

5 OUTLINE PROJECT DESCRIPTION

In order to provide for the continued growth of Adare, and to provide a reliable supply of quality drinking water, it is necessary to bring a supply from Castletroy Newcastle Towers to Adare Reservoir. This will involve crossing the River Maigue.

The proposed development will include the following elements:

- A water main 450mm HDPE (High Density Polyethylene) Horizontally Directionally Drilled beneath the River Maigue.

These areas are outlined on the following drawings:

- UÉ/10051295/CPO/001. This drawing shows all lands included in the CPO procedure.
- UÉ/10016932/CWL/002. This drawing shows the lands in private ownership for which a compulsory Wayleave is required as part of the CPO procedure.

6 RELEVANT PLANNING HISTORY

Live and/or recently approved Planning applications were Reviewed by Tobin in November 2025 on the online planning records of Limerick County Council for the surrounding area of the proposed route of the trunk main. There are no planning applications relevant to the CPO land corridor.

7 LEGISLATIVE AND POLICY CONTEXT

7.1 International/UNSDGs

UN Sustainable Development Goals (2015 to date)

In 2015, Ireland was tasked (with Kenya) by the UN Secretary General to bring the world together to agree a plan to tackle global challenges by 2030. Following on from the key tenets of the Brundtland Commission (Our Common Future, 1987, which popularised the term ‘Sustainable Development’), the 2030 Agenda for Sustainable Development (adopted in 2015) is a blueprint for sustainable development for the future. At its core, are 17 Sustainable Development Goals (SDGs) that cover the three dimensions of sustainable development: economic growth, social inclusion, and environmental protection.

Along with 17 SDGs, there are 169 targets (and indicators) and the UN Division for Sustainable Development Goals (DSDG) evaluates the system-wide implementation of the 2030 Agenda, which focuses on the principle of ‘Leave No-one Behind’. Ireland, as one of the 191 UN Member States, must display a commitment to implement the global sustainable development goals. SDG6 and a description of SDG6 Targets are set out in table 1 below.

Table 1: SDG 6 Clean Water and Sanitation

	<p>SDG 6 Ensure availability and sustainable management of water and sanitation for all</p>
<p>Target</p>	<p>Description</p>
<p>6.1</p>	<p>By 2030, achieve universal and equitable access to safe and affordable drinking water for all</p>
<p>6.2</p>	<p>By 2030, achieve access to adequate and equitable sanitation and hygiene for all and end open defecation, paying special attention to the needs of women and girls and those in vulnerable situations.</p>
<p>6.3</p>	<p>By 2030, improve water quality by reducing pollution, eliminating dumping and minimizing release of hazardous chemicals and</p>

	materials, halving the proportion of untreated wastewater and substantially increasing recycling and safe reuse globally.
6.4	By 2030, substantially increase water-use efficiency across all sectors and ensure sustainable withdrawals and supply of freshwater to address water scarcity and substantially reduce the number of people suffering from water scarcity.
6.5	By 2030, implement integrated water resources management at all levels, including through transboundary cooperation as appropriate.
6.6	By 2020, protect and restore water-related ecosystems, including mountains, forests, wetlands, rivers, aquifers and lakes.
6.a	By 2030, expand international cooperation and capacity-building support to developing countries in water- and sanitation-related activities and programmes, including water harvesting, desalination, water efficiency, wastewater treatment, recycling and reuse technologies.
6.b	Support and strengthen the participation of local communities in improving water and sanitation management.

The proposed CPO will support the Adare Rationalisation project, which will provide adequate and sustainable water supply to accommodate the projected needs of the future population of County Limerick, and is in accordance with UN SDG 6, as outlined above.

7.2 European Context

Water Framework Directive

The Water Framework Directive 2000/60/EC (WFD) provides the European Union legislative framework for the protection of all waters including rivers, lakes, estuaries, coastal waters and groundwater, and their dependent wildlife and habitats across Europe. The WFD sets objectives to reduce the discharge of pollutants to waters, to prevent deterioration in water quality and achieve ‘Good Status’ in all waters over time.

Environmental Impact Assessment Directive

The EIA Directive is European Policy on the environment and is based on the precautionary principle, requiring that effects on the environment are considered as early as possible during planning and decision-making processes.

The EIA Directive is set out in EU Directive 2011/92/EU, as amended by 2014/52/EU (“the EIA Directive”). Annex I lists developments for which EIA is mandatory and Annex II lists

projects which require a determination of their likely significant effects. Criteria to determine whether a sub-threshold development should be subject to an EIA is set out in Annex III.

Under Schedule 5 of the Planning and Development Act 2001, as amended, EIA is mandatory for Part 1 developments where thresholds are met or exceeded, but also for Part 2 developments where the national thresholds are met or exceeded. A screening determination is required for all sub-threshold developments for both Part 1, where not covered by Part 2, and for Part 2 developments.

The criteria to determine whether a sub-threshold development should be subject to an EIA are set out under Schedule 7 of the Planning and Development Regulations 2001, as amended. Schedule 7A lists information to be provided for the purpose of an EIA Screening. Under Article 103 of the 2001 Planning and Development Regulations, as amended the planning authority can request the submission of an EIA Report, if it is of the view that sub-threshold development would likely result in significant effects on the environment.

Following a review of the scope of the works in regard to the above regulations, an EIA screening report is not required.

EU/EC Birds and Habitats Directives

The Habitats Directive (Council Directive 92/43/EEC) requires that plans and projects must be screened for the likelihood of significant effects on European Sites *i.e.*, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

An appropriate Assessment was undertaken in January 2025. The aim of the assessment was to determine whether the proposed works have the potential to significantly impact upon the conservation objectives and overall integrity of any Natura 2000 sites.

The nearest designated sites to the works area are listed below along with the distances of the designated site of the proposed works.

Lower River Shannon SAC – 002165 (3.4 km)

Curraghchase Woods SAC – 000174 (5.1 km)

Askeaton Fen Complex SAC – 00279 (7.6 km)

Tory Hill SAC – 000439 (3.2 km)

River Shannon and Rier Fergus Estuaries SPA – 004077 (8.6 km)

The AA screening concluded that 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.

In order to protect Qualifying Interests of the Lower River Shannon SAC and River Shannon and River Fergus Estuaries SPA, mitigation is not required.

Therefore, it is recommended that Appropriate Assessment is not required.

7.3 National Context

Uisce Éireann's Water Services Strategic Plan 2040

Uisce Éireann's Water Services Strategic Plan (WSSP) sets out Uisce Éireann's strategic objectives for the delivery of water services up to 2040 to ensure the availability of safe drinking water, an environment that is protected from the impacts of wastewater discharges, and efficient modern systems that meet the needs of customers, contribute to economic growth and development, and provide value for money.

The pertinent aims of this key strategic objective are to:

- *Manage the sustainability and quality of drinking water from source to tap to protect human health.*
- *Manage the availability, sustainability, and reliability of water supply now and into the future.*
- *Manage water supplies in an efficient and economic manner.*

The completion of the Adare Rationalisation project will ensure the availability of safe drinking water to the consumers, contribute to the economic growth and development of Adare.

Water Services Policy Statement 2018-2025

The (former) Department of Housing, Planning and Local Government's Water Services Policy Statement 2018-2025 identifies high level objectives and priorities for the delivery of water and wastewater services over the period to 2025. The Policy Statement has been prepared by Government, in line with the Water Services Acts 2007 & 2013, to give clear direction to strategic planning and decision making on water and wastewater services in Ireland. The policy statement seeks to ensure that there should be priority public health and environmental quality outcomes across the sector. An objective of the Policy Statement relates to Security of Supply, which includes the following measures:

- Build greater resilience in our water services infrastructure, to ensure that there is headroom across the network to deal with outages and planned maintenance.
- Explore and pursue the scope for the interconnection of water supply networks and larger and more secure water sources serving regional schemes.
- On-going review of risks and risk assessment based on best available information is an important aspect of building resilience.

7.4 Local Context

Limerick Development Plan 2022 – 2028

Policy Objective IN 06 of the *Limerick Development Plan 2022–2028* is “*Liaise with Irish Water during the lifetime of the plan to secure investment in the provision, extension and upgrading of the pipe water distribution network and wastewater pipe network across Limerick City and County to serve existing population and future population growth and sustain economic growth, in accordance with the requirements of the Core and Settlement Strategies.*”

The installation of the river crossing is consistent with the policy objectives set out in the Limerick Development Plan 2022–2028.

Adare Local Area Plan 2024-2030

The Adare Rationalisation project is referenced in the Adare Local Area Plan 2024-2030. “*A Project to facilitate interconnection with Limerick City WRZ, Via Croom is underway and is expected to be delivered by 2026, subject to the necessary approvals. It is envisaged that, with these works there will be adequate capacity available to cater for the proposed population growth over the plan period.*”

The lands that are the subject of this CPO are located outside the Adare Local Area Map and therefore not zoned.

8 SUMMARY OF ENVIRONMENTAL SURVEYS AND ASSESSMENTS

Appropriate Assessment Screening

As noted above, in section 7.2 an AA screening report was carried out in January 2025. The conclusions of which are outlined below:

“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.

In order to protect Qualifying Interests of the Lower River Shannon SAC and River Shannon and River Fergus Estuaries SPA, mitigation is not required.

Therefore, it is recommended that Appropriate Assessment is not required”

Archaeological Heritage Report

An archaeological Heritage report was carried out as part of the overall project. The findings relating to works at the river crossing are outlined below:

“Castleroberts Bridge (NIAH 21902116) was built in the very late 1700s (c.1795), and while not a Protected Structure, does contain reused medieval masonry within its structure. Care should therefore be taken to avoid damage to the structure, and/or removal of architectural elements. Care should also be taken to avoid accidental damage to any other architectural heritage structures along the route during construction works. Any recognisable Medieval architectural elements not reincorporated, should be retained for deposition with NMI. Care should be taken however, to avoid accidental damage to any architectural heritage structures during construction works.”

Flood Risk Assessment

As part of the Detailed Design report, a Flood Risk Assessment (FRA) has been undertaken to “provide a quantitative appraisal of potential flood risk” in relation to the proposed works. The proposed river crossing is located within flood zone of high probability.

This route is only comprised of a trunk main, without any facilities such as pumping stations, which will be buried in the ground and fully sealed. As such, it is not expected that the trunk main will have any impact on the flood zone. The construction of the pipeline crossing the flood zone will be carried out with consideration for the potential flood risks during construction. The crossing location will be reinstated to avoid changes to the channel conveyance. Any valves will be placed outside of the small section crossing the flood zone. As such, no increased flood risk is anticipated from the project.

9 CONCLUSION

The installation of a of the water main beneath the river Maigue is required to meet future requirements, both in terms of capacity to provide for the growth of Adare, and also to ensure safe drinking water for the consumers in the water supply zone.

A Compulsory Purchase Order is required to facilitate the installation of water main beneath the river Maigue to complete the Adare Rationalisation project. This Planning Report has set out the planning context associated with the proposed acquisition of lands.

The proposed development is consistent with all European, national and local legislative requirements.

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			
Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And Limerick County Council Planning Office, Dooradoyle, Co. limerick							
004	UE/10051295/CPO/0001	0.0657	Castleroberts, Adare, Co Limerick	Agriculture	Houlihans Machinery Sevices Ltd of Kilmacow C/O Ned Houlihan, Kifinny, 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			
Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And Limerick County Council Planning Office, Dooradoyle, Co. limerick							
005	UE/10051295/CPO/0001	0.047	Castleroberts, Adare, Co Limerick	Agriculture	Houlihans Machinery Services 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 Services Ltd of Kilmacow C/O Ned Houlihan, Kilfinny, Adare, Co.Limerick	Unknown	Unknown

**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 26 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

FORM OF COMPULSORY PURCHASE ORDER UNDER

The Water Services Acts, 2007 to 2013 (and, in particular, Section 7 of the Water Services (No. 2) Act, 2013 and Parts 2 and Sections 31 & 32 and Part 7 and Section 93 of the Water Services Act, 2007, as amended)

The Planning and Development Acts, 2000 to 2014 (and, in particular Part XIV and Sections 213 and 217 of the Planning and Development Act, 2000)

Section 184(2) of the Local Government Act, 2001,

Section 10 of the Local Government (No. 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 by Section 222 of the Planning and Development Act, 2000)

The Housing Act, 1966 (and in particular Part V, Sections 76 and 78 and the Third Schedule)

The Lands Clauses Acts

The Acquisition of Land (Assessment of Compensation) Act, 1919

AS RESPECTS ALL OR PART OF THE LAND TO WHICH THIS COMPULSORY PURCHASE ORDER RELATES

COMPULSORY ACQUISITION OF LAND

UISCE ÉIREANN COMPULSORY PURCHASE (ADARE RATIONALISATON) ORDER, 2025

WHEREAS UISCE ÉIREANN (hereinafter referred to as “the Company”) a Water Services Authority for the purposes of the Water Services Act, 2007, proposes for the purposes of the Water Services Acts, 2007 to 2013 and in exercise of its powers under Sections 32 and 93 of the Water Services Act, 2007 to acquire compulsorily the lands and rights over land hereinafter described.

AND WHEREAS the Company has taken full account of the aspects of public policy specified in Section 31 of the Water Services Act, 2007 and the provision of the said water services comprised in the Adare Rationalisation is not inconsistent with any of the public policy issues so specified.

AND WHEREAS the Company considers, within the meaning of Section 10 of the Local Government (No. 2) Act, 1960 as substituted by Section 86 of the Housing Act, 1966 and as amended, that it would be convenient to effect the acquisition under the Housing Act, 1966 and has decided so to effect the acquisition.

NOW THEREFORE it is hereby ordered that-

1. Subject to the provisions of this Order, the Company is **hereby authorised to compulsorily acquire, for the purposes of the Water Services Acts, 2007 to 2013 and of the Adare Rationalisation, -**
 - (a) **Permanently, the wayleaves** described in Sub-Part A of Part 2 of the Schedule hereto, over the lands described in Sub-Part B, of Part 2 of the Schedule hereto - which wayleaves are shown coloured **yellow** on the drawing marked "Uisce Éireann Compulsory Purchase (Adare Rationalisation) Order, 2025" and numbered UE/10051295/CPO/0001.
 - (b) **Temporarily, the rights** described in Sub-Part A of Part 4 of the Schedule hereto, over the lands described in Sub-Part B, of Part 4 of the Schedule hereto - which said lands are shown coloured **green** on the drawing marked "Uisce Éireann Compulsory Purchase (Adare Rationalisation) Order, 2025" and numbered UE/10051295/CPO/0001.

All of the said lands described in the Schedule hereto are situated in the County of Limerick.

All of which drawing are sealed with the seal of the Company and deposited at:

- (i) Uisce Éireann, Colwill House, 24-26 Talbot Street, Dublin 1 - Monday to Friday between 9:00-17:00hrs and
- (ii) Limerick County Council Planning Office, Dooradoyle, Co. Limerick - Monday to Friday between 9:00-17:00hrs.

2. The lands described in the Schedule hereto are lands 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 expenses.
3. Subject to any necessary adaptations, the provisions of -
 - (a) the Lands Clauses Acts (except Sections 127 to 132 of the Lands Clauses Consolidation Act, 1845 and Article 20 of the Second Schedule to the Housing of the Working Classes Act, 1890), and
 - (b) the Acquisition of Land (Assessment of Compensation) Act, 1919, as amended by the Acquisition of Land (Reference Committee) Act, 1925, the Property Values (Arbitrations and Appeals) Act, 1960 and the Local Government (Planning and Development) Act, 1963 (as applied by Section 265(3) of the Planning and Development Act, 2000, as amended),as modified by the Third Schedule to the Housing Act, 1966 are hereby incorporated in this order and the provisions of those Acts shall apply accordingly.
4. This order may be cited as the *Uisce Éireann Compulsory Purchase (Adare Rationalisation) Order, 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			
Usce Éireann Colwill House 24-26 Talbot Street Dublin 1 And Limerick County Council Planning Office, Dooradoyle, Co. limerick							
004	UE/10051295/CPO/0001	0.0657	Castleroberts, Adare, Co Limerick	Agriculture	Houlihans Machinery Services Ltd of Kilmacow C/O Ned Houlihan, Kifinny, 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			
Uisce Éireann Colwill House 24-26 Talbot Street Dublin 1 And Limerick County Council Planning Office, Dooradoyle, Co. limerick							
005	UE/10051295/CPO/0001	0.047	Castleroberts, Adare, Co Limerick	Agriculture	Houlihans Machinery Services Ltd of Kilmacow C/O Ned Houlihan, Kilfinny, Adare, Co.Limerick	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 Colwill House 24-26 Talbot Street Dublin 1 And Limerick County Council Planning Office, Dooradoyle, Co. limerick							
006	UE/10051295/CPO/0001	0.4139	Castleroberts, Adare, Co Limerick	Agriculture	Houilhans Machinery Services Ltd of Kilmacow C/O Ned Houlihan, Kiltinny, Adare, Co.Limerick	Unknown	Unknown

Given under the common seal of **UISCE ÉIREANN**
and delivered as a Deed:-



Director/ Authorised Signatory



Director/Secretary/Authorised Signatory

Dated this 31 day of October 2025

Houlihans Machinery Services Ltd of Kilmacow,
c/o Ned Houlihan,
Kilfinny,
Adare,
County Limerick

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

Uisce Éireann
PO Box 6000
Dublin 1
D01 WA07
Ireland

11th of November 2025

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

Re: Uisce Éireann Compulsory Purchase (Adare Rationalisation) Order, 2025

Dear Mr Houlihan,

I refer to the above and send you by way of service copies of the following –

1. Form of Notice in relation to the making of the Compulsory Acquisition Order;
2. Drawing(s) outlining the affected land plot(s) concerning you;
3. Copy of Uisce Éireann Compulsory Purchase (Adare Rationalisation) Order, 2025.

Should you have any queries in relation to the enclosed documentation or require a copy of the CPO drawings on display at the stated locations within the attached 'Compulsory Purchase Order', please contact:

Land & Wayleaves Team at wayleave@water.ie or by post to Land and Wayleave, Colvill House, 24-26 Talbot Street, Dublin 1.

Yours sincerely,



Land & Wayleave Team

FORM OF COMPULSORY PURCHASE ORDER UNDER

The Water Services Acts, 2007 to 2013 (and, in particular, Section 7 of the Water Services (No. 2) Act, 2013 and Parts 2 and Sections 31 & 32 and Part 7 and Section 93 of the Water Services Act, 2007, as amended)

The Planning and Development Acts, 2000 to 2014 (and, in particular Part XIV and Sections 213 and 217 of the Planning and Development Act, 2000)

Section 184(2) of the Local Government Act, 2001,

Section 10 of the Local Government (No. 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 by Section 222 of the Planning and Development Act, 2000)

**The Housing Act, 1966 (and in particular Part V, Sections 76 and 78 and the Third Schedule)
The Lands Clauses Acts**

The Acquisition of Land (Assessment of Compensation) Act, 1919

**AS RESPECTS ALL OR PART OF THE LAND TO WHICH THIS COMPULSORY PURCHASE ORDER
RELATES
COMPULSORY ACQUISITION OF LAND**

Uisce Éireann Compulsory Purchase (ADARE RATIONALISATION) ORDER, 2025

To: Houlihans Machinery Services Ltd
Of Kilmacow
C/O Ned Houlihan,
Kilfinny,
Adare,
Co.Limerick

1. **WHEREAS UISCÉ ÉIREANN** (hereinafter referred to as “the Company”) a Water Services Authority for the purposes of the Water Services Act, 2007, proposes for the purposes of the Water Services Acts, 2007 to 2013 and in exercise of its powers under Sections 32 and 93 of the Water Services Act, 2007 to acquire compulsorily the lands and rights over land hereinafter described and has made an Order entitled as above which is about to be submitted to An Coimisiún Pleanála (hereinafter “*the Coimisiún*”) for confirmation.
2. If confirmed, the Order will authorise the Company to compulsorily acquire for the purposes of the Water Services Acts, 2007 to 2013 and of the Adare Rationalisation:
 - (a) Permanently, the wayleave described in Sub-Part A of Part 2 of the Schedule hereto, over the lands described in Sub-Part B of Part 2 of the Schedule hereto - which wayleave is shown coloured **yellow** on the drawing marked “Uisce Éireann Compulsory Purchase (Adare Rationalisation) Order, 2025” and numbered UE/10051295/CPO/0001, which lands are situated in the County of Limerick.
 - (b) Temporarily the rights described in Sub-Part A of Part 4 of the Schedule hereto over the lands described in Sub-Part B of Part 4 of the Schedule hereto for the purpose of carrying out the construction, works, services, structures as defined in the Water Services Act, 2007, facilities and other things as are necessary or expedient in relation to or are ancillary thereto or form part of such construction on the lands described in paragraph (a) above, which lands are shown coloured **green** on the drawing marked “Uisce Éireann Compulsory Purchase (Adare Rationalisation) Order, 2025” and numbered UE/10051295/CPO/0001, which lands are situated in the County of Limerick.
3. A copy of the Order and of the drawings referred to in it may be seen at the following locations:

- (i) Uisce Éireann, Colvill House, 24-26 Talbot Street, Dublin 1 - Monday to Friday between 9:00-17:00hrs and
- (ii) Limerick County Council Planning Office, Dooradoyle, Co. limerick - Monday to Friday between 9:00-17:00hrs.

4. The Housing Act, 1966, as amended, provides that if an objection is made with respect to the proposed compulsory acquisition of land, the land in respect of which an objection is duly made by any of the persons upon whom notices of the making of the Order are required to be served, shall not be acquired compulsorily unless the Coimisiún makes an order to confirm the Compulsory Purchase Order, unless: -

- (a) the objection is withdrawn, or
- (b) The Coimisiún is satisfied that the objection relates exclusively to matters which can be dealt with by the Arbitrator by whom the compensation may have to be assessed.

Prior to a decision on confirmation or otherwise of a Compulsory Purchase Order, the Coimisiún may at its absolute discretion, hold an oral hearing in relation to the matter.

5. Any objection to the Order must state in writing the grounds of objection and be sent addressed to An Coimisiún Pleanála at 64 Marlborough Street, Dublin 1 so as to reach the said Coimisiún on or before the 15th day of December 2025.

6. The Coimisiún, if it thinks fit, may in one or more stages annul the Compulsory Purchase Order or confirm the Order, with or without modification.

7. If no objection is received to the proposed compulsory acquisition of land or right over land, the objection is withdrawn or the Coimisiún is satisfied that the objection relates exclusively to matters which can be dealt with by the Arbitrator by whom the compensation may have to be assessed, the Coimisiún shall inform the Company, which may then confirm the Order with or without modification, or refuse to so confirm it.

8. If the land or right over land to which the Order, as confirmed by either the Coimisiún or the Company, relates is acquired by the Company, compensation for the land will be assessed in respect of the acquisition as the value of the land at the date that the relevant Notice to Treat is served.

9. In the opinion of the Company, no part of the land in which you have an interest consists of a house or houses which is/are unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense. If the land or right over land to which the Order relates is acquired by the Company, compensation will be assessed in accordance with Part 11 of the Fourth Schedule to the Housing Act, 1966, and the provisions of the Acquisition of Land (Assessment of Compensation) Act, 1919 as amended by the Acquisition of Land (Reference Committee) Act, 1925, the Property Values (Arbitrations and Appeals) Act, 1960, and the Local Government (Planning and Development) Act, 1963 (as applied by section 265 (3) of the Planning and Development Act, 2000), subject to the modifications contained in the Third Schedule to the Housing Act, 1966.

10. Any dispute in relation to compensation shall be referred to and determined by a Property Arbitrator appointed under the Property Values (Arbitrations and appeals) Act, 1960.

11. A claimant for compensation may at any time after the expiration of fourteen days from the date on which the relevant Notice to Treat is served, send to the Secretary, the Land Values Reference Committee, C/o High Court, Four Courts, Dublin 7 an application in writing for the

nomination of a property arbitrator for the purpose of determining the compensation to be paid. The application should be made in accordance with the Property Values (Arbitrations and Appeals) Rules, 1961 (S.I. No. 91 of 1961).

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			
Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And Limerick County Council Planning Office, Dooradoyle, Co. limerick							
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			
Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And Limerick County Council Planning Office, Dooradoyle, Co. limerick							
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

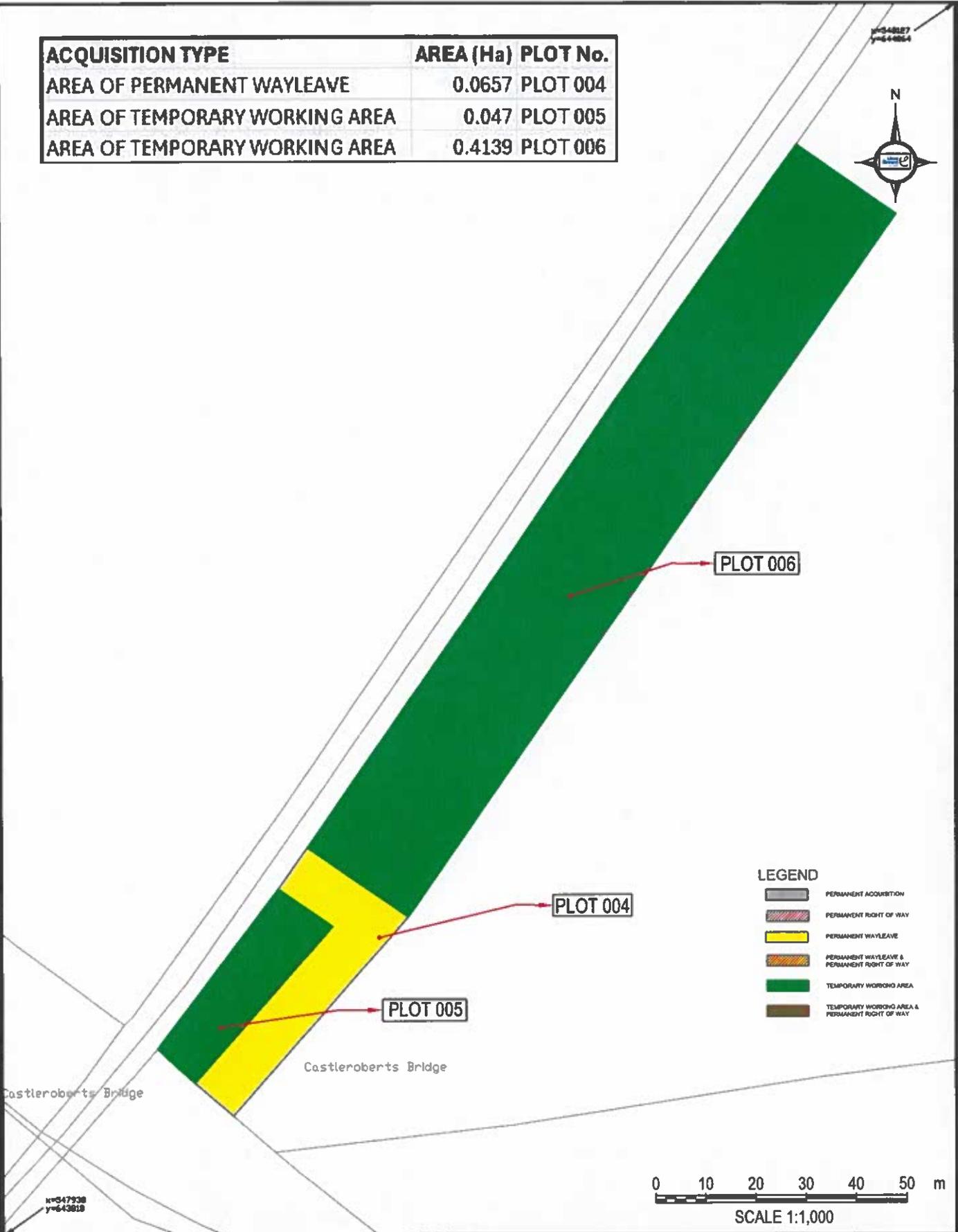
Plot Number coloured green on the drawings deposited at	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
		Area in Hectares	Location	Description of Property			
<p>Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1</p> <p>And</p> <p>Limerick County Council Planning Office, Dooradoyle, Co. limerick</p>							
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

Dated this 11 day of November 2025

Signed: 
Richard O'Sullivan
Company Secretary
Uisce Éireann
Colvill House
24-26 Talbot Street
Dublin 1

ACQUISITION TYPE	AREA (Ha)	PLOT No.
AREA OF PERMANENT WAYLEAVE	0.0657	PLOT 004
AREA OF TEMPORARY WORKING AREA	0.047	PLOT 005
AREA OF TEMPORARY WORKING AREA	0.4139	PLOT 006

x=54827
y=64864



LEGEND

- PERMANENT ACQUISITION
- PERMANENT RIGHT OF WAY
- PERMANENT WAYLEAVE
- PERMANENT WAYLEAVE & PERMANENT RIGHT OF WAY
- TEMPORARY WORKING AREA
- TEMPORARY WORKING AREA & PERMANENT RIGHT OF WAY

0 10 20 30 40 50 m

SCALE 1:1,000

PROJECT: UISCE EIREANN COMPULSORY PURCHASE (ADARE RATIONALISATION) ORDER, 2025



WAYLEAVE DETAILS
Pipe Dia./Details: 450mm/HDPE
Width of Wayleave (Yellow): 10m Max.
Length of Wayleave (Yellow): 65m
Temporary Working Strip (Green)

LAND ACQUISITION & WAYLEAVE

LAND OWNER OR REPUTED LAND OWNER
HOULIHANS MACHINERY SERVICES LIMITED of KILMACOW
Kilfinny, Adare, Co. Limerick

REPRODUCED FROM THE ORDNANCE SURVEY BY PERMISSION OF THE GOVERNMENT. LICENCE No. 3-3-34

DRAWING No.	REV
UE/10051295/CWL/0002	4
O.S. REF 4986	SCALE 1:1000@A4
	DATE 26/06/25
DRG. BY IC	CHK BY RG

FORM OF COMPULSORY PURCHASE ORDER UNDER

The Water Services Acts, 2007 to 2013 (and, in particular, Section 7 of the Water Services (No. 2) Act, 2013 and I

Section 93 of the Water Services Act, 2007, as amended)

The Planning and Development Acts, 2000 to 2014 (and, in particular Part XIV and Sections 213 and 217 of th

Section 184(2) of the Local Government Act, 2001,

Section 10 of the Local Government (No. 2) Act, 1960 (as substituted by Section 86 of the Housing Act, 1966 and

Schedule of the Roads Act, 1993 and by Section 222 of the Planning and Developm

The Housing Act, 1966 (and in particular Part V, Sections 76 and 78 and the Thir

The Lands Clauses Acts

The Acquisition of Land (Assessment of Compensation) Act, 1919

AS RESPECTS ALL OR PART OF THE LAND TO WHICH THIS COMPULSORY PURCHASE C

COMPULSORY ACQUISITION OF LAND

UISCE ÉIREANN COMPULSORY PURCHASE (ADARE RATIONALISATON) ORDER

WHEREAS UISCE ÉIREANN (hereinafter referred to as “the Company”) a Water Services Authority for the purpose for the purposes of the Water Services Acts, 2007 to 2013 and in exercise of its powers under Sections 32 and 93 compulsorily the lands and rights over land hereinafter described.

AND WHEREAS the Company has taken full account of the aspects of public policy specified in Section 31 of the W the said water services comprised in the Adare Rationalisation is not inconsistent with any of the public policy issue

AND WHEREAS the Company considers, within the meaning of Section 10 of the Local Government (No. 2) Act, 1966 and as amended, that it would be convenient to effect the acquisition under the Housing Act, 1966 and h

NOW THEREFORE it is hereby ordered that-

1. Subject to the provisions of this Order, the Company is **hereby authorised to compulsorily acquire, for the to 2013 and of the Adare Rationalisation, -**

- (a) **Permanently, the wayleaves** described in Sub-Part A of Part 2 of the Schedule hereto, over the la Schedule hereto - which wayleaves are shown coloured **yellow** on the drawing marked "U Rationalisation) Order, 2025" and numbered UE/10051295/CPO/0001.
- (b) **Temporarily, the rights** described in Sub-Part A of Part 4 of the Schedule hereto, over the lands desc hereto - which said lands are shown coloured **green** on the drawing marked "Uisce Éireann Compul 2025" and numbered UE/10051295/CPO/0001.

All of the said lands described in the Schedule hereto are situated in the County of Limerick.

All of which drawing are sealed with the seal of the Company and deposited at:

- (i) Uisce Éireann, Colvill House, 24-26 Talbot Street, Dublin 1 - Monday to Friday between 9:00 and 5:00
- (ii) Limerick County Council Planning Office, Dooradoyle, Co. limerick - Monday to Friday betw

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 licensee

- (i) to construct, lay, keep, operate, maintain, renew, repair and inspect water works as defined in the Water S and all other associated physical elements used for collection, storage or treatment of water and such oth as are necessary or expedient in relation thereto or are ancillary thereto or form part of such water works, 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

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
		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

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 right to use the land specified in Sub-Part B below to enter with all necessary vehicles, plant and machinery upon the re-pass over same for the purpose of ingress and egress to and from the public road at all times, for all purposes of use and occupation by the Company its successors in title, assigns, tenants, licensees, servants or agents, contractors and workmen have the like right of lands and rights over land acquired by it for the purposes of the Adare Rationalisation. Such right includes the right necessary for or ancillary or incidental to the construction of the structures and the water works as defined in the Schedule or constructed on the lands described in Part 1 of this Schedule and the wayleaves described in Part 2 of this Schedule 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
		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

Plot Number coloured green on the drawings deposited at	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed Owners
		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>					
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

Given under the common seal of **UISCE ÉIREANN**

and delivered as a Deed:-



Director/Authorised Signatory



Director/Secretary/Authorised Signatory

Dated this 31 day of October 2025

NOTICE OF A COMPULSORY PURCHASE ORDER UNDER

The Water Services Acts, 2007 to 2013 (and, in particular, Section 7 of the Water Services (No. 2) Act, 2013 and Parts 2 and Sections 31 & 32 and Part 7 and Section 93 of the Water Services Act, 2007, as amended). The Planning and Development Acts, 2000 to 2014 (and, in particular Part XIV and Sections 213 and 217 of the Planning and Development Act, 2000). Section 184(2) of the Local Government Act, 2001, Section 10 of the Local Government (No. 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 by Section 222 of the Planning and Development Act, 2000). The Housing Act, 1966 (and in particular Part V, Sections 76 and 78 and the Third Schedule). The Lands Clauses Acts. The Acquisition of Land (Assessment of Compensation) Act, 1919

AS RESPECTS ALL OR PART OF THE LAND TO WHICH THIS COMPULSORY PURCHASE ORDER RELATES

TO BE PUBLISHED IN ACCORDANCE WITH ARTICLE 4(a) OF THE THIRD SCHEDULE TO THE HOUSING ACT, 1966, AS AMENDED BY THE PLANNING AND DEVELOPMENT ACTS, 2000 – 2014.

COMPULSORY ACQUISITION OF LAND

UISCE ÉIREANN COMPULSORY PURCHASE (ADARE RATIONALISATION) ORDER, 2025

- WHEREAS UISCE ÉIREANN (hereinafter referred to as "the Company") a Water Services Authority for the purposes of the Water Services Act, 2007, proposes for the purposes of the Water Services Acts, 2007 to 2013 and in exercise of its powers under Sections 32 and 93 of the Water Services Act, 2007 to acquire compulsorily the lands and rights over land hereinafter described and has made an order entitled as above which is about to be submitted to An Coimisiún Pleanála (hereinafter referred to as "the Coimisiún") for confirmation. If confirmed, the order will authorise the Company to acquire compulsorily:
 - Permanently, the wayleaves** described in Sub-Part A of Part 2 of the Schedule hereto, over the lands described in Sub-Part B, of Part 2 of the Schedule hereto - which wayleaves are shown **coloured yellow** on the drawing marked "Uisce Éireann Compulsory Purchase (Adare Rationalisation) Order, 2025" and numbered UE/10051295/CPO/0001.
 - Temporarily, the rights** described in Sub-Part A of Part 4 of the Schedule hereto, over the lands described in Sub-Part B, of Part 4 of the Schedule hereto - which said lands are shown **coloured green** on the drawing marked "Uisce Éireann Compulsory Purchase (Adare Rationalisation) Order, 2025" and numbered UE/10051295/CPO/0001.

All of the said lands described in the Schedule hereto are situated in the County of Limerick.
- Owners, lessees and occupiers of the lands described in the Schedule hereto will receive individual written notice.
- The Coimisiún cannot confirm a Compulsory Purchase Order in respect of the lands if an objection is made in respect of the acquisition by an owner, lessee or occupier of the lands, and not withdrawn, until it has caused to be held an Oral Hearing into the matter and until it has considered the objection and the report of the person who held the Oral Hearing. However, regard should be had to the provisions of Section 218 of the Planning and Development Act, 2000, as amended which provides that where as a result of the transfer of functions under Section 214, 215, 215A, 215B or 215C of the Planning and Development Act, 2000, as amended, the Coimisiún would otherwise be required to hold a local enquiry, public local enquiry or oral hearing, that requirement shall not apply to the Coimisiún but the Coimisiún may, at its absolute discretion, hold an Oral Hearing in relation to the matter, the subject of the function transferred.
- A copy of the Order and the deposited drawings referred to in it may be seen at the following locations:-
 - Uisce Éireann, Colvill House, 24-26 Talbot Street, Dublin 1 - Monday to Friday between 9:00-17:00hrs and
 - Limerick County Council Planning Office, Dooradoyle, Co. Limerick - Monday to Friday between 9:00-17:00hrs.

All of which drawings are sealed with the seal of the Company.

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:

- 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,
- 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 Uisce Éireann, Colvill House, 24-26 Talbot Street, Dublin 1 and Limerick County Council Planning Office, Dooradoyle, Co. Limerick	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			
004	UE/10051295/CPO/0001	0.0657	Castleroberts, Adare, Co Limerick	Agriculture	Houlihans Machinery Services 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

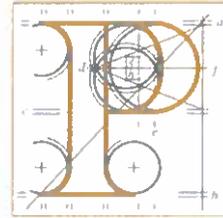
Sub-Part A – Description of Rights

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 Uisce Éireann, Colvill House, 24-26 Talbot Street, Dublin 1 and Limerick County Council Planning Office, Dooradoyle, Co. Limerick	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			
005	UE/10051295/CPO/0001	0.047	Castleroberts, Adare, Co Limerick	Agriculture	Houlihans Machinery Services 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 Services Ltd of Kilmacow C/O Ned Houlihan, Kilfinny, Adare, Co. Limerick	Unknown	Unknown

Our Case Number: ACP-323891-25



**An
Coimisiún
Pleanála**

Uisce Éireann
c/o Áine Gilhooly
Land and Wayleaves Lead
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

Date: 30 December 2025

Re: Uisce Éireann Compulsory Purchase (Adare Rationalisation) Order, 2025
Castleroberts, Adare, Co. Limerick.

Dear Sir / Madam,

Enclosed for your information are two copies of 1 written objection received from the following by the Commission against the above-mentioned compulsory purchase order within the prescribed period for the making of objections:

1. Edward Houlihan

Please ensure that one copy of each submission is kept available for inspection by the public.

If you have any queries in relation to this matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,


Breda Ingle
Executive Officer
Direct Line: 01-8737291

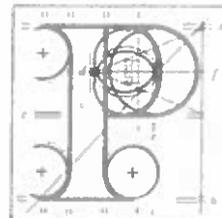
CH07

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Our Case Number: ACP-323891-25

Your Reference: Edward Houlihan



**An
Coimisiún
Pleanála**

FBA Consultants
Agricultural Consultants & Valuers
F.B.A. House
Cork Road
Fermoy
Co. Cork

Date: 15 December 2025

Re: Uisce Éireann Compulsory Purchase (Adare Rationalisation) Order, 2025
Castleroberts, Adare, Co. Limerick.

Dear Sir / Madam,

An Coimisiún Pleanála has received your letter of objection in relation to the above mentioned compulsory purchase order.

In respect of same, please note that in circumstances where:

- (i) no objections are received by the Commission within the period provided for making objections, or
 - (ii) all objections made are subsequently withdrawn, or
 - (iii) all objections made relate exclusively to matters which can be dealt with by a property arbitrator,
- the Commission will inform the local authority as appropriate and, in such circumstances, the local authority can itself confirm the order with or without modification or refuse to confirm the order in accordance with the provisions of section 216 of the Planning and Development Act, 2000, as amended.

The Commission has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended.

If you have any queries in the meantime please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Breda Ingle
Executive Officer
Direct Line: 01-8737291

CH02

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Riomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

**An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1, D01 V902**

**COMPULSORY ACQUISITION OF LAND
UISCE EIREANN COMPULSORY PURCHASE
(ADARE RATIONALISATION) ORDER 2025**

Objections on behalf of;

**Edward Houlihan,
Kilmacow, Kilfinny,
Adare,
Co. Limerick
(Objector)**

AN COIMISIÚN PLEANÁLA	
LDG- _____	
ACP- _____	
12 DEC 2025	
Fee: € _____	Type: _____
Time: 4:15	By: Post

**Prepared by
FBA CONSULTANTS
FERMOY,
CO. CORK**

10TH December 2025

The Objector hereby authorises FBA Consultants to raise objections to the compulsory acquisition of land, UISCE EIREANN COMPULSORY PURCHASE (ADARE RATIONALISATION) ORDER 2025, on his behalf to An Coimisiún Pleanála,

A handwritten signature in black ink, appearing to read 'Edward Houlihan', written over a horizontal line.

Edward Houlihan

Date: 10.12.25

Objections to the CPO

1. Route of scheme.

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 this location. The requested route therefore represents the more logical and appropriate route.

Fig 1 Adare water rationalisation scheme at Castleroberts – proposed route v Objector's requested route



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 (see appendix 1)

2. Loss of residential site.

The Objector has been advised that he will lose a residential site for his son at the most favourable location on his holding. (see appendix 2)

3. Environmental impact.

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 man made interference to the river by the suction pipe.

4. Trenchless crossing.

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, salmonoids, lamprey, crayfish and mussels, and as already stated, the Objector's side of the bridge is more sensitive.

5. Local awareness

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

6. Oral Hearing Attendance

The Objector believes that an oral hearing into this matter is required and confirms his willingness to attend.

Appendix 1

Location of existing suction pipe on folio map



Appendix 2 – Objector's son's letter and plans in relation to lost site

Castlereberts
Adare

Co Limerick

Dec. 2005

Re: Proposed Dwelling AT
Castlereberts Adare Co Limerick

To whom it may concern

I wish to advise that it was always my intention to build my family home on the farm at Castlereberts Adare, in this rural agricultural area.

In light of the various works by Ance Ekeane and the now Compulsory Purchase order I am very concerned and worried.

I am farming these lands and have a number of cattle sheds, (see site location map) on the land. This is my life, my job and my future. The Proposed Dwelling is located a safe and convenient distance from the main road and public tracks and is tucked away in the corner of the field in order not to fragment the farm and will be private and serene from all directions.

You will note from the information supplied
I will not be interfering with any of the existing
lines of business, the proposed entrance and
signal lines are in accordance with Planning
Requirements and the Proposed Dwelling is in
keeping with existing and permitted developments
in this local Rural Area of Council jurisdiction.

Janus Simanick
Paul Heulthran

Rathuard,
Ballysheedy,
Co. Limerick
November 2025

Re: Proposed Dwelling at Castleroberts, Adare, Co. Limerick

To whom it may concern,

Attached please find site location map, site layout plan, and detailed plans of proposed dwelling for Mr. Niall Houlihan.

The applicant is the son of the registered owner Mr. Edmond Houlihan, and in order to facilitate Niall, his parents are gifting their son a site on the family farm. The proposed location of the site is towards the eastern end of the farm and is located in the corner of the field, measuring 1.0 acres. It is the best possible site available; dry and elevated and will not in any way fragment the family farm into the future.

Therefore, the proposal by Uisce Eireann to issue a compulsory purchase order on this section of land is totally unacceptable and Mr. Houlihan (land owner) is very annoyed and is objecting in the strongest possible manner. There is absolutely no justification in this proposal by Uisce Eireann. Particularly in light of the fact that the works in question can and should be located on the opposite side of the public road, where the nearby water treatment plant is located; thus allowing his son the opportunity to build his house as shown on the attached maps.

Yours sincerely,

L Crawford

Planner/Agent





SITE LOCATION MAP
SCALE 1:2500

IN THE MATTER OF UISCE ÉIREANN

**COMPULSORY PURCHASE (ADARE RATIONALISATION) ORDER 2025, ADARE,
CASTLEROBERTS, CO. LIMERICK**

AN COIMISIÚN PLEANÁLA REF. NO.: ACP- 323891-25

STATEMENT OF EVIDENCE OF

**LAURA HENEGHAN
BEng, MSc, OrdEng, MIEI**

PROGRAMME MANAGER FOR UISCE ÉIREANN

INTRODUCTION

1. I, Laura Heneghan, graduated from National University of Ireland Galway with an honours degree in civil engineering and a Master's in Safety Engineering and Ergonomics. I have more than 14 years postgraduate experience in the planning, design, tendering and construction of water and wastewater services infrastructure projects.
2. I am Uisce Éireann's Programme Manager with responsibility for the delivery of water rationalisation pipelaying projects included in Uisce Éireann's Capital Investment Plan.
3. Since 2023, I have been responsible on behalf of Uisce Eireann for managing the delivery of Adare Rationalisation project (the "**Project**").
4. 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.

THE EXISTING SITUATION & THE NEED FOR THE SCHEME

5. 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.
6. The Adare Water Treatment Plant (WTP) supplies 1,231 properties (2,341 people) in the Adare Water Supply Zone (WSZ). The WTP treats surface water from the River Maigue and ground water from a borehole situated next to the WTP. The water undergoes physical 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.

7. Originally constructed in the 1970's, the Adare WTP has now reached the end of its life. The WTP has significant structural and process deficiencies which mean it cannot reliably produce compliant drinking water.
8. An Environmental Protection Agency (EPA) audit of the water treatment plant identified issues with the plant, and as a result, the scheme was placed on the remedial action list (RAL) by the EPA in May 2024.
9. The 4km rising main between the WTP and Adare Reservoir is in very poor condition, bursting 6-8 times per year with escalating outage and service risk.

DESCRIPTION OF THE PROPOSED SCHEME & PUBLIC INTEREST

10. The Uisce Éireann National Water Resources Plan (NWRP) identifies rationalisation to the Limerick City & Environs Water Resources Zone as the preferred regional approach for Adare and the South -West Corridor.
11. The first phase of this strategic plan – the rationalisation of Croom Water Resources Zone to Limerick City & Environs Water Resources Zone – was completed in December 2024. The Croom rationalisation project included the installation of 6.1km of water main from the end of the existing Limerick City and Environs network at Attyflin to Croom Reservoir Site. This has facilitated the connection of Croom to the Limerick City supply (Clareville Water Treatment Plant) and the decommissioning of existing WTP sites at Cois Sruthain and Skagh.
12. The Adare rationalisation project includes :
 - I. Rationalise and decommission the existing Adare Water Treatment Plant.
 - II. Water will instead be provided to the Adare Network via a new trunk main, connected to the existing Limerick-Croom Trunk main. The new trunk main will require 9.1km of new pipe connecting to an existing trunk main which serves Adare Storage Reservoir. The route of the trunk main as shown in Figure 1.
 - III. The Existing 4.0km of rising main feeding Adare Storage Reservoir will be replaced due to structural issues.
 - IV. No Dig crossing of the River Maigne

13. The objectives of the Adare Rationalisation project are :

- I. The reduction in the risk of microbiological non-compliance & improved security of supply for 1,231 properties.
- II. A security of supply to the properties, via a reduction in the risk of asset failure.
- III. Eliminate known risks at the existing WTP and facilitate the removal of the scheme from the EPA Remedial Action List or the imposition of a Boil Water Notice
- IV. Minimise risk of interruption to supply due to the condition of the treated water rising main.
- V. Strategically align with the NWRP preferred approach of interconnecting Adare with the Limerick City & Environs Water Resources Zone.

14. The route selection report completed in 2025, assessed potential routes between the Croom Tie-in and Adare Reservoir and identified a preferred route for the whole scheme based on a number of factors and criteria. The route selection for the proposed works is outlined in the Statement of Evidence of Paul Cloonan and in the comprehensive Adare Rationalisation Route Selection Report 2025. The site and route selection followed best practice, using Uisce Éireann's Technical Guidance Note 'IW-AD-PD-GL-008' and a multi-stage process identified the preferred route for the pipeline from the Croom tie in point to the Adare Reservoir. Alternative routes were fully considered and assessed against multiple criteria. The alternative routes for the pipeline were found not to be demonstrably preferable. The consideration of alternative routes is detailed in the Route Selection Report 2025.

15. After careful consideration, the preferred final route was chosen as it has advantages over the other routes considered, in terms of minimising disruption to landowners and local communities, while also conforming to engineering best practice, health & safety and taking cognisance of, inter alia, environmental, architectural heritage and capital cost factors.

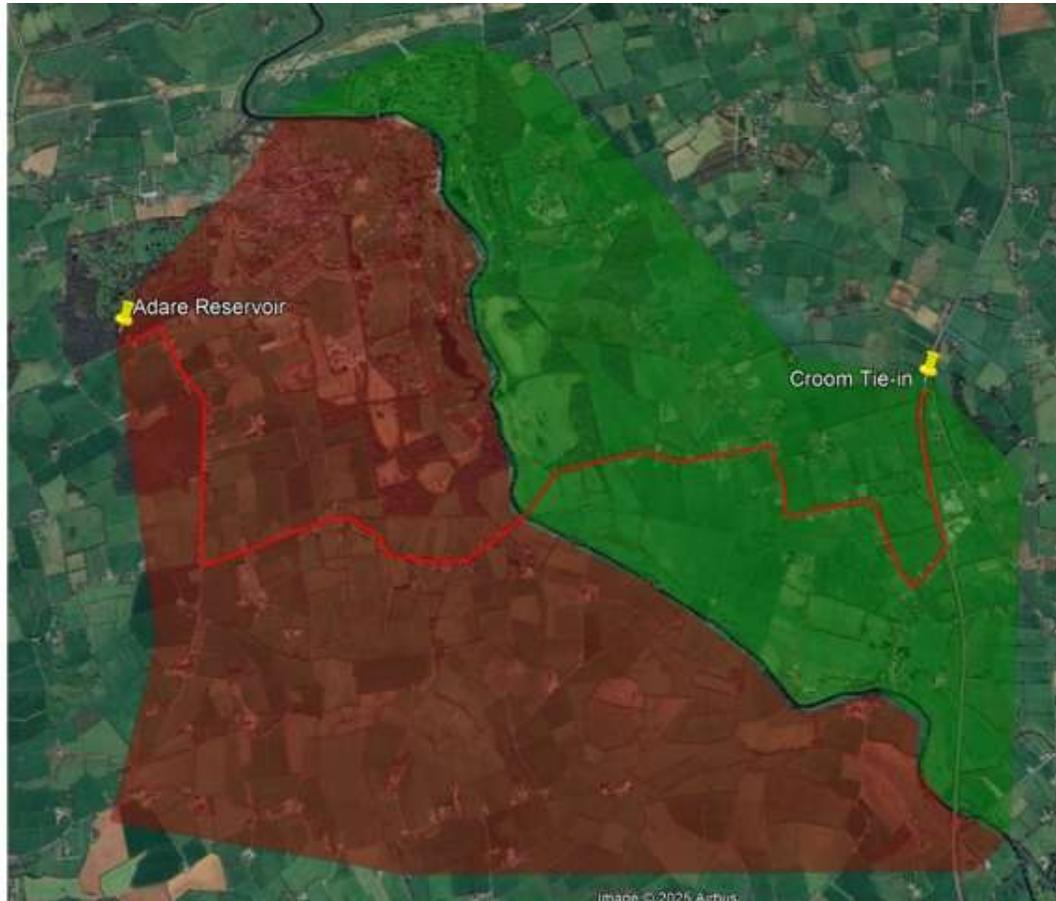


Figure 1 -Rationalisation Pipeline Route

Compulsory Purchase Order

16. Lands are required to facilitate the construction of the elements of pipelines which cannot be accommodated in publicly owned lands or lands in the ownership of Uisce Éireann. The proposed Compulsory Purchase Order is necessary as lands not in the ownership of Uisce Éireann were identified in the Adare Rationalisation Route Selection Report 2025. Uisce Éireann was not able to acquire one of the required wayleaves through voluntary agreement.
17. A significant amount of engagement took place with the landowner over last number of years, which is covered in the communications Statement of Evidence of John Daly of Avison & Young. It was not possible to acquire the landowners lands by agreement.
18. The Uisce Éireann Compulsory Purchase (Adare Rationalisation) Order 2025 was signed and sealed by the Chief Executive Officer of Uisce Éireann, Mr.

Niall Gleeson and the Company Secretary, Mr Richard O'Sullivan, and dated 31st October 2025.

19. Formal Notices of the CPO were sent by registered post to the individual landowners of the lands affected by the CPO by registered post on 11th November 2025. The public notice for the CPO was published in the Limerick Leader on the 15th November 2025.

20. The lands owned by Mr. Edward Houlihan are the subject of this CPO hearing, are referenced on Drawing Number UÉ/10051295/CWL/0002 and are identified as Plots 004, 005 and 006. Plot 004 identifies the permanent acquisition and includes for an area of 0.0657 ha. Plot 005 & 006 identifies temporary working areas which are also sought and set out around the side of the proposed permanent wayleave with an area of 0.047ha and 0.4139ha respectively. See Figure 2 below.

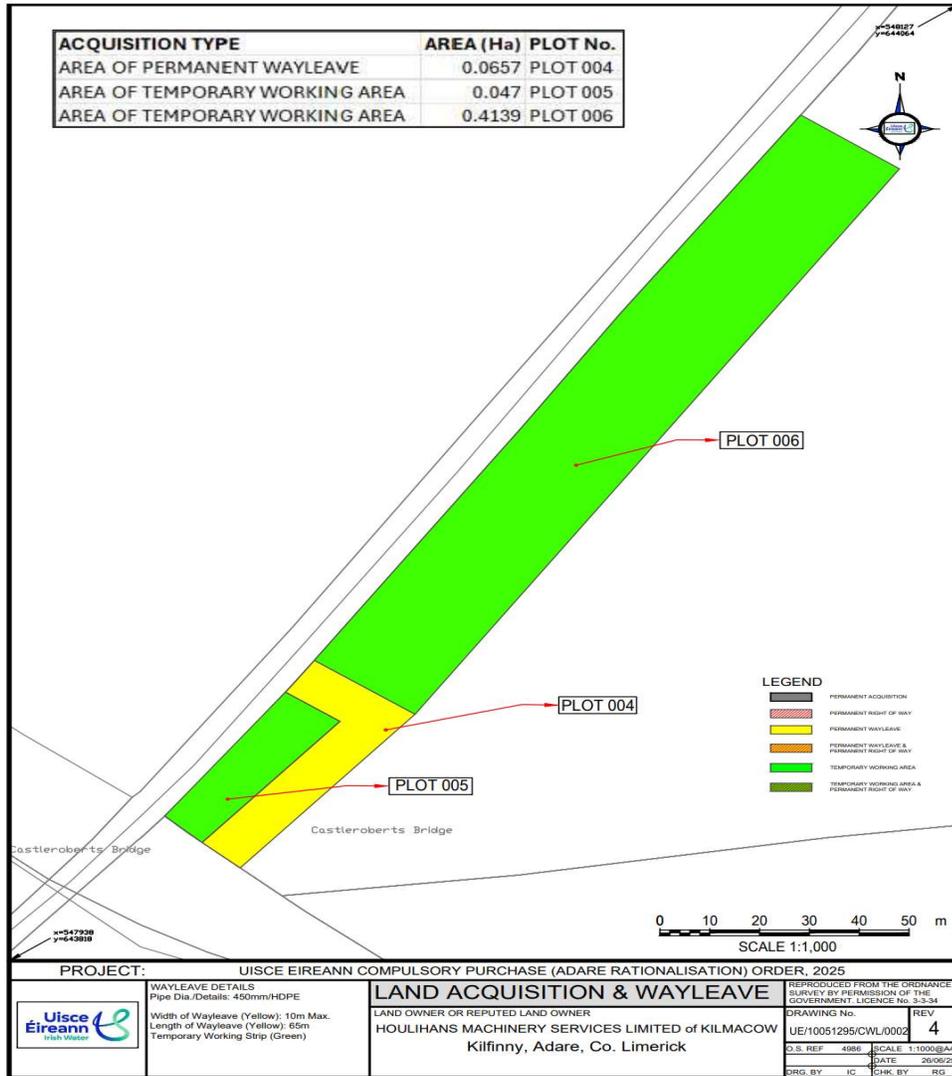


Figure 2 – Drawing UE/10051295/CWL/0002

21. These lands are specifically required in order to construct a pipeline under the river Maigue and connect the Adare Water Supply to the existing Limerick City and Environs Water Supply.

OBJECTION

22. Uisce Éireann was provided with the details of the objection by letter dated 30th December 2025 (ACP letter to UE) and 10th December 2025 (FBA Consultants) to ACP) on behalf of their client Mr. Edward Houlihan. Responses to the objection raised by the objector are addressed below and in the Statements of Evidence prepared by Paul Cloonan (Civil Engineer) and Sam Wallace (Planning Manager).

23. I have reviewed the objection submitted by FBA Consultants for Mr. Edward Houlihan (ACP -323891-25) and respond as follows:

- a. The objector has requested an alternative route crossing the River Maigue on the opposite side of the road to his lands. The Adare Rationalisation Route Selection Report comprehensively assessed possible pipeline corridors. It is clear that the River Maigue would have to be crossed at some point. The crossing of the River Maigue utilising Horizontal Directional Drilling at Plot 004 is the least constrained for a number of reasons including, *inter alia*, the presence of existing infrastructure, technical/engineering, health & safety, environmental, heritage and landowner reasons. This will be addressed in full by Paul Cloonan in his Statement of Evidence.
- b. The objector is alleging the loss of residential site. The CPO land take affects only the localised HDD crossing area. The planning element will be addressed by Paul Cloonan and also by Sam Wallace in their Statements of Evidence.
- c. The objector has raised environmental concerns. AA screening has been completed for the project and following comprehensive assessment there are no significant effects on Special Areas of Conservation/Special Protected Areas. The proposed HDD construction methodology avoids instream works. All environmental surveys were completed and underpin the planning report.
- d. The objector has raised concerns with the proposed HDD construction methodology for the river crossing. This will be address by Paul Cloonan in his Statement of Evidence . On completion of construction, it is the intention to decommission the Adare WTP and intake as part of the project and this will ensure there will be no risk to the water supply.
- e. The objector has raised concerns on lack of local awareness of the project. In the course of the project development, UE held an elected Representative Briefing in September 2025 detailing the need for the proposed project, the project area and route with indicative timelines for delivery. This was then issued to all elected representatives and local press/media outlets. The CPO statutory process requires newspaper publication and individual service; road signage is not part of the legal requirements.
- f. The objector has requested an oral hearing. This is at the discretion of ACP.

CONCLUSION

24. The existing Adare WTP has reached its end of life as documented in the EPA Audit in 2024. The proposed works will address these issues and ensure a resilient and reliable water supply for the community.

25. The permanent wayleave and temporary working areas as sought are necessary and are suitable to fulfil a community need; any alternative methods of meeting the community needs have been considered but are not demonstrably preferable; the works to be carried out accord with or at least will not be in material contravention of the provisions of the statutory development plan.

26. Accordingly, Uisce Éireann invites An Comisiún Pleanála to confirm the CPO as made by Uisce Éireann without modification.

Laura Heneghan
Uisce Éireann Project Lead

TOBIN

Adare Rationalisation

CPO – Brief of Evidence

WARD & BURKE



BUILT ON KNOWLEDGE

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1. INTRODUCTION

1.1 QUALIFICATIONS AND EXPERIENCE

I, Paul Cloonan, am a Civil Engineer (BEng) with particular experience in the planning, detailed design and project management of civil engineering projects in the water sector, in both potable water and wastewater treatment. I have also delivered several infrastructure projects for civil works contractors on Design Build projects.

My role on the project is as Technical Director within TOBIN.

1.2 PROJECT TEAM

TOBIN as Designer for Ward and Burke Construction Ltd were engaged to prepare the design for the Adare Rationalisation.

2. PROJECT DESCRIPTION AND ROUTE SELECTION

2.1 PROJECT DESCRIPTION

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 and world famous golf course.

The town is served by the Adare Water Treatment Plant (WTP), which has a production capacity of 1.8ML/d. Water is abstracted from the River Maigue, and undergoes physical 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 Adare WTP 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. An EPA audit report in Q1 2024 observed risks to interruption to supply, water quality and pollution of the environment associated with the existing Adare WTP.

The Adare WTP has a theoretical design capacity of 1.8ML/d and currently produces an average of between 1.2 – 1.4ML/d, serving a resident population of approximately 2,341. There is concern that the scheme could be placed on the Remedial Action List (RAL) upon issue of the EPA audit report.

In addition to concerns at the plant, the 4km rising main to the reservoir is in very poor condition, with bursts now occurring on average 6 – 8 times per year.

In September 2027, Adare Manor will host the Ryder Cup, an event which will place a significant additional demand on both the plant and this rising main.

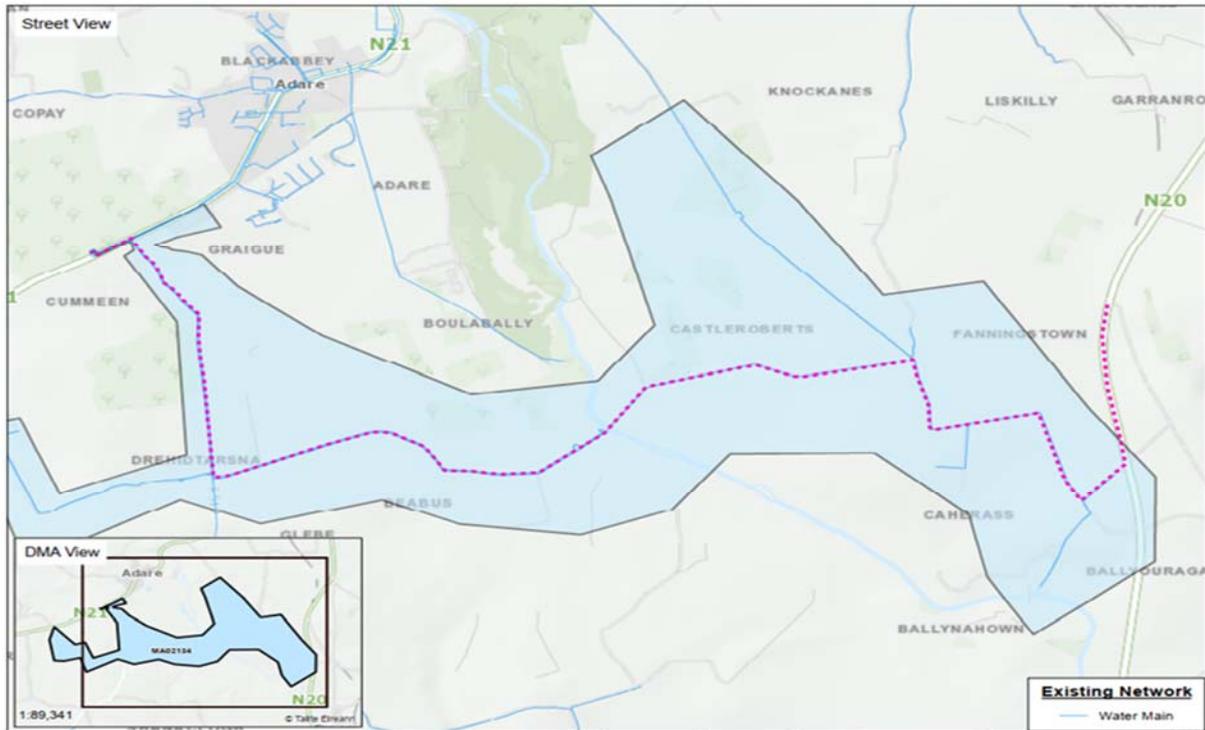


Figure 2-1 Route Overview

The works relating to this report are part of a larger project known as Adare Rationalisation. Figure 2-1 shows an overview of the route of the proposed watermain associated with Adare Rationalisation. The Adare Rationalisation project will supply water to Adare from the Castletroy Newcastle Towers in Limerick City. Figure 2-2 shows the location of the Adare Reservoir in relation to the Castletroy Newcastle Towers.



Figure 2-2 Site Location

2.2 ROUTE SELECTION

The route selection report completed in 2025, assesses potential routes between the Croom Tie-in and Adare Reservoir and identifies a preferred route for the whole scheme based on the following criteria:

- Existing utilities;
- Constructability;
- Potential impacts on Ecology and archaeology;
- Capital and whole life cost.

Four routes were identified as part of the route selection. Figure 2-3 show the route of each option. Option 1 (Purple), Option 2 (Yellow), Option 3 (Red), Option 4 (Blue).

All options are routed in parts through public roads.

Options 1(Purple) and 2 (Yellow) are largely taken through private lands.

Option 3 (Red) and Option 4 (Blue) are routed through public roads.

In all cases, the River Maigue must be crossed with an offline watermain solution.

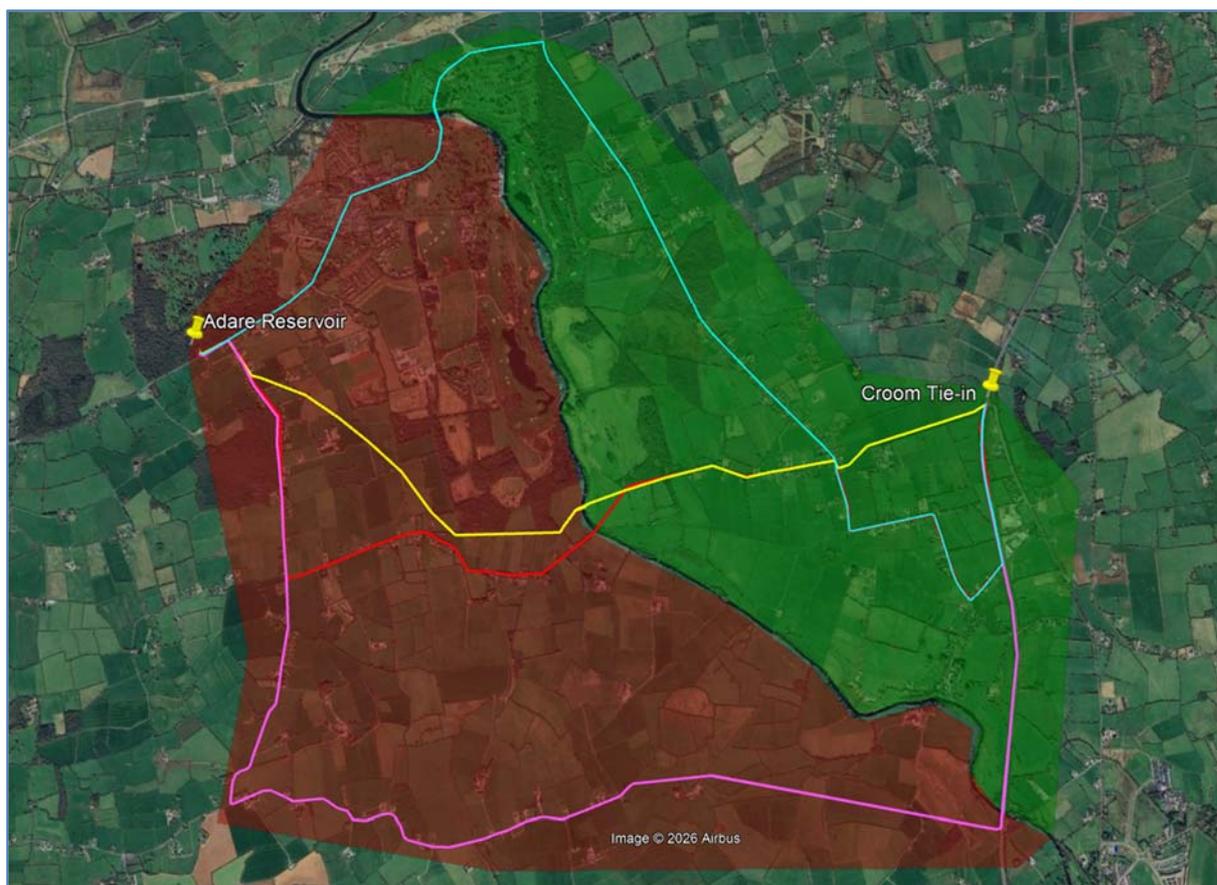


Figure 2-3 Route Options

The preferred route as shown in Figure 2-4 involves 9.17km of pipeline installed on public roads using an open cut construction methodology. The River Maigue crossing, that is the

subject of the CPO will be undertaken using Horizontal Directional Drilling, which will require both temporary and permanent wayleaves for construction and a permanent wayleave for operation and maintenance. No significant technical or environmental constraints were identified along the preferred route.

A structure to note relevant to this river crossing location is the Castleroberts Bridge. This bridge is a recorded National Inventory of Architectural Heritage(NIAH) and a Sites and Monuments Record (SMR). Crossing the river by Horizontal Directional Drilling within private lands avoids interaction with this protected structure.

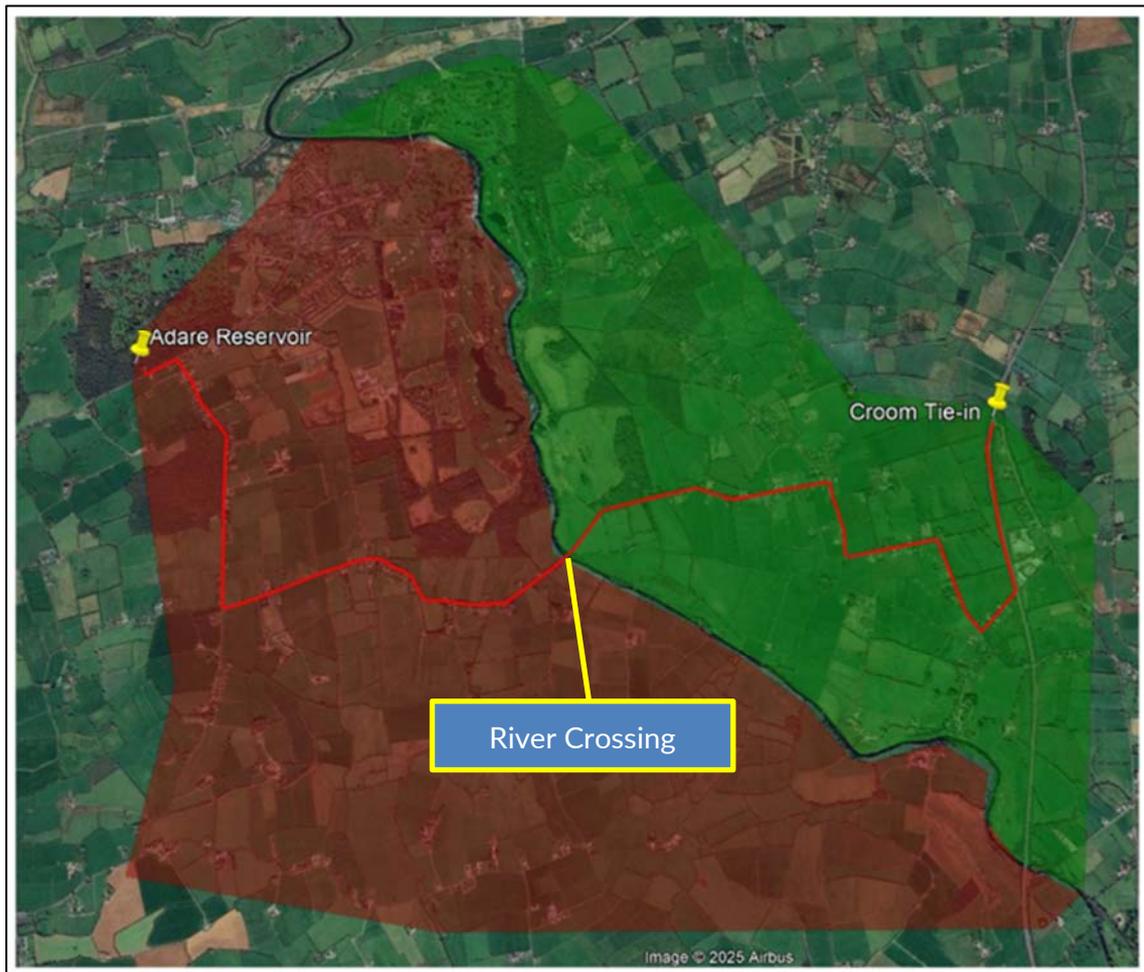


Figure 2-4 Preferred Route

3. WAYLEAVE REQUIREMENTS

To facilitate construction of a trunk main on private lands, the following would need to be obtained:

Permanent Wayleave : to accommodate the permanent works associated with a large diameter pipe and to facilitate access for future repair, renewal and/or maintenance; and

Temporary construction wayleave : to facilitate pipeline construction including:

- Storage / Stockpiling areas for stripped topsoil and pipeline construction materials including pipe lengths and pipe bedding material, stored linearly along the pipeline route;

- Temporary areas to facilitate the activities of the pipeline construction operation (Which is expected to comprise excavators, Horizontal Directional Drill Rig, wheeled trucks, off-road dumper trucks, pipe strings, etc.).

A typical cross section of a Horizontal Directional Drilling Set up for a watermain crossing of a river is shown in Figure 3-1.

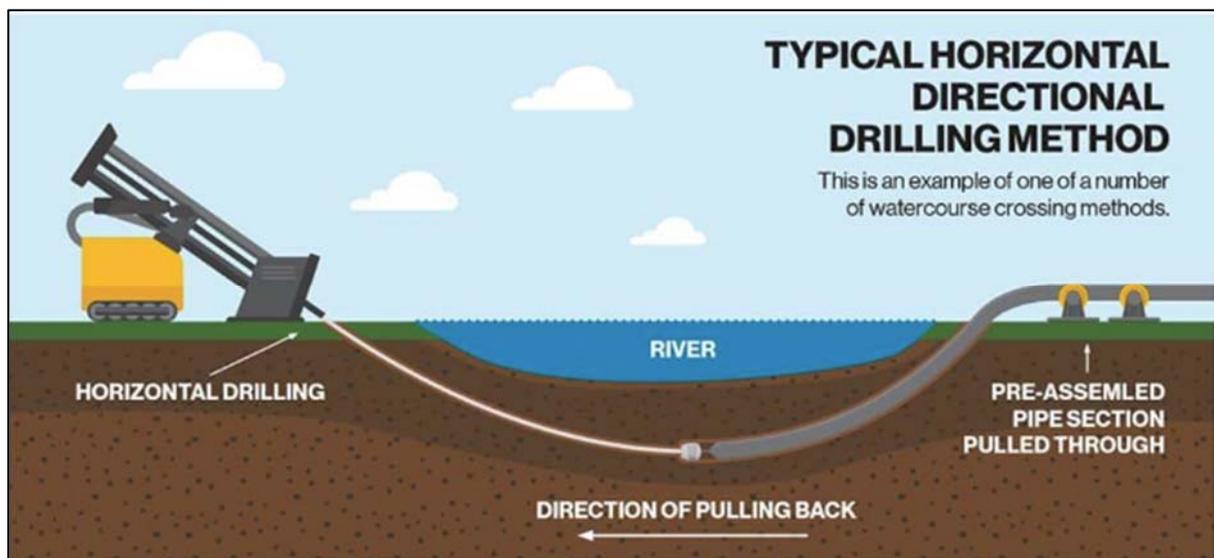


Figure 3-1 Typical Cross section of Horizontal Directional Drilling Set Up

In the case of the River Maigue crossing, consent in the form of a wayleave would need to be obtained to carry out the construction of the watermain. Consent was agreed by the registered landowner on the south bank (Plot 001, 002, 003) as shown in Figure 3-2. Consent has not been agreed with the registered landowner on the north bank (004, 005, 006).

A compulsory purchase order was submitted in relation to Plots (004,005,006). An extract from the wayleave drawing included in the original CPO submission showing the 10m max permanent wayleave Plot no 004 is shown below in Figure 3-3 Plot no 006 shows the temporary wayleave required to store river crossing pipe string which is 170m.

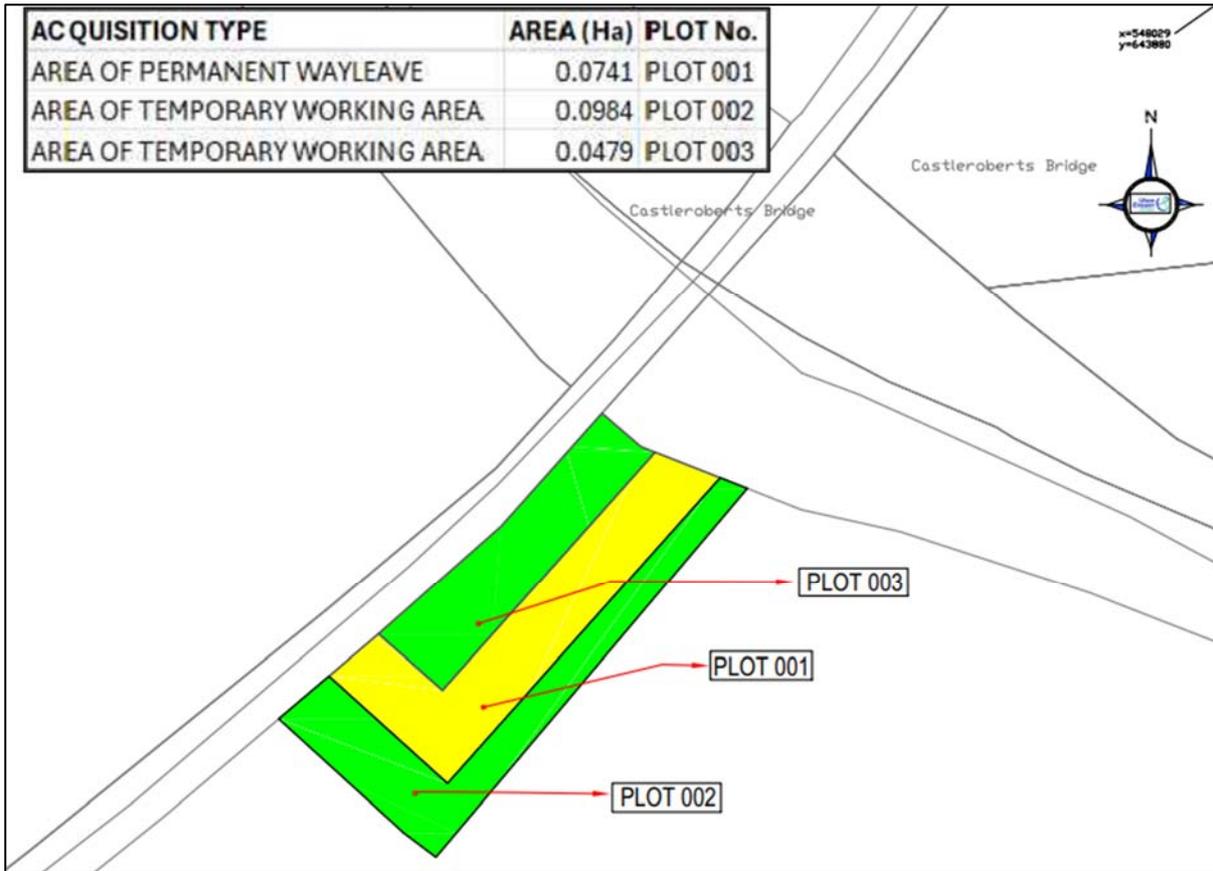


Figure 3-2 South Bank Wayleave

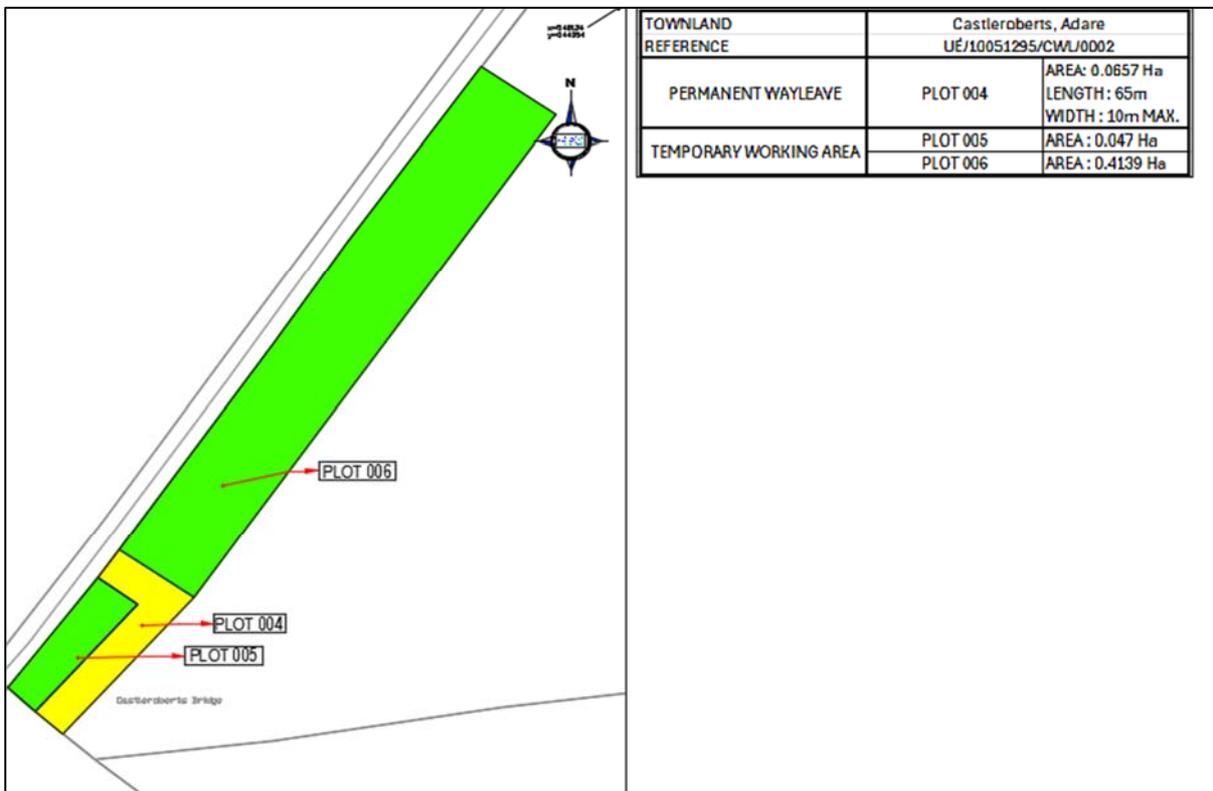


Figure 3-3 Original CPO Submission

4. OBJECTION OF EDWARD HOULIHAN

Houlihans Machinery Services Limited (Kilmacow Kilfinny Adare Co. Limerick) are the registered owners of the Plot no. 004 as shown in Figure 3-3. Edward Houlihan has registered an objection with An Bord Pleanála noting 6 points.

Edward Houlihan's basis for objection are described and addressed in the following sections of this statement.

4.1 ROUTE OF SCHEME

The objection states:

"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".

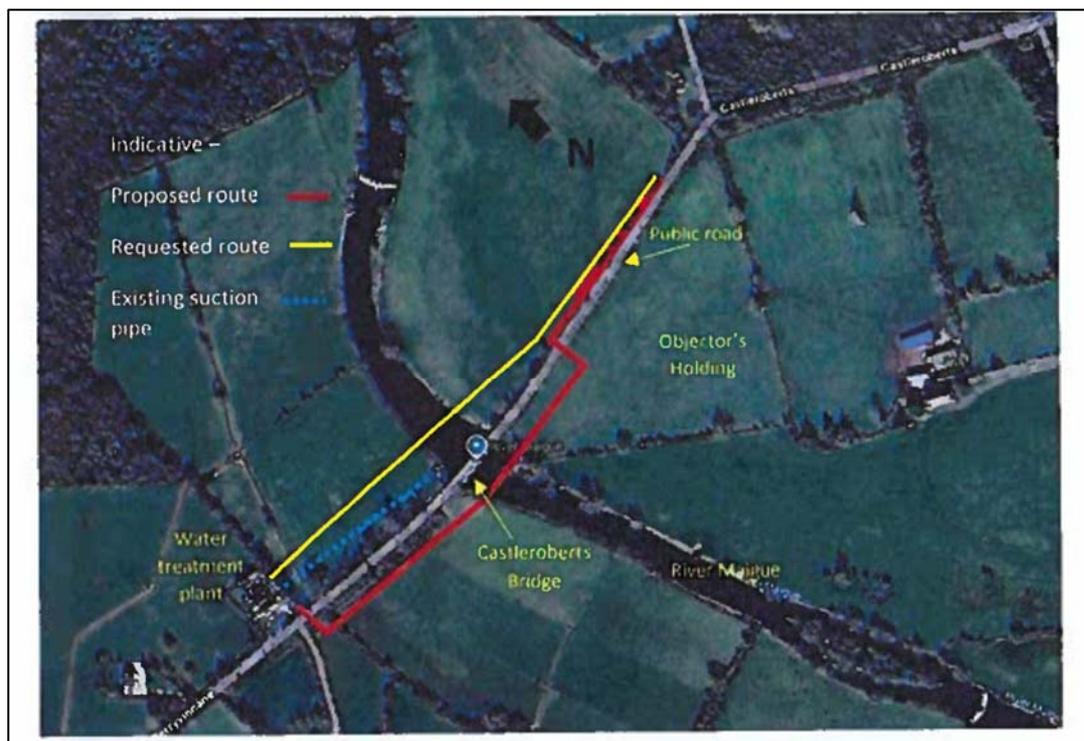


Figure 4-1 Objector's Proposed Route

Response

The reported route shown in Figure 4-1 does not reflect the proposed route of the designer. The objector shows the route located in the land across the road from his land before crossing the road onto his land. The designed route is within the public road and enters private land either side of the river crossing as shown in Figure 4-2.

The length of the proposed route shown in figure 4-1 does not reflect the temporary working area to accommodate the pipe string. The CPO submission shown in Figure 3-3 shows the extents of the route in question.

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.

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.

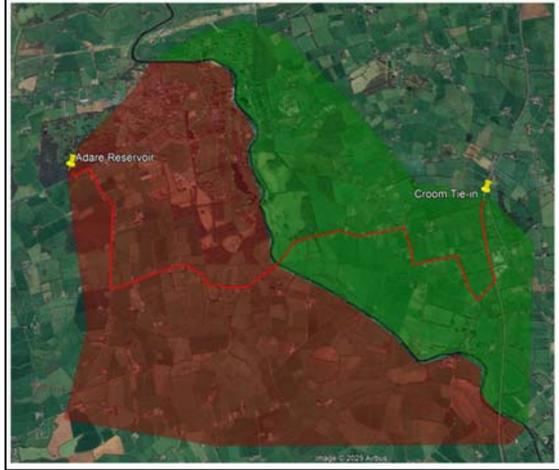
The objectors "requested" route shows the water main connecting to the Adare Water Treatment Plant. The designers proposed route will carry the supply of water from Castletroy Newcastle Towers in Limerick to Adare Reservoir via the Croom Tie-in as shown in Figure 2-2. The Water Treatment plant shown in Figure 4-1 will 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.



Figure 4-2 Comparison of Routes

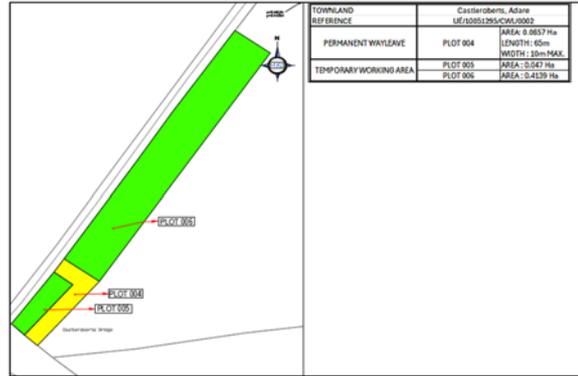
Figure 4-2 shows an overlay of the three routes in discussed above. The red route shows the Adare Rationalisation Route. This route enters the objectors holding for approx. 55m before turning onto the road. The Blue route shows the objectors misunderstanding of the route. This

route enters the objectors holding for approx. 85m before turning onto the road. The yellow route is the objectors proposed route.

Objector's Understanding of Scope	Adare Rationalisation Scope
 <p data-bbox="204 909 611 943"><i>Proposed route entering Adare WTP</i></p>	 <p data-bbox="810 931 1398 1010"><i>Water supply form Croom Tie-in to Adare Reservoir. No interaction with Adare WTP</i></p>
 <p data-bbox="204 1547 611 1581"><i>Proposed route entering Adare WTP</i></p>	 <p data-bbox="810 1559 1297 1682"> Red line – Designers Route Blue Line – Objectors Assumed Route Yellow Line – Objectors Proposed Route </p>



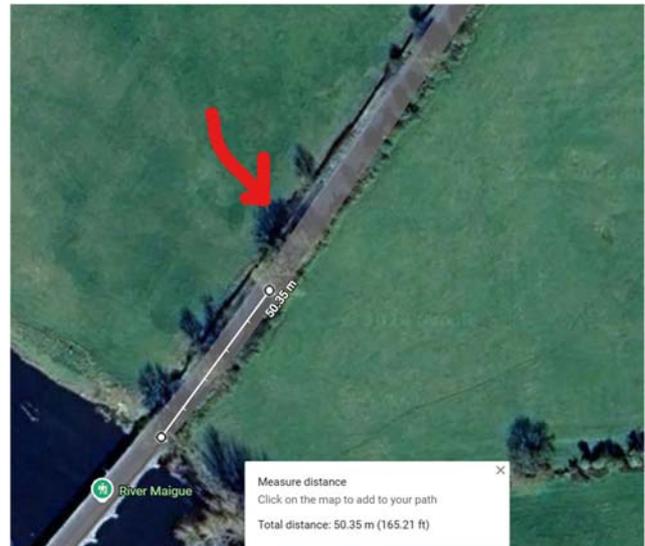
Proposed route in Objector's Holding



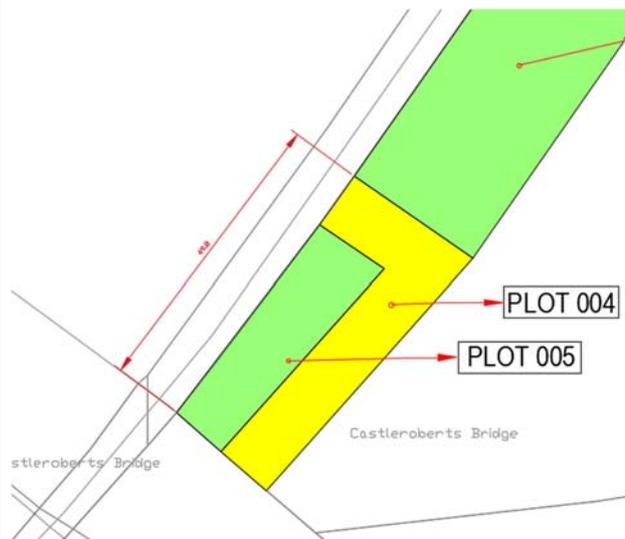
Original CPO – Pipeline within Yellow boundary



Proposed route entering Objector's holding North side of tree shade



Original CPO entering Objector's Holding South Side of tree shade



Original CPO – distance from Castleroberts Bridge to entering objector's holding (48.9m)

Table 1 Route of Scheme Comparison

The objection states:

“ 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

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 that are outlined in the following.

Health and Safety Challenges

Overhead electrical lines bringing power to the boreholes at the river as shown in Fig 4-3. Which are health and safety concerns during construction that is not present on the opposite side of the road. It is noted that there are telecom wires on the objectors side of the road that 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 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 subsequence outage to the Adare water supply network. Overall the preferred option in regard to safety is to keep to the designed route.

The risk to the existing Adare water supply.

The power lines provide power to the current Adare source at the river. Which if damaged, would result in an outage to the supply of water to the network.

The existing suction pipe to the WTP would have to be crossed. This pipe will remain in operation until the Adare Rationalisation is commissioned. Damage to this pipe 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.



Figure 4-3 Overhead Powerhead lines

4.2 LOSS OF RESIDENTIAL SITE

The objection states:

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



Figure 4-4 Reported Residential site location

Response

There is no current planning application submitted for a development at this location. Knowledge of this location as a favoured location for a residential site was not available when selecting the route options.

Of the 1.0 acre proposed site, 0.1623 acres will be used as a permanent wayleave. There are other suitable locations on the objectors holding with road frontage away from the river. Figure 4-5 shows the location of the permanent wayleave within a 1.0 acre site and the location of a dwelling set back 20m from the public road. A proposed dwelling can be located within the 1.0 acre site in the white area also.

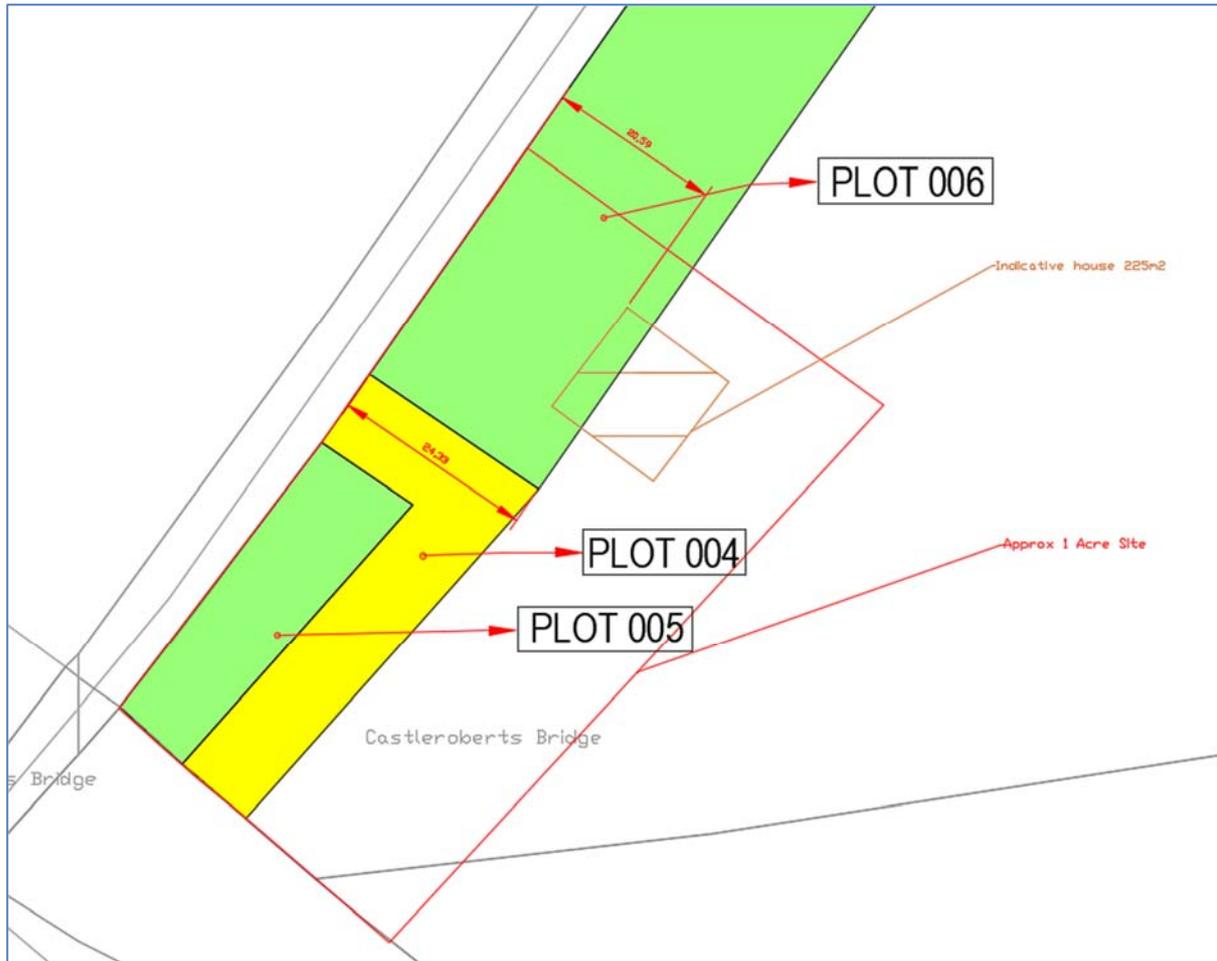


Figure 4-5 Indicative Residential Site Containing Dwelling and Permanent Wayleave

The location of the proposed development is surrounded by areas of High(1:10), Medium(1:100) and Low(1:1000) probability of flooding as shown in Figure 4-6. Thus questionable if planning would be obtained.

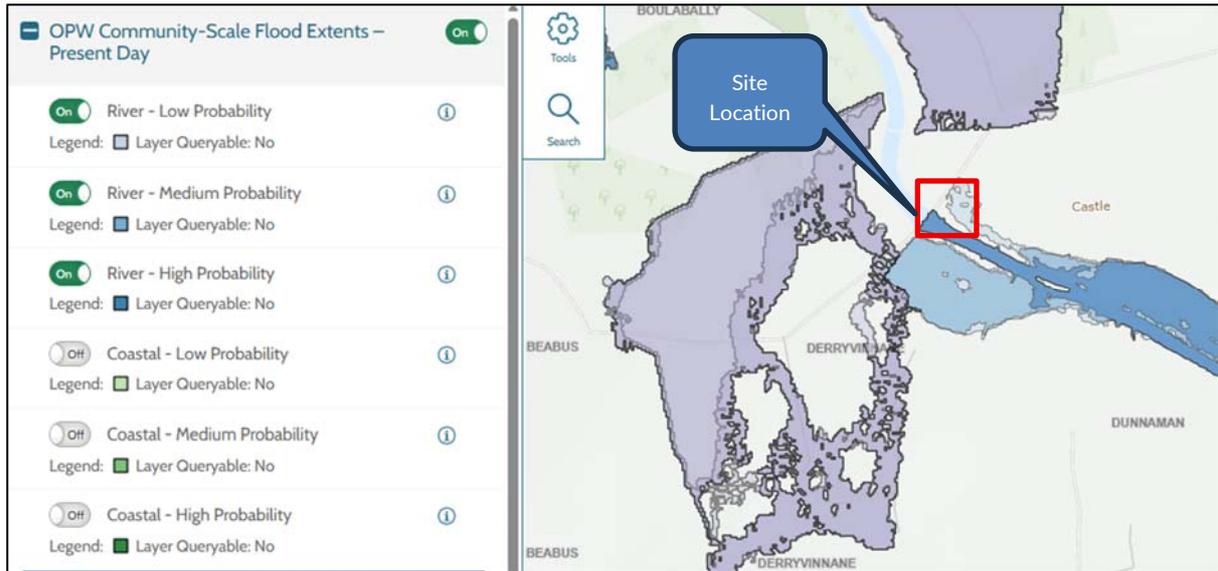


Figure 4-6 OPW Community Scale Flood Extents - Present Day

Objector's Proposed Site	Indicative Residential site with Dwelling

Table 2 Residential Site Comparison

4.3 ENVIRONMENTAL IMPACT

The objection states:

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 man made interference to the river by the suction pipe.

Response

An Appropriate Assessment screening has been carried out for the project. It is recommended that Appropriate Assessment is not required.

Figure 4-7 shows the proximity of work in relation to the nearby Designated Sites. The works at the river crossing do not enter a protected area.

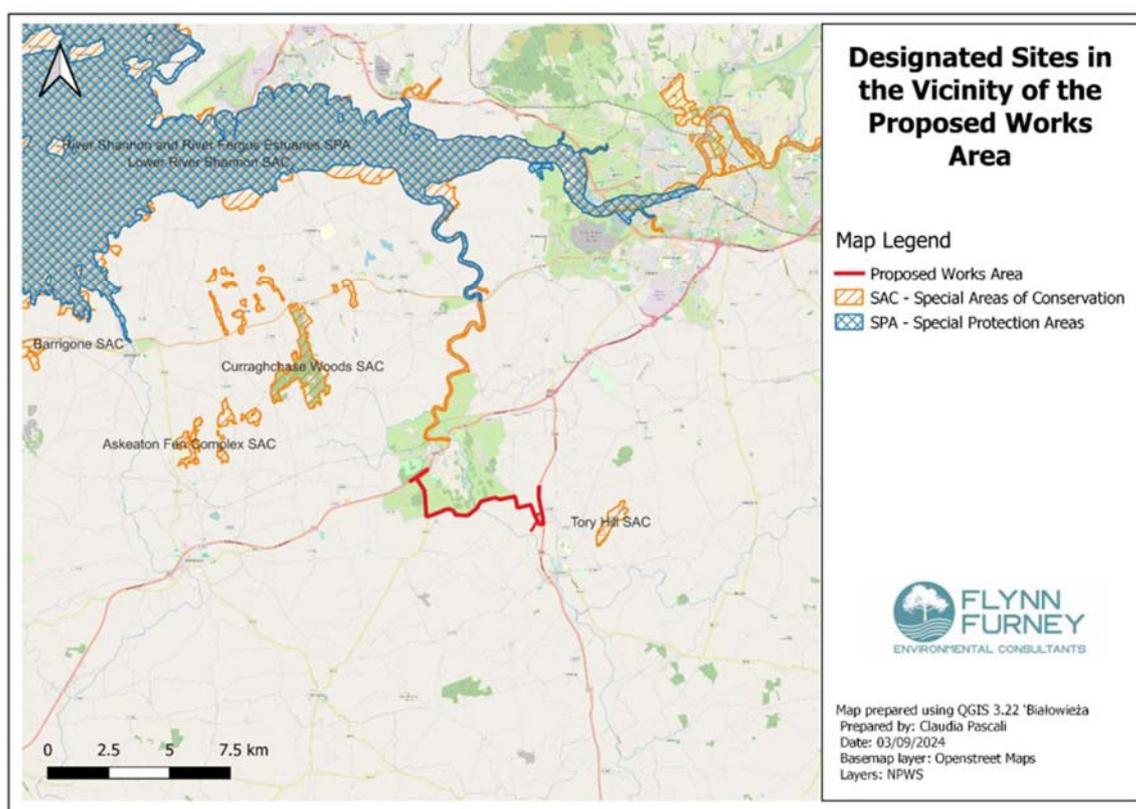


Figure 4-7 Proximity of works to the nearby Designated Sites

Regarding the concern to the objectors 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.”

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 as seen in figure 4-8 below.



Figure 4-8 Mature Trees located away from works

4.4 TRENCHLESS CROSSING

The objection states:

“ 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 there fore 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

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. Figure 4-9 shows the cross section of the directional drill at the river crossing.

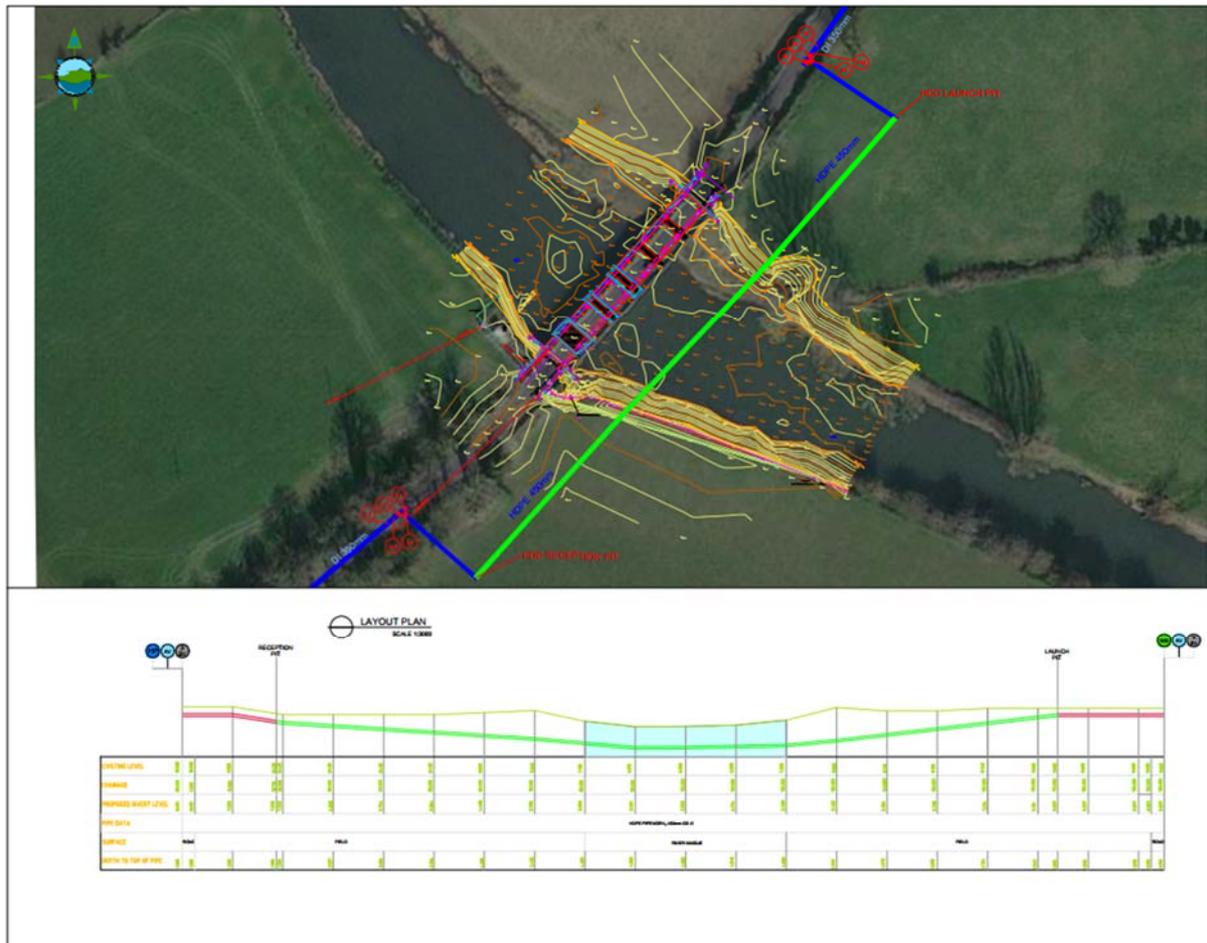


Figure 4-9 Cross section of River Crossing

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)

Crossing the river by installing the pipe in the bridge deck was considered. As referenced in section 2.2 this bridge is listed as both an National Inventory of Architectural Heritage (NIAH) and Sites and Monuments Record (SMR). Site investigation discovered that there is insufficient cover to maintain the pipe size. Concrete protection is required in cases of reduced cover. This would not be in keeping with the existing architectural features of this historic bridge. There is also the concern that damage to the bridge may occur during construction. If damage were to occur, a road closure until completion of the repairs would be needed.

An alternative practice no longer used, strapping the pipe to the side of the bridge introduces the health and safety risks to construction staff and Uisce Eireann operations and maintenance staff, namely working from heights and water over water.

Any interaction with the Castleroberts Bridge would need to be considered against the proposed route through agricultural land.

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.”

4.5 LOCAL AWARENESS

The objection states:

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

Response

This has been addressed in the Statement of Evidence of Laura Heneghan.

4.6 ORAL HEARING ATTENDANCE

The objection states:

“The Objector believes that an oral hearing into this matter is required and confirms his willingness to attend.”

Response

This has been addressed in the Statement of Evidence of Laura Heneghan.

5. CONCLUSION

From the route and site selection report the preferred option 3 (Red) follows the route of the public road as such is satisfactory and preferable.

To cross the river, a number of options were investigated. Utilising the Castleroberts bridge involved a number of constraints. Thus Directional Drilling is the demonstratable preferred methodology and concerns raised with this methodology have been addressed.

Construction on the Adare WTP side of the river would encounter health and safety constraints associated with overhead electrical line and a concern that damage to the existing water infrastructure could occur during construction.

Construction on the side of the CPO in question does not involve any of the constraints highlighted and as such is demonstrably preferable.

In relation to land take involved in the CPO, the minimum amount of land required to carry out the works safely and environmentally friendly. It has been shown that both a residential dwelling and pipeline could be located within the proposed site raised.

Paul Cloonan

Civil Engineer, Technical Director



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IN THE MATTER OF UISCE ÉIREANN

**COMPULSORY PURCHASE (ADARE RATIONALISATION) ORDER 2025,
ADARE, CASTLEROBERTS, CO. LIMERICK**

AN COMISIÚN PLEANÁLA REF. NO.: ACP- 323891-25

**PLANNING STATEMENT OF EVIDENCE OF SAM WALLACE BA, MSc,
MRUP, MIPI**