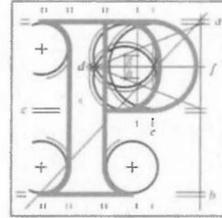


Our Case Number: ACP-323891-25

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 - (ii) all objections made are subsequently withdrawn, or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
Ríomhphost	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: <i>9:15</i>	By: <i>Post</i>

**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

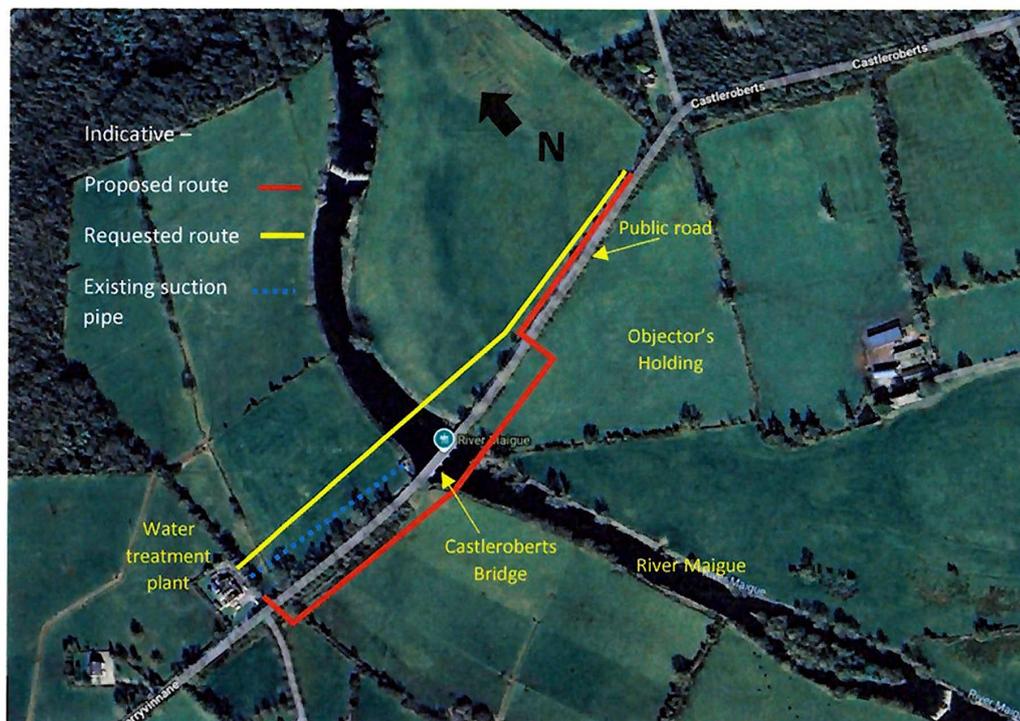
Date: 10/12/25

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

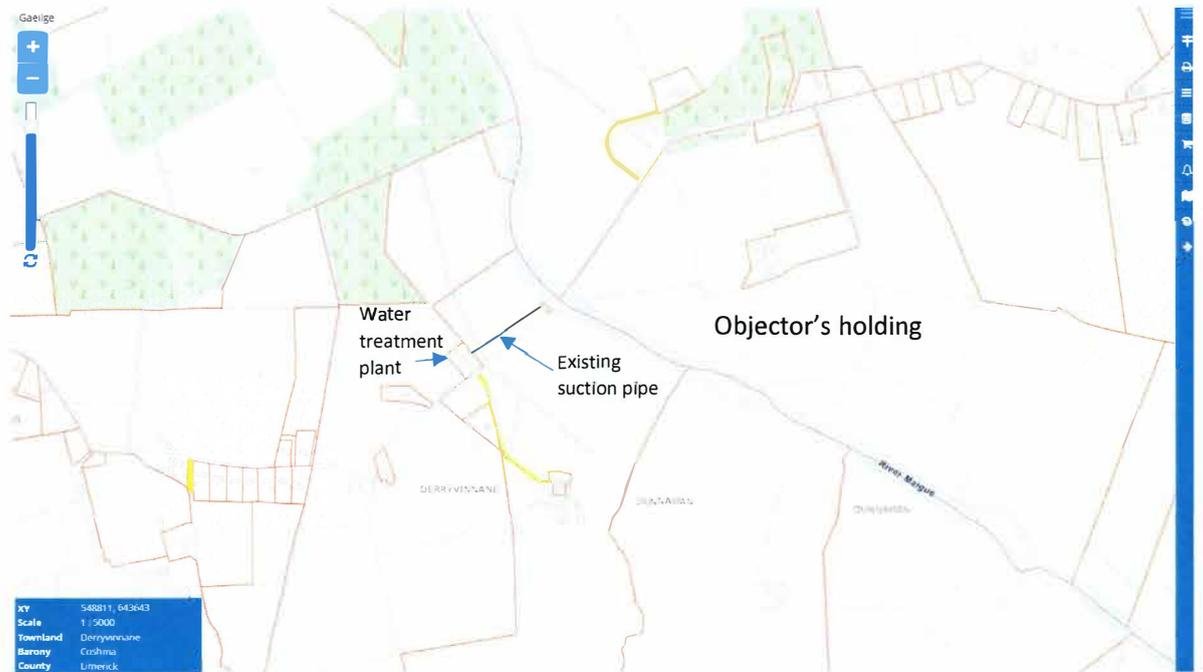
There is little or no local awareness of the CPO and the proposed scheme design. There are no roadside signs posted.

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

Castleroberts
Adake

Co Limerick

Dec - 2025

Re: Proposed Dwelling AT
Castleroberts Adake 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 Castleroberts Adake, in this Rural Agricultural Area.

In light of the ongoing works by Uisce Eireann 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 farm yard and slurry tanks. And is tucked away in the corner of the field in order not to fragment the farm and will be private and separate from my daily farmwork.

You will note from the information supplied
I will not be interfering with any of the existing
trees of hedgerow, the proposed entrance and
sight 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 County Limerick.

Jouris Smethley
Neil Houlihan

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





Castleroberts Bridge

PROPOSED ENTRANCE

220' x 670'

Please Note:
EXISTING Hedgegrove
To Road Frontage To
Be Retained

PROPOSED Dwelling

PROPOSED WASTE WATER
TREATMENT SYSTEM

EXISTING BUILDINGS
Asx feed

EXISTING FARMYARD
& FOREST BUILDINGS

Castleroberts

+ Castle (site of)

SITE LOCATION MAP & Layout Plan
SCALE 1:2500