

Eimear Reilly

From: Bernard Dwyer <bernard@tpa.ie>
Sent: Tuesday 6 January 2026 14:22
To: Eimear Reilly
Subject: Re: WSP - ACP 323980
Attachments: WSP SID Application Form.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Thanks Eimear,

See attached corrected application form. I haven't included appendices as there is no change to them from what was previously submitted. Hopefully that's ok.

I have sought the bank details from UE and will follow on with them.

Regards,
Bernard

From: Eimear Reilly <e.reilly@pleanala.ie>
Sent: Tuesday, January 6, 2026 12:42
To: Bernard Dwyer <bernard@tpa.ie>
Subject: RE: WSP - ACP 323980

Hi Bernard

I acknowledge receipt of your email. The Commission require a soft copy of the updated application form – you can send this on by return email.

Separately, and as discussed, by phone a moment ago, please be advised that the fee to lodge the SID application is €100,000. I note that you have overpaid the application fee by €23,000. I will arrange for a refund for this amount to be issued to you. In order to process this, the Commission require either TPA's or UE's bank details on headed paper. You are required to send this on to me by return email also.

Kind regards
Eimear

From: Bernard Dwyer <bernard@tpa.ie>
Sent: Monday, January 5, 2026 5:20 PM
To: Eimear Reilly <e.reilly@pleanala.ie>
Subject: WSP - ACP 323980

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Hi Eimear,

As discussed earlier, we've noticed a minor discrepancy on the application form for this.

No's 22 and 23 of the site notice locations below are in Co. Kildare as opposed to Co. Offaly (Page 15 of the form)

Can you confirm if we should re-issue a revised form to correct that? Or is this email sufficient to notify of the error.

Thanks,
Bernard

- 20. Curragh, Co. Offaly
- 21. Rathclonbrackan, Co. Offaly
- 22. Ballynakill Lower, Co. Offaly
- 23. Baltracey, Co. Offaly
- 24. Barberstown Upper, Co. Kildare
- 25. Commons Upper, Co. Kildare
- 26. Peamount (R120), Co. Dublin
- 27. Peamount (R120 next to TPR site access road), Co. Dublin
- 28. Milltown, Co. Dublin

Details of other forms of public notification, if appropriate e.g. website

www.watersupplyproject.ie

Bernard Dwyer

Associate

Tom Phillips + Associates

Town Planning Consultants

| **Contact** | |

**Cork**

Mathew House

Father Mathew Street

Cork

T12 TN56

T +353 21 206 6596

M +353 87 242 8184

Dublin

80 Harcourt Street

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w www.tpa.iee info@tpa.ie**Tom Phillips and Associates Limited: Dublin and Cork:**

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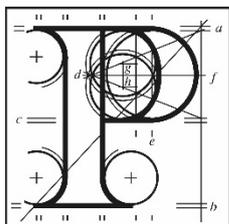
Eimear Reilly
Executive Officer
Strategic Infrastructure Development
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902
Teil: 01-873-7184
Facs: 01-8722684

Má fhaigheann tú an ríomhphost seo lasmuigh de na gnáthuaireanta oibre, ní bheidh mé ag súil le freagra ná gníomh lasmuigh de d'uaireanta oibre féin.

If you receive this email outside of normal working hours, I do not expect a response or action outside of your own working hours

Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil.

Please consider the environment before printing this mail.



An
Bord
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	37E of the Planning and Development Act 2000 (as amended)
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2. **Applicant:**

Name of Applicant:	Uisce Éireann
Address:	Colvill House, 24-26 Talbot Street, Dublin 1, D01NP86
Telephone No:	01 202 7770
Email Address (if any):	watersupply@water.ie

3. **Where Applicant is a company (registered under the Companies Acts):**

Name(s) of company director(s):	Niall Gleeson Jerry Grant Patricia King Eileen Maher Gerry Britchfield Cathy Mannion Michael Walsh Michael Nolan Douglas Millican
Registered Address (of company)	Colvill House, 24-26 Talbot Street, Dublin 1, D01NP86

Company Registration No.	530363
Telephone No.	01 202 7770
Email Address (if any)	watersupply@water.ie

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Bernard Dwyer, Associate, Tom Phillips + Associates
Address:	80 Harcourt Street, Dublin 2, D01F449, and Mathew House, Father Mathew Street, Cork, T12 TN56
Telephone No.	+353 21 206 6596 (+353 1 4786055)
Mobile No. (if any)	
Email address (if any)	info@tpa.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is "No", all correspondence will be sent to the Applicant's address)

Yes: [] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

01 202 7770

5. Person responsible for preparation of Drawings and Plans:

Name:	Simon White
Firm / Company:	Jacobs Engineering Ireland Ltd.
Address:	Termini Building, 2nd Floor, 3 Arkle Road, Sandyford, Co. Dublin, D18 C9C5
Telephone No:	+44 (0)7816 560 747
Mobile No:	
Email Address (if any):	simon.white2@jacobs.com
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form. Please see enclosed Drawings Schedule (Appendix 1).	

6. Site:

<p>Site Address / Location of the Proposed Development (as may best identify the land or structure in question)</p>	<p><u>Full Project Extent</u></p> <p>Extensive linear project area. Please see enclosed list of townlands (Appendix 2)</p> <p><u>Principal Infrastructure Sites</u></p> <p>Raw Water Intake and Pumping Station Site – Garrynatineel and Kilmaglassderry, Co. Tipperary.</p> <p>Water Treatment Plant Site – Incha Beg, Knockadromin and Greenhills, Birdhill, Co. Tipperary.</p> <p>Break Pressure Tank Site – Knockanacree Cloughjordan, Co. Tipperary.</p> <p>Booster Pumping Station Site – Coagh Upper, Birr, Co. Offaly.</p> <p>Flow Control Valve Site – Commons Upper, Celbridge, Co. Kildare.</p> <p>Termination Point Reservoir Site - Loughtown Upper and Peamount, Co. Dublin</p>
<p>Ordnance Survey Map Ref No. (and the Grid Reference where available)</p>	<p>Please refer to various Site Location Plans in the accompanying drawing pack.</p> <p>Raw Water Intake and Pumping Station Site: 4447-C, 4447-D (570050, 670203)</p> <p>Water Treatment Plant Site: 4447-B, 4447-D, 4448-A, 4448-C (572155, 670652)</p> <p>Break Pressure Tank Site: 4046,4105-A (597237, 689920)</p> <p>Booster Pumping Station Site: 3761 (615336, 707104)</p> <p>Flow Control Valve Site: 3324-C (696398, 729833)</p> <p>Termination Point Reservoir Site: 3325-A (701050, 730980)</p>
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p><u>Application site boundary is submitted in digital format USB.</u></p>	
<p>Area of site to which the application relates in hectares</p>	<p>1,233 ha</p>

<p>Site zoning in current Development Plan for the area:</p>	<p><i>Clare County Development Plan 2023-2029: Open Space and Agriculture (38 kV Uprate Works)</i></p> <p><i>Offaly County Development Plan 2021-2027: 'Enterprise and Employment' (Power Connection)</i></p> <p><i>South Dublin County Development Plan 2022-2028: Objective EE (Termination Point Reservoir); and Objective RU and Objective OS (Pipeline)</i></p>
<p>Existing use of the site & proposed use of the site:</p>	<p>Existing Use: Largely agricultural lands along the route of the proposal with pockets of peatland, non-commercial forestry, road and waterway crossings etc.</p> <p>Proposed Use: Various water treatment and pumping infrastructure sites. Largely below ground, water pipeline and associated infrastructure.</p>
<p>Name of the Planning Authority(s) in whose functional area the site is situated:</p>	<p>Clare County Council</p> <p>Limerick City and County Council</p> <p>Tipperary County Council</p> <p>Offaly County Council</p> <p>Kildare County Council</p> <p>South Dublin County Council</p>

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner X	Occupier
	Other X	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
<p>A small portion of subject lands at the proposed site of the Termination Point Reservoir is under Uisce Éireann ownership.</p> <p>For the remainder of the proposed project area, the acquisition of land, rights of way, wayleaves and temporary working areas will be necessary. Uisce Éireann Land Acquisition Team will enter into voluntary wayleave agreements with various landowners. The remainder of lands are the subject of a CPO Order and are described further in the CPO application accompanying the SID application.</p> <p>It is the intention of Uisce Éireann to continue engaging with affected landowners while both the SID application and CPO order are being assessed by An Coimisiún Pleanála with a view to further increasing the extent of land take by voluntary agreement in advance of the commencement of the project.</p>		
<p>If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.</p>		
Where a voluntary agreement has not been reached with the landowners affected, lands are subject to a Compulsory Purchase Order application submitted in tandem with the SID application under Part 7 of the Water Services Acts (as amended).		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
N/A		

8. Site History:

Details regarding site history (if known):

Has the site in question ever, to your knowledge, been flooded?

Yes: [] No: []

If yes, please give details e.g. year, extent:

Lough Derg: Fluvial Flooding, 1994/1995, 1999/2000

River Kilmastulla, Fluvial Flooding, 2005

Ardclough Commons Upper, Fluvial Flooding, 2000

Full details are provided in the EIAR at Appendix 9.4 'Flood Risk Assessment'.

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No:[]

If yes, please give details:

The Project boundary passes through 8 no. bogs formerly subject to peat extraction:

- Ballydermot Bog
- Clonad Bog
- Cloncreen Bog
- Esker Bog
- Giltown Bog
- Mount Lucas Bog
- Timahoe North Bog
- Timahoe South Bog

(See Appendix 5.3 of accompanying EIAR for further details)

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [] No: []

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
Please see enclosed list of planning applications along the route of the proposed project (Appendix 3)		

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

The Site Notice at the Break Pressure Tank infrastructure site is on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?

Yes: [] No:[]

If yes please specify

An Bord Pleanála Reference No.: __n/a_____

9. Description of the Proposed Development:

Brief description of nature and extent of development	Please see enclosed Development Description (Appendix 4)
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m ²
N/A	N/A

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	1,120 sq. m - disused buildings at proposed entrance to WTP + disused house on WTP site + farm outbuilding at Kilpatrick, Co. Kildare + existing building at TPR
Gross floor space of proposed works in m ²	61,025
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	368 sq. m - (disused buildings at proposed entrance to WTP + disused house on WTP site + farm outbuilding at Kilpatrick, Co. Kildare)

12. In the case of residential development please provide breakdown of residential mix: N/A

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses							
Apartments							

Number of car-parking spaces to be provided		Existing:	Proposed:		Total:		

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		✓
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p> <p>N/A</p>		

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
n/a
Proposed use (or use it is proposed to retain)
n/a
Nature and extent of any such proposed use (or use it is proposed to retain).
n/a

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			✓
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			✓
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.		✓	
Does the application relate to work within or close to a European Site or a Natural Heritage Area?		✓	
Does the development require the preparation of a Natura Impact Statement?		✓	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		✓	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			✓
Do the Major Accident Regulations apply to the proposed development?			✓
Does the application relate to a development in a Strategic Development Zone?			✓
Does the proposed development involve the demolition of any habitable house?		✓	

16. Services:

Proposed Source of Water Supply:
Existing connection: [at TPR] New Connection: [at other locations] Public Mains: [] Group Water Scheme: [] Private Well:[] Other (please specify): New connections to public water supply at infrastructure sites where there will be a permanent / occasional staffing presence, i.e. at the Raw Water Intake & Pumping Station, Water Treatment Plant, Break Pressure Tank and Booster Pumping Station sites. Existing connection to be utilised at Termination Point Reservoir. _____ Name of Group Water Scheme (where applicable): _____ n/a _____
Proposed Wastewater Management / Treatment:
Existing: [at TPR] New:[at other locations] Public Sewer: [] Conventional septic tank system: [] Other on site treatment system: [✓] Please Specify: At infrastructure sites, i.e. at the Raw Water Intake & Pumping Station, Water Treatment Plant, Break Pressure Tank and Booster Pumping Station, where there will be a permanent / occasional staffing presence, foul water to be tankered to a licensed Wastewater Treatment Plant. Termination Point Reservoir: Existing foul sewer connection. Please refer to submitted Site Drainage Layout Plans for each Infrastructure Site _____
Proposed Surface Water Disposal:
Public Sewer / Drain:[] Soakpit:[] Watercourse: [] Other: [✓] Please specify: Raw Water Intake & Pumping Station: Rainwater from roofs harvested to intake basin, rainfall runoff via drainage system.

Water Treatment Plant: Harvested runoff drained to commissioning lagoons, general site runoff to attenuation pond
Break Pressure Tank: Drained to infiltration basin/infiltration sumps
Booster Pumping Station: Drained to attenuation basin
Flow Control Valve: Drain to attenuation basin
Termination Point Reservoir: Drained to attenuation basin

Please refer to submitted Site Drainage Layout Plans for each Infrastructure Site

17. Notices:

Details of public newspaper notice – paper(s) and date of publication

Copy of page(s) of relevant newspaper enclosed Yes: [] No:[]

- The Limerick Post – Thursday 18 December 2025 (dated 20/12 but available in print from 18/12)
- The Clare Echo – Thursday 18 December 2025
- The Tipperary Star - Wednesday 17 December 2025
- Offaly Independent – Saturday 13 December 2025
- Leinster Express – Tuesday 16 December 2025
- Kildare Nationalist – Tuesday 16 December 2025
- Dublin Gazette - Thursday 18 December 2025
- The Irish Times - Thursday 18 December 2025

Please see Appendix 5 for copies of Newspaper Notices.

Details of site notice, if any, - location and date of erection

Copy of site notice enclosed Yes: [] No:[]

Please see Appendix 6 for a copy of Site Notice (yellow notice included at BPT site due to valid application made within previous 6 months)

Please refer to Appendix 7 for the Site Notice locations. (Drawings No. 32105801-850-00100 - 32105801-850-00107)

Site Notices erected 18th December 2025, in the townlands of:

1. Kilmaglasderry, Co. Tipperary
2. Gortybrigane (West of Birdhill Roundabout), Co. Tipperary
3. Gortybrigane (North of Birdhill Roundabout), Co. Tipperary
4. Incha More, Co. Tipperary
5. Greenhills, Co. Tipperary
6. Carrigatogher (Ryan) (Local road north of R445), Co. Tipperary
7. Carrigatogher (Ryan) (Junction of R445 at Five Alley), Co. Tipperary
8. Ballylusky, Co. Tipperary
9. Knockanacree, Co. Tipperary
10. Toora, Co. Offaly
11. Boveen, Co. Offaly
12. Clonoghil Upper, Co. Offaly
13. Clonoghil Upper, Co. Offaly
14. Fortel, Co. Offaly
15. Coagh Upper (L3003), Co. Offaly
16. Coagh Upper (L3003), Co. Offaly
17. Derrinboy, Co. Offaly
18. Killananny (R421), Co. Offaly
19. Killananny (R421), Co. Offaly

- 20. Curragh, Co. Offaly
- 21. Rathclonbrackan, Co. Offaly
- 22. Ballynakill Lower, Co. Kildare
- 23. Baltracey, Co. Kildare
- 24. Barberstown Upper, Co. Kildare
- 25. Commons Upper, Co. Kildare
- 26. Peamount (R120), Co. Dublin
- 27. Peamount (R120 next to TPR site access road), Co. Dublin
- 28. Milltown, Co. Dublin

Details of other forms of public notification, if appropriate e.g. website

www.watersupplyproject.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála

Pre-Application Consultations took place with An Bord Pleanála/ An Coimisiún Pleanála under case reference PC0124.

21/11/2024
 18/02/2025
 08/04/2025
 20/05/2025
 17/06/2025
 25/06/2025
 02/07/2025

Meetings held under previous iterations of Project:

24/04/2014
 30/07/2014
 11/11/2014
 24/05/2016
 02/11/2016
 23/01/2018
 21/11/2018
 16/10/2019
 16/02/2021

Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.

Enclosed:

Yes: [] No:[]

See enclosed Non-Statutory Consultation Submissions Report and Appendix 3 of Planning Report 'Pre-Application Consultations with ACP'.

Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.

Enclosed:

Yes: [] No: [] (See appendices 8 & 9 of this application form)

19. Confirmation Notice:

Copy of Confirmation Notice

Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.

A copy of the confirmation notice is appended to this application form as Appendix 10.

20. Application Fee:

Fee Payable	€100,000 (Fee paid by EFT) See enclosed remittance advice at Appendix 11
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed:
(Applicant or Agent as appropriate)



Bernard Dwyer (Agent),
Associate, Tom Phillips + Associates

Date:

19th December 2025

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

Appendices

- Appendix 1 – Drawing Schedule
- Appendix 2 – List of Townlands
- Appendix 3 – Planning History
- Appendix 4 – Development Description
- Appendix 5 – Copy of Newspaper Notices
- Appendix 6 – Copy of Site Notice
- Appendix 7 – Site Notice Location Drawings
- Appendix 8 – List of Prescribed Bodies
- Appendix 9 – Letters Sent to Prescribed Bodies
- Appendix 10 – EIA Confirmation
- Appendix 11 – Application Fee Remittance Copy