases of limited cover.

However, the installation of the watermain in the bridge deck would not be in keeping with the existing architectural features of this historic bridge.

- D. An alternative practice, strapping the pipe to the side of the bridge introduces the health and safety risks to construction staff and Uisce Éireann operations and maintenance staff, namely working from heights and working over water. Strapping of the pipe to the side of the bridge would also not be in keeping with the existing architectural features of the historic Castleroberts Bridge.
- E. Assessment of Potential for impacts on qualifying interests of the lower River Shannon SAC are addressed within the Appropriate Assessment Screening Report for the project:

“Given the nature of the QI’s (Qualifying Interests) and the location of the proposed development, no meaningful impact source-pathway-receptor chain could be identified. There will be no direct impacts on the Lower River Shannon SAC and there will be no habitat loss or fragmentation as a result of the proposed development.”

6. “There is little or no local awareness of the CPO and the proposed scheme design. There are no roadside signs posted”.

- A. The public notice for the CPO was published in the Limerick Leader on the 15th November 2025. Formal Notices of the CPO were served on the individual landowners of the lands affected by the CPO by registered post on 11th November 2025. There is no legal requirement for roadside signposts.
- B. Uisce Éireann managed a clear process in relation to making the CPO and managing all CPO documentation, making documentation available for public display and enabling landowners or persons with interest in lands to make objections to the CPO.
- C. Uisce Éireann and its agents engaged comprehensively with the Landowners prior to the making of the CPO as evidenced by John Daly. All reasonable endeavours were made to engage with the Landowners and/or their agents, in so far as they were required, both prior to and following the service of the Compulsory Purchase Order

We trust that the above response addresses your concerns. Uisce Éireann remains committed to engaging with your client and its advisors to seek to resolve any issues or concerns that he may have.

The existing water supply network in Adare serves a population of approximately 2,000. It is fully dependent on the Adare Water Treatment Plant (WTP) which is in excess of 50 years old. The water supply network has significant deficiencies that are in need of corrective action.

This Adare Rationalisation Project will address the existing deficiencies in the network ensuring that a secure and reliable alternative source of clean and wholesome drinking water is provided to the community of Adare.

Given all of the above, and in order to prevent additional delay and further legal expenses involved with an Oral Hearing, we would request that Mr Houlihan would withdraw its objection to the within CPO.

Uisce Éireann remains committed to engaging with the landowners and their advisors to seek to resolve any issues or concerns that they may have.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Aine', is positioned above a horizontal line.

Land & Wayleaves Team