

Application Form

Appendix 1 – Drawings Schedule

Water Supply Project Eastern and Midlands Region: Drawing Schedule

Drawing No.	Drawing Title
PROJECT OVERVIEW	
32105801-850-00001	ROUTE OVERVIEW
SITE NOTICE DRAWINGS	
32105801-850-00100	SITE NOTICE LOCATIONS - PROJECT OVERVIEW
32105801-850-00101	SITE NOTICE LOCATIONS - RWRM
32105801-850-00102	SITE NOTICE LOCATIONS - TW
32105801-850-00103	SITE NOTICE LOCATIONS - TWA
32105801-850-00104	SITE NOTICE LOCATIONS - TWB
32105801-850-00105	SITE NOTICE LOCATIONS - TWC
32105801-850-00106	SITE NOTICE LOCATIONS - TWD
32105801-850-00107	SITE NOTICE LOCATIONS - TWE
RWIPS PLANNING DRAWINGS	
32105801-850-01000	RAW WATER INTAKE AND PUMPING STATION SITE LOCATION PLAN
32105801-850-01001	RAW WATER INTAKE AND PUMPING STATION EXISTING SITE PLAN
32105801-850-01002	RAW WATER INTAKE AND PUMPING STATION PROPOSED SITE PLAN
32105801-850-01003	RAW WATER INTAKE AND PUMPING STATION PROPOSED SITE LAYOUT PLAN
32105801-850-01004	RAW WATER INTAKE AND PUMPING STATION PUMPING STATION BUILDING FLOOR PLANS
32105801-850-01005	RAW WATER INTAKE AND PUMPING STATION PUMPING STATION BUILDING ROOF PLAN
32105801-850-01006	RAW WATER INTAKE AND PUMPING STATION PUMPING STATION BUILDING ELEVATIONS
32105801-850-01007	RAW WATER INTAKE AND PUMPING STATION PUMPING STATION CROSS SECTIONS
32105801-850-01008	RAW WATER INTAKE AND PUMPING STATION MICROFILTRATION BUILDING GROUND FLOOR PLAN
32105801-850-01009	RAW WATER INTAKE AND PUMPING STATION MICROFILTRATION BUILDING ROOF PLAN
32105801-850-01010	RAW WATER INTAKE AND PUMPING STATION MICROFILTRATION BUILDING ELEVATIONS
32105801-850-01011	RAW WATER INTAKE AND PUMPING STATION MICROFILTRATION BUILDINGS CROSS SECTION
32105801-850-01012	RAW WATER INTAKE AND PUMPING STATION INVASIVE SPECIES DEBRIS RETENTION TANK PLAN AND CROSS SECTION
32105801-850-01015	RAW WATER INTAKE AND PUMPING STATION SUBSTATION SITE PLAN AND ELEVATION
32105801-850-01016	RAW WATER INTAKE AND PUMPING STATION SUBSTATION SWITCHGEAR BUILDING PLANS, CROSS SECTION AND ELEVATIONS
32105801-850-01017	RAW WATER INTAKE AND PUMPING STATION PROPOSED DRAINAGE PLAN
32105801-850-01018	RAW WATER INTAKE AND PUMPING STATION PROPOSED SERVICES PLAN
32105801-850-01020	RAW WATER INTAKE AND PUMPING STATION AT PARTEEN BASIN ACCESS ROAD
32105801-850-01021	RAW WATER INTAKE AND PUMPING STATION REPROFILING BED OF PARTEEN BASIN

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Drawing No.	Drawing Title
32105801-850-01022	RAW WATER INTAKE AND PUMPING STATION SITEWIDE ELEVATIONS
WTP PLANNING DRAWINGS	
32105801-850-02000	WATER TREATMENT PLANT SITE LOCATION PLAN
32105801-850-02001	WATER TREATMENT PLANT EXISTING SITE PLAN
32105801-850-02002	WATER TREATMENT PLANT DEMOLITION PLAN
32105801-850-02003	WATER TREATMENT PLANT PROPOSED SITE LAYOUT PLAN
32105801-850-02004	WATER TREATMENT PLANT PROPOSED SITE LAYOUT PLAN (OVERVIEW)
32105801-850-02005	WATER TREATMENT PLANT PROPOSED SITE LAYOUT PLAN (SHEET 1 OF 4)
32105801-850-02006	WATER TREATMENT PLANT PROPOSED SITE LAYOUT PLAN (SHEET 2 OF 4)
32105801-850-02007	WATER TREATMENT PLANT PROPOSED SITE LAYOUT PLAN (SHEET 3 OF 4)
32105801-850-02008	WATER TREATMENT PLANT PROPOSED SITE LAYOUT PLAN (SHEET 4 OF 4)
32105801-850-02009	WATER TREATMENT PLANT RAW WATER BALANCING TANKS PLAN, CROSS SECTION AND ELEVATION
32105801-850-02010	WATER TREATMENT PLANT CHEMICAL DOSING MANIFOLD BUILDING GROUND FLOOR, FIRST FLOOR & BASEMENT PLANS
32105801-850-02011	WATER TREATMENT PLANT CHEMICAL DOSING MANIFOLD BUILDING CROSS SECTIONS & ROOF PLAN
32105801-850-02012	WATER TREATMENT PLANT CHEMICAL DOSING MANIFOLD BUILDING ELEVATIONS
32105801-850-02013	WATER TREATMENT PLANT WATER TREATMENT MODULE BUILDINGS GROUND FLOOR PLAN
32105801-850-02014	WATER TREATMENT PLANT WATER TREATMENT MODULE BUILDING FIRST FLOOR PLAN
32105801-850-02015	WATER TREATMENT PLANT WATER TREATMENT MODULE BUILDINGS CROSS-SECTIONS 'A' & 'C'
32105801-850-02016	WATER TREATMENT PLANT WATER TREATMENT MODULE BUILDINGS CROSS SECTIONS 'B' AND 'D'
32105801-850-02017	WATER TREATMENT PLANT WATER TREATMENT MODULE BUILDINGS ROOF PLAN
32105801-850-02018	WATER TREATMENT PLANT WATER TREATMENT MODULE BUILDINGS ELEVATIONS
32105801-850-02019	WATER TREATMENT PLANT WASHWATER SETTLEMENT BUILDING FLOOR PLANS
32105801-850-02020	WATER TREATMENT PLANT WASHWATER SETTLEMENT BUILDING CROSS SECTIONS
32105801-850-02021	WATER TREATMENT PLANT WASHWATER SETTLEMENT BUILDING ELEVATIONS AND ROOF PLAN
32105801-850-02022	WATER TREATMENT PLANT SLUDGE STORAGE BUILDINGS GROUND FLOOR PLAN AND ROOF PLAN
32105801-850-02023	WATER TREATMENT PLANT SLUDGE STORAGE BUILDINGS CROSS-SECTIONS
32105801-850-02024	WATER TREATMENT PLANT SLUDGE STORAGE BUILDINGS ELEVATIONS
32105801-850-02025	WATER TREATMENT PLANT SLUDGE DEWATERING AREA LAYOUT PLAN
32105801-850-02026	WATER TREATMENT PLANT SLUDGE DEWATERING AREA CROSS-SECTIONS 'A'-'D'
32105801-850-02027	WATER TREATMENT PLANT SLUDGE DEWATERING BUILDING FLOOR PLANS
32105801-850-02028	WATER TREATMENT PLANT SLUDGE DEWATERING BUILDING ELEVATIONS AND ROOF PLANS

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Drawing No.	Drawing Title
32105801-850-02029	WATER TREATMENT PLANT SLUDGE DEWATERING BUILDING CROSS SECTIONS
32105801-850-02030	WATER TREATMENT PLANT POST FILTRATION CHEMICAL DOSING BUILDING GROUND FLOOR AND ROOF PLAN
32105801-850-02031	WATER TREATMENT PLANT POST FILTRATION CHEMICAL DOSING BUILDING ELEVATIONS
32105801-850-02032	WATER TREATMENT PLANT POST FILTRATION CHEMICAL DOSING BUILDING CROSS SECTIONS
32105801-850-02033	WATER TREATMENT PLANT BACKWASH WATER PUMPING STATION FLOOR PLANS AND CROSS SECTION
32105801-850-02034	WATER TREATMENT PLANT BACKWASH WATER PUMPING STATION ELEVATIONS
32105801-850-02035	WATER TREATMENT PLANT HIGH LIFT PUMPING STATION AND SURGE VESSELS FLOOR PLANS, ROOF PLAN AND CROSS-SECTIONS
32105801-850-02036	WATER TREATMENT PLANT HIGH LIFT PUMPING STATION ELEVATIONS
32105801-850-02037	WATER TREATMENT PLANT POWER DISTRIBUTION BUILDING GROUND FLOOR PLAN, CROSS-SECTION & ROOF PLAN
32105801-850-02038	WATER TREATMENT PLANT POWER DISTRIBUTION BUILDING ELEVATIONS
32105801-850-02039	WATER TREATMENT PLANT SUBSTATION LAYOUT PLAN AND ELEVATION
32105801-850-02040	WATER TREATMENT PLANT SUBSTATION & SWITCHGEAR BUILDING PLAN, ELEVATIONS & CROSS-SECTIONS
32105801-850-02041	WATER TREATMENT PLANT CONTROL AND VISITOR BUILDING GROUND AND FIRST FLOOR PLANS
32105801-850-02042	WATER TREATMENT PLANT CONTROL AND VISITOR BUILDING ROOF PLAN AND CROSS SECTIONS
32105801-850-02043	WATER TREATMENT PLANT CONTROL AND VISITOR BUILDING ELEVATIONS
32105801-850-02044	WATER TREATMENT PLANT CLEAR WATER STORAGE TANKS INTERNAL PLAN & CROSS-SECTION
32105801-850-02045	WATER TREATMENT PLANT BAT HOUSE PLAN, SECTIONS AND ELEVATIONS
32105801-850-02046	WATER TREATMENT PLANT COMMISSIONING LAGOONS LAYOUT PLANS
32105801-850-02047	WATER TREATMENT PLANT COMMISSIONING LAGOONS CROSS-SECTIONS
32105801-850-02059	WATER TREATMENT PLANT DRAINAGE LAYOUT
32105801-850-02076	WATER TREATMENT PLANT ACCESS ROAD LAYOUT PLAN AND CROSS-SECTION
32105801-850-02077	WATER TREATMENT PLANT DETAILS OF ENTRANCE AT R445
32105801-850-02078	WATER TREATMENT PLANT SITEWIDE ELEVATIONS
BPT PLANNING DRAWINGS	
32105801-850-03000	BREAK PRESSURE TANK SITE LOCATION PLAN
32105801-850-03001	BREAK PRESSURE TANK EXISTING SITE LAYOUT PLAN
32105801-850-03003	BREAK PRESSURE TANK PROPOSED SITE LAYOUT PLAN
32105801-850-03004	BREAK PRESSURE TANK PROPOSED CROSS SECTIONS SHEET 01
32105801-850-03006	BREAK PRESSURE TANK PROPOSED CROSS SECTIONS SHEET 02
32105801-850-03008	BREAK PRESSURE TANK PROPOSED ACCESS ROAD SHEET 01
32105801-850-03009	BREAK PRESSURE TANK PROPOSED ACCESS ROAD SHEET 02

Water Supply Project Eastern and Midlands Region: Drawing Schedule

Drawing No.	Drawing Title
32105801-850-03010	BREAK PRESSURE TANK PROPOSED ACCESS ROAD SHEET 03
32105801-850-03011	BREAK PRESSURE TANK PROPOSED ACCESS ROAD SHEET 04
32105801-850-03015	BREAK PRESSURE TANK CONTROL BUILDING PLANS
32105801-850-03016	BREAK PRESSURE TANK CONTROL BUILDING ELEVATIONS
32105801-850-03017	BREAK PRESSURE TANK SOUTH-EAST/NORTH-WEST CONTIGUOUS ELEVATION
32105801-850-03018	BREAK PRESSURE TANK SOUTH-WEST/NORTH-EAST CONTIGUOUS ELEVATION
32105801-850-03022	BREAK PRESSURE TANK PROPOSED DRAINAGE PLAN
32105801-850-03023	BREAK PRESSURE TANK PROPOSED ELECTRICAL SERVICE PLAN
BPS PLANNING DRAWINGS	
32105801-850-04000	BOOSTER PUMPING STATION SITE LOCATION PLAN
32105801-850-04001	BOOSTER PUMPING STATION EXISTING SITE LAYOUT PLAN
32105801-850-04003	BOOSTER PUMPING STATION PROPOSED SITE LAYOUT PLAN
32105801-850-04004	BOOSTER PUMPING STATION PROPOSED GROUND FLOOR AND ROOF PLANS
32105801-850-04005	BOOSTER PUMPING STATION PROPOSED BELOW GROUND LEVEL PLAN
32105801-850-04006	BOOSTER PUMPING STATION SOUTH EAST/SOUTH WEST ELEVATIONS
32105801-850-04007	BOOSTER PUMPING STATION NORTH EAST/NORTH WEST ELEVATIONS
32105801-850-04008	BOOSTER PUMPING STATION PROPOSED CROSS SECTIONS
32105801-850-04010	BOOSTER PUMPING STATION ELECTRICAL SUBSTATION
32105801-850-04011	BOOSTER PUMPING STATION PROPOSED ELEVATION
32105801-850-04014	BOOSTER PUMPING STATION PROPOSED DRAINAGE PLAN
32105801-850-04015	BOOSTER PUMPING STATION PROPOSED ELECTRICAL SERVICE PLAN
32105801-850-04016	BOOSTER PUMPING STATION 38KV CONNECTION BIRR SUBSTATION SHEET 1 OF 3
32105801-850-04017	BOOSTER PUMPING STATION 38KV CONNECTION BIRR SUBSTATION SHEET 2 OF 3
32105801-850-04018	BOOSTER PUMPING STATION 38KV CONNECTION BIRR SUBSTATION SHEET 3 OF 3
FCV PLANNING DRAWINGS	
32105801-850-05000	FLOW CONTROL VALVE SITE LOCATION PLAN
32105801-850-05001	FLOW CONTROL VALVE EXISTING SITE LAYOUT PLAN
32105801-850-05003	FLOW CONTROL VALVE PROPOSED SITE LAYOUT PLAN
32105801-850-05004	FLOW CONTROL VALVE PROPOSED CHAMBER LAYOUT
32105801-850-05006	FLOW CONTROL VALVE CROSS SECTIONS
32105801-850-05008	FLOW CONTROL VALVE PROPOSED DRAINAGE PLAN

Water Supply Project Eastern and Midlands Region: Drawing Schedule

Drawing No.	Drawing Title
32105801-850-05009	FLOW CONTROL VALVE PROPOSED ELECTRICAL SERVICE PLAN
TPR PLANNING DRAWINGS	
32105801-850-06000	TERMINATION POINT RESERVOIR SITE LOCATION PLAN
32105801-850-06001	TERMINATION POINT RESERVOIR EXISTING SITE LAYOUT SHEET 01
32105801-850-06002	TERMINATION POINT RESERVOIR EXISTING SITE LAYOUT SHEET 02
32105801-850-06003	TERMINATION POINT RESERVOIR EXISTING SITE LAYOUT SHEET 03
32105801-850-06099	TERMINATION POINT RESERVOIR PROPOSED SITE LAYOUT PLAN
32105801-850-06004	TERMINATION POINT RESERVOIR PROPOSED SITE LAYOUT PLAN SHEET 01
32105801-850-06005	TERMINATION POINT RESERVOIR PROPOSED SITE LAYOUT PLAN SHEET 02
32105801-850-06006	TERMINATION POINT RESERVOIR PROPOSED SITE LAYOUT PLAN SHEET 03
32105801-850-06007	TERMINATION POINT RESERVOIR CROSS SECTION A-A
32105801-850-06008	TERMINATION POINT RESERVOIR CROSS SECTION X-X
32105801-850-06009	TERMINATION POINT RESERVOIR CROSS SECTION Y-Y
32105801-850-06010	TERMINATION POINT RESERVOIR PROPOSED CHLORINE DOSING CONTROL BUILDING PLAN
32105801-850-06011	TERMINATION POINT RESERVOIR SOUTH WEST ELEVATION
32105801-850-06012	TERMINATION POINT RESERVOIR SOUTH EAST ELEVATION
32105801-850-06013	TERMINATION POINT RESERVOIR NORTH WEST ELEVATION
32105801-850-06014	TERMINATION POINT RESERVOIR NORTH EAST ELEVATION
32105801-850-06015	TERMINATION POINT RESERVOIR PROPOSED ACCESS ROAD SHEET 01
32105801-850-06016	TERMINATION POINT RESERVOIR PROPOSED ACCESS ROAD SHEET 02
32105801-850-06017	TERMINATION POINT RESERVOIR PROPOSED ACCESS ROAD SHEET 03
32105801-850-06022	TERMINATION POINT RESERVOIR PROPOSED DRAINAGE PLAN SHEET 01
32105801-850-06023	TERMINATION POINT RESERVOIR PROPOSED DRAINAGE PLAN SHEET 02
32105801-850-06024	TERMINATION POINT RESERVOIR PROPOSED DRAINAGE PLAN SHEET 03
32105801-850-06025	TERMINATION POINT RESERVOIR PROPOSED DRAINAGE PLAN SHEET 04
32105801-850-06026	TERMINATION POINT RESERVOIR PROPOSED ELECTRICAL SERVICE PLAN SHEET 01
32105801-850-06027	TERMINATION POINT RESERVOIR PROPOSED ELECTRICAL SERVICE PLAN SHEET 02
32105801-850-06028	TERMINATION POINT RESERVOIR PROPOSED ELECTRICAL SERVICE PLAN SHEET 03
PIPELINE LONG SECTIONS PLANNING DRAWINGS	
32105801-850-07200	RAW WATER RISING MAINS LAYOUT PLAN AND LONGITUDINAL SECTION (SHEET 1 OF 2)
32105801-850-07201	RAW WATER RISING MAINS LAYOUT PLAN AND LONGITUDINAL SECTION (SHEET 2 OF 2)

Water Supply Project Eastern and Midlands Region: Drawing Schedule

Drawing No.	Drawing Title
32105801-850-07000	TREATED WATER PIPELINE (PUMPED) KEY PLAN SHEET 1 OF 1
32105801-850-07001	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 1 OF 25
32105801-850-07002	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 2 OF 25
32105801-850-07003	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 3 OF 25
32105801-850-07004	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 4 OF 25
32105801-850-07005	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 5 OF 25
32105801-850-07006	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 6 OF 25
32105801-850-07007	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 7 OF 25
32105801-850-07008	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 8 OF 25
32105801-850-07009	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 9 OF 25
32105801-850-07010	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 10 OF 25
32105801-850-07011	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 11 OF 25
32105801-850-07012	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 12 OF 25
32105801-850-07013	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 13 OF 25
32105801-850-07014	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 14 OF 25
32105801-850-07015	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 15 OF 25
32105801-850-07016	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 16 OF 25
32105801-850-07017	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 17 OF 25
32105801-850-07018	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 18 OF 25
32105801-850-07019	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 19 OF 25
32105801-850-07020	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 20 OF 25
32105801-850-07021	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 21 OF 25
32105801-850-07022	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 22 OF 25
32105801-850-07023	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 23 OF 25
32105801-850-07024	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 24 OF 25
32105801-850-07025	TREATED WATER PIPELINE (PUMPED) PLAN AND LONGITUDINAL SECTION SHEET 25 OF 25
32105801-850-07030	GRAVITY PIPELINE SECTION A KEY PLAN SHEET 1 OF 1
32105801-850-07031	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 1 OF 19
32105801-850-07032	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 2 OF 19
32105801-850-07033	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 3 OF 19
32105801-850-07034	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 4 OF 19

Water Supply Project Eastern and Midlands Region: Drawing Schedule

Drawing No.	Drawing Title
32105801-850-07035	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 5 OF 19
32105801-850-07036	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 6 OF 19
32105801-850-07037	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 7 OF 19
32105801-850-07038	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 8 OF 19
32105801-850-07039	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 9 OF 19
32105801-850-07040	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 10 OF 19
32105801-850-07041	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 11 OF 19
32105801-850-07042	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 12 OF 19
32105801-850-07043	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 13 OF 19
32105801-850-07044	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 14 OF 19
32105801-850-07045	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 15 OF 19
32105801-850-07046	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 16 OF 19
32105801-850-07047	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 17 OF 19
32105801-850-07048	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 18 OF 19
32105801-850-07049	GRAVITY PIPELINE SECTION A PLAN AND LONGITUDINAL SECTION SHEET 19 OF 19
32105801-850-07055	GRAVITY PIPELINE SECTION B KEY PLAN SHEET 1 OF 1
32105801-850-07056	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 1 OF 19
32105801-850-07057	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 2 OF 19
32105801-850-07058	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 3 OF 19
32105801-850-07059	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 4 OF 19
32105801-850-07060	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 5 OF 19
32105801-850-07061	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 6 OF 19
32105801-850-07062	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 7 OF 19
32105801-850-07063	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 8 OF 19
32105801-850-07064	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 9 OF 19
32105801-850-07065	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 10 OF 19
32105801-850-07066	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 11 OF 19
32105801-850-07067	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 12 OF 19
32105801-850-07068	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 13 OF 19
32105801-850-07069	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 14 OF 19
32105801-850-07070	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 15 OF 19

Water Supply Project Eastern and Midlands Region: Drawing Schedule

Drawing No.	Drawing Title
32105801-850-07071	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 16 OF 19
32105801-850-07072	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 17 OF 19
32105801-850-07073	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 18 OF 19
32105801-850-07074	GRAVITY PIPELINE SECTION B PLAN AND LONGITUDINAL SECTION SHEET 19 OF 19
32105801-850-07080	GRAVITY PIPELINE SECTION C KEY PLAN SHEET 1 OF 1
32105801-850-07081	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 1 OF 17
32105801-850-07082	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 2 OF 17
32105801-850-07083	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 3 OF 17
32105801-850-07084	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 4 OF 17
32105801-850-07085	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 5 OF 17
32105801-850-07086	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 6 OF 17
32105801-850-07087	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 7 OF 17
32105801-850-07088	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 8 OF 17
32105801-850-07089	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 9 OF 17
32105801-850-07090	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 10 OF 17
32105801-850-07091	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 11 OF 17
32105801-850-07092	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 12 OF 17
32105801-850-07093	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 13 OF 17
32105801-850-07094	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 14 OF 17
32105801-850-07095	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 15 OF 17
32105801-850-07096	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 16 OF 17
32105801-850-07097	GRAVITY PIPELINE SECTION C PLAN AND LONGITUDINAL SECTION SHEET 17 OF 17
32105801-850-07100	GRAVITY PIPELINE SECTION D KEY PLAN SHEET 1 OF 1
32105801-850-07101	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 1 OF 23
32105801-850-07102	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 2 OF 23
32105801-850-07103	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 3 OF 23
32105801-850-07104	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 4 OF 23
32105801-850-07105	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 5 OF 23
32105801-850-07106	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 6 OF 23
32105801-850-07107	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 7 OF 23
32105801-850-07108	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 8 OF 23

Water Supply Project Eastern and Midlands Region: Drawing Schedule

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32105801-850-07109	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 9 OF 23
32105801-850-07110	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 10 OF 23
32105801-850-07111	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 11 OF 23
32105801-850-07112	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 12 OF 23
32105801-850-07113	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 13 OF 23
32105801-850-07114	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 14 OF 23
32105801-850-07115	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 15 OF 23
32105801-850-07116	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 16 OF 23
32105801-850-07117	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 17 OF 23
32105801-850-07118	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 18 OF 23
32105801-850-07119	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 19 OF 23
32105801-850-07120	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 20 OF 23
32105801-850-07121	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 21 OF 23
32105801-850-07122	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 22 OF 23
32105801-850-07123	GRAVITY PIPELINE SECTION D PLAN AND LONGITUDINAL SECTION SHEET 23 OF 23
32105801-850-07130	GRAVITY PIPELINE SECTION E KEY PLAN SHEET 1 OF 1
32105801-850-07131	GRAVITY PIPELINE SECTION E PLAN AND LONGITUDINAL SECTION SHEET 1 OF 13
32105801-850-07132	GRAVITY PIPELINE SECTION E PLAN AND LONGITUDINAL SECTION SHEET 2 OF 13
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32105801-850-07135	GRAVITY PIPELINE SECTION E PLAN AND LONGITUDINAL SECTION SHEET 5 OF 13
32105801-850-07136	GRAVITY PIPELINE SECTION E PLAN AND LONGITUDINAL SECTION SHEET 6 OF 13
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32105801-850-07139	GRAVITY PIPELINE SECTION E PLAN AND LONGITUDINAL SECTION SHEET 9 OF 13
32105801-850-07140	GRAVITY PIPELINE SECTION E PLAN AND LONGITUDINAL SECTION SHEET 10 OF 13
32105801-850-07141	GRAVITY PIPELINE SECTION E PLAN AND LONGITUDINAL SECTION SHEET 11 OF 13
32105801-850-07142	GRAVITY PIPELINE SECTION E PLAN AND LONGITUDINAL SECTION SHEET 12 OF 13
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32105801-850-38kv-001	38 KV UPRATE WORKS SITE LOCATION OVERVIEW

Water Supply Project Eastern and Midlands Region: Drawing Schedule

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32105801-850-38kv-008	38 KV UPRATE WORKS LINE ROUTE 5 OF 5 AND BIRDHILL SUBSTATION LOCATION
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32105801-850-38kv-011	38 KV UPRATE WORKS BIRDHILL 38KV SUBSTATION PROPOSED SITE LAYOUT
32105801-850-38kv-012	38 KV UPRATE WORKS BIRDHILL 38KV SUBSTATION PROPOSED SITE SECTIONS
32105801-850-38kv-013	38 KV UPRATE WORKS BIRDHILL 38KV SUBSTATION EXISTING & PROPOSED SITE ELEVATIONS
32105801-850-38kv-014	38 KV UPRATE WORKS BIRDHILL 38KV SUBSTATION GAS INSULATED SWITCHGEAR (GIS) MODULE DETAILS
32105801-850-38kv-015	38 KV UPRATE WORKS BIRDHILL 38KV SUBSTATION PALISADE FENCING DETAILS
32105801-850-38kv-016	38 KV UPRATE WORKS BIRDHILL 38KV SUBSTATION SITE DRAINAGE LAYOUT
32105801-850-38kv-017	38 KV UPRATE WORKS BIRDHILL 38KV SUBSTATION TYPICAL SOAKAWAY DETAIL
32105801-850-38kv-018	38 KV UPRATE WORKS BIRDHILL 38KV SUBSTATION LIGHT STANDARD DETAILS
32105801-850-38kv-019	38 KV UPRATE WORKS BIRDHILL 38KV SUBSTATION SINGLE PHASE RACON & MULBERRY CONDUCTORS
32105801-850-38kv-020	38 KV UPRATE WORKS 38kv LINES TYPE 'B' PORTAL SUSPENSION STRUCTURE & PORTAL STRAIN STRUCTURE
32105801-850-38kv-021	38 KV UPRATE WORKS TYPE 'F' LATTICE STEEL MAST TYPE 54D 9M, 12M, 15 HEIGHTS
32105801-850-38kv-022	38 KV UPRATE WORKS LAYOUT PLAN OF PROPOSED POWER SUPPLY DUCTING FROM BIRDHILL SUBSTATION
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32105801-850-01019	RAW WATER INTAKE AND PUMPING STATION PROPOSED LANDSCAPE PLAN
32105801-850-01023	RAW WATER INTAKE AND PUMPING STATION PROPOSED SITE ACCESS ROAD LANDSCAPE PLAN
32105801-850-02057	WATER TREATMENT PLANT PROPOSED LANDSCAPE PLAN
32105801-850-02058	WATER TREATMENT PLANT PROPOSED ACCESS ROAD LANDSCAPE PLAN
32105801-850-03019	BREAK PRESSURE TANK PROPOSED LANDSCAPE PLAN
32105801-850-03020	BREAK PRESSURE TANK PROPOSED ACCESS ROAD LANDSCAPE PLAN
32105801-850-06018	TERMINATION POINT RESERVOIR PROPOSED LANDSCAPE PLAN
32105801-850-06019	TERMINATION POINT RESERVOIR PROPOSED ACCESS ROAD LANDSCAPE PLAN
32105801-850-04009	BOOSTER PUMPING STATION PROPOSED LANDSCAPE PLAN
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Water Supply Project Eastern and Midlands Region: Drawing Schedule

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32105801-850-07300	PROPOSED TYPICAL LINE VALVE ARRANGEMENT (INCL. 2 AIR VALVES)
32105801-850-07301	PROPOSED TYPICAL LINE VALVE ARRANGEMENT (NO AIR VALVES)
32105801-850-07302	PROPOSED TYPICAL LINE VALVE ARRANGEMENT FEATURING 1 AIR VALVE UPSTREAM OF LINE VALVE
32105801-850-07303	PROPOSED TYPICAL LINE VALVE ARRANGEMENT FEATURING 1 AIR VALVE DOWNSTREAM OF LINE VALVE
32105801-850-07304	PROPOSED TYPICAL AIR VALVE ARRANGEMENT
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32105801-850-07325	PROPOSED TYPICAL FENCING ARRANGEMENT
32105801-850-07327	PROPOSED TYPICAL FLOW METER CHAMBER ARRANGEMENT
32105801-850-07328	PROPOSED LINE VALVE CHAMBER
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Application Form

Appendix 2 – List of Townlands

List of Townlands

Roo West, Lakyle, Roo East, Blackwater, Ballyglass, Coolderry, Dromintobin North, Knockbrack Upper, Monaskeha, Cappakea, Bartleystown, Aughboy, and Ardataggle, Co. Clare.

Montpelier and Fairyhall, Co. Limerick.

Birdhill, Garrynatineel, Coolnadornory, Kilmaglasderry, Gortybrigane, Knockadromin, Lackenavea (Egremont), Incha Beg, Lackenavea (Dunalley), Greenhills, Kilmastulla, Boher, Cappadine, Ballinteenoe, Killalane, Gortnaskehy, Kilnacranra, Gortmore, Castlecranna, Ballycuddy More, Dromin, Carrigatogher (Abbott), Ballyhisky, Carrigatogher (Harding), Carrigatogher (Ryan), Kilcolman, Carrigatogher Bog (Harding), Carrigatogher Bog (Abbott), Monsea, Tullamore, Carrigatogher Bog (Ryan), Clareen, Belleen Lower, Ballycommon, Richmond, Boolagelagh, Ballyannymore, Ballyanny Lower, Knigh, Drumminascart, Loughourna, Ashleypark, Ballythomas, Ardrony, Lisgarrieff, Ballylusky, Lisnasoolmoy, Drumroe, Corrowle, Eminiska, Hilton, Modreeny, Killurane, Knockanacree, Loughaun, Gortavalla, Cowbawn, Newtown (Hodgins), Newtown (Guest), and Behamore (Hawkshaw), Co. Tipperary.

Toora, Derrinclare, Cangort Park, Quakerstown, Ballaghboy, Kilmurryely, Galbally, Tonagh, Currelly, Tubbrid, Boveen, Clonoghil Upper, Rath More, Clonoghil Lower, Gorteenafoly Or Newhall, Cree, Kilcolman, Ballyatty, Clonbeg, Clonbrone, Nadneagh, Killeenbreaghan, Fortel, Killaun, Clonbrone, Castletown, Ballinree, Oakleypark, Kilmaine, Killyon, Rathgibbon South, Rathgibbon North, Killinure, Streamstown, Breaghmore, Coagh Lower, Cloghanmore, Coagh Upper, Ballyroe, Pass, Kiltubbrid Island, Money, Laughil, Derrinboy, Coolfin Glebe, Killeen And Lugnaboley, Knockhill And Drinagh, Ballindrinnan, Ballynacarrig, Derries, Gortacur, Clonshannagh, Rathrobin, Clonduff Glebe, Killananny, Annaghmore, Gorteen, Killeigh, Ballinvally, Millbrook, Finter, Raheenduff, Cloncoher, Killelery, Curragh, Derryweelan, Lugmore, Alderborough, Ballyduff South, Dalgan, Clonad, Rathfeston, Island, Gorteenkeel, Clonarrow Or Riverlyons, Killoneen, Esker Beg, Drumcaw Or Mountlucas, Ballyhugh Or Springfield, Ballycon, Newtown, Esker More, Rathlumber, Rathvilla Or Rathclonbrackan, Ballinrath, Ballykilleen, Ballynakill, Kilcumber, Shean, Cloncant, Cushaling, and Codd, Co. Offaly

Ticknevin, Kilpatrick, Ballybrack, Drummond, Kilkeaskin, Ballynakill Lower, Parsonstown, Loughnacush, Drehid, Timahoe West, Timahoe East, Coolmartin, Derryvarroge, Derrycree, Newtownmoneenluggagh, Fanaghs, Cooltrim South, Donadea, Aghafullim, Clonshanbo, Belgard, Farranadum, Baltracey, Raheen, Barreen, Graiguesallagh, Johninstown, Baybush, Newtownmacabe, Barberstown Upper, Barberstown, Barberstown Lower, Castledillon Upper, Ardrass Upper, Reeves, Friarstown, Commons Upper, Kearneystown Upper, Dangan, and Kearneystown Lower, Co. Kildare.

Ringwood, Colganstown, Commons, Hynestown, Keeloges, Peamount, Loughtown Upper, and Milltown, Co. Dublin

Application Form

Appendix 3 – Planning History



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Clare County Council

Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
Clare County Council	16719	to Extend the Appropriate Period of Planning Permission P11-550 to construct dwelling house with effluent treatment system and all associated site works	Aughboy, Clonlara, Co. Clare	EXTENSION OF DURATION	UNCONDITIONAL	2016-09-16	2016-11-07			
Clare County Council	21796	to fill the existing poor quality agricultural land with stone and soil in order to raise the level of the ground, widen existing agricultural entrance, including all ancillary site works	Coolderry Td, Ardnacrusha, Co Clare	PERMISSION	CONDITIONAL	2021-07-28	2021-12-14			
Clare County Council	22591	for a 10 year planning permission for a solar array at Ballyglass, Coolderry, Dromintobin North, Reanabrone, and Oakfield (townlands) Ardnacrusha, Co Clare. The development will consist of c265,000 m2 of solar panels on ground mounted frames, 8 no. single storey control cabins with associated electrical transformer units and hardstand areas, 2 no. ring main units, underground cabling within the solar array site and within the L70382 public road to connect solar array field parcels	Ballyglass Coolderry Dromintobin North Reanabrone, and Oakfield (townlands) Ardnacrusha, Co Clare	PERMISSION	CONDITIONAL	2022-07-04	2023-02-17	ABP-316043-23	MODIFIED	2023-11-21



Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
Clare County Council	23148	for development of a wind farm in the townlands of Fahy Beg, Fahy More North, Ballymoloney, Ballyknavin (Ed O'Briensbridge), Ballyquin More, Woodpark and Leitrim, Co Clare together with the development of an underground grid connection cable to the national grid.	Fahy Beg, Fahy More North, Ballymoloney, Ballyknavin, (Ed O'Briensbridge), Ballyquin More, Woodpark, Leitrim, Fahy More South, Ballybrack, Aharinaghmore, Tooreen, (Ed Cloghera), Aharinaghbeg, Knockdonagh, Roo East, Blackwater, Rosmadda West, Parkroe, Lackyle, (Ed Ballyglass) Castlebank and Ardataggle, Co. Clare	PERMISSION	REFUSED	2023-03-09	2023-05-03	ABP-317227-23	GRANT PERMISSIO NS WITH CONDITIO NS	2024-03-06



Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
Clare County Council	2460485	a 10-year planning permission for a solar array. The development will consist of c. 330,000 m2 of solar panels on ground mounted frames, 13 no. single storey control cabins with associated electrical transformer units and hardstand areas, 2 no. ring main units, underground cabling within the solar array site and within the R471 public road to connect solar array field parcels	Coolderry Dromintobin North Dromintobin South Knockbrack Lower, Knockbrack Upper Monaskeha Oakfield and Ruanard (townlands), Ardnacrusha Co. Clare	PERMISSION	N/A	2024-10-04				



Limerick City and County Council

Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
Limerick City and County Council	191128	relocation of the existing Ardnacrusha Birdhill 38Kv Line	Montpelier, O'Briensbridge, Co. Limerick.	PERMISSION	CONDITIONAL	2019-11-18	2020-01-15			
Limerick City and County Council	22890	replacement cattle crush as constructed together with all associated incidental works	Fairyhall, Montpelier, Co. Limerick	RETENTION	CONDITIONAL	2022-08-12	2022-10-04			



Tipperary County Council

Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
Tipperary County Council	16600345	6 no light industrial/industrial/distribution warehouse buildings (4 no semi-detached units and 2 no detached units). The proposed development includes the extension of existing business park access road, provision of car parking and truck parking increase in capacity of existing waste water treatment system, new surface water attenuation facility, relocation of business park entrance road and realignment/improvements to R494 regional road and all ancillary development works Prev Ref No 11/51/0205	Shannonside Business Park, Lackenavea, Birdhill	EXTENSION OF DURATION	UNCONDITIONAL	2016-04-19	2016-06-09			
Tipperary County Council	16600945	continue use of the existing 30 metre high, free standing monopole communication structure, carrying antennae and communication dishes, within an existing 2.4 metre high chain link fence compound previously granted temporary permission Ref No 12510007	ESB Birdhill 38kV Substation, Gortybrigane, Birdhill	PERMISSION	CONDITIONAL	2016-10-18	2016-12-08	PL92.247741	MODIFIED	2017-03-27
Tipperary County Council	20306	construct a new outdoor sensory garden playroom which will form part of the existing child care facility Clareen Creché	Clareen, Newtown, Nenagh	PERMISSION	CONDITIONAL	2020-03-26	2020-06-29			



Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
Tipperary County Council	2260213	a dwelling, garage, entrance and wastewater treatment system , including associated site works	knocknacree, Cloughjordan, Co. Tipperary	PERMISSION	CONDITIONAL	2022-05-07	2022-06-27			
Tipperary County Council	2260435	the replacement of car parking and associated works which are arising from the R494 upgrade project and the associated Compulsory Purchase Order for the existing overflow car park	Shannonside Business Park, Birdhill, Co. Tipperary	PERMISSION	CONDITIONAL	2022-08-24	2022-12-13			
Tipperary County Council	22688	internal modifications to existing dwelling, carry out alterations to an adjacent outbuilding to convert it to habitable space and to construct an extension to the rear of the proposed converted outbuilding to link same to the existing dwelling to form a single habitable unit including all associated site works	Lackenavea (Dunally), Birdhill, Co. Tipperary	PERMISSION	CONDITIONAL	2022-12-21	2023-02-20			
Tipperary County Council	23117	an extension to existing dwelling, install effluent treatment unit and percolation area and relocate existing entrance	Knocknacree, Cloughjordan, Co Tipperary	PERMISSION	CONDITIONAL	2023-05-03	2023-08-09			
Tipperary County Council	2360968	a single storey dwelling, detached domestic garage, new access from existing farm roadway, advanced wastewater treatment system and polishing filter, connection to necessary services together with all associated site and incidental works	Coosane, Birdhill, Tipperary	PERMISSION	CONDITIONAL	2023-12-05	2024-07-17			
Tipperary County Council	23325	dwelling house, entrance, detached domestic garage, septic tank and	Knocknacree, Cloughjordan, Co Tipperary	PERMISSION	CONDITIONAL	2023-12-20	2024-05-21			



Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
		percolation area and all ancillary site works								
Tipperary County Council	2560172	existing shed adjoined to previously granted extension, retention of as-built condition of shed previously granted under File No. 15600432 and PERMISSION for new concrete tanks in slatted shed, new cattle shed, new silage slab along with concrete tank for effluent run off and new dung midden/hay shed where all new buildings will be the same height as existing structures	Ballyannymore, Nenagh, Co. Tipperary	RETENTION	CONDITIONAL	2025-03-05	2025-05-26			
Tipperary County Council	2560666	1) to retain the existing 24m telecommunications support structure carrying antenna and dishes, communications cabinets and associated site works within a palisade fenced compound previously granted under planning permission File Ref No. 11510391 AND, 2) Permission to install additional antenna, dish equipment to the support structure including ground equipment cabinets and associated site works	Knockanacree, Cloughjordan, Co. Tipperary	RETENTION	CONDITIONAL	2025-07-11	2025-09-03			



Offaly County Council

Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
Offaly County Council	16144	THE UPGRADE TO BIRR WATER SUPPLY SCHEME WHICH WILL COMPRISE THE FOLLOWING AT THE EXISTING INTAKE (FOR BIRR WATER TREATMENT PLANT): PROVISION OF A NEW PUMPHOUSE BUILDING WITH GROSS FLOOR AREA 37.50SQM APPROXIMATELY, UPGRADE OF THE EXISTING RIVER BANKSIDE INTAKE STRUCTURE WITH UNDERGROUND WATERMAINS AND SERVICE CONNECTIONS, REFURBISHMENT OF EXISTING PUMPHOUSE STRUCTURE, NEW ROADSIDE BOUNDARY SETBACK AND RELOCATION OF ACCESS TO SITE, EXTENSION OF OVERALL SITE AREA TOGETHER WITH IMPROVEMENTS TO EXISTING BOUNDARIES INCLUDING THE EXISTING ACCESS WALKWAY TO THE CAMCOR RIVER, NEW BOUNDARY TREATMENT, LANDSCAPING AND ALL ASSOCIATED SITE WORKS	CLONOCHIL UPPER, BIRR, CO. OFFALY	PERMISSION	CONDITIONAL	2016-05-17	2016-07-08			
Offaly County Council	16177	INFILLING OF LANDS WITH MATERIAL CONSISTING OF CLEAN, UNCONTAMINATED SOIL AND STONES AND FOR THE CRUSHING OF CONCRETE ON A SPORADIC BASIS (WHICH IS NOT FOR INFILLING ON THE	SHEAN, EDENDERRY, CO. OFFALY	PERMISSION	CONDITIONAL	2016-06-09	2016-10-28			



Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
		SITE) PRIOR TO ITS REMOVAL FOR REUSE								
Offaly County Council	16218	THE CONSTRUCTION OF AN EXTENSION TO THE EASTERN SIDE OF THE EXISTING DWELLING HOUSE AND ALL ASSOCIATED SITE WORKS	BALLINREE, KILLYON, BIRR	PERMISSION	CONDITIONAL	2016-07-08	2017-04-28			
Offaly County Council	17173	CONTINUED USE OF THE EXISTING 30 METRE HIGH, FREE STANDING MONOPOLE COMMUNICATION STRUCTURE, CARRYING ANTENNAE AND COMMUNICATION DISHES WITHIN AN EXISTING 2.4 METRE HIGH PALISADE FENCE COMPOUND PREVIOUSLY GRANTED TEMPORARY PERMISSIN LPA REF 12/102	ESB TELECOMS LTD TELECOMMUNICATION COMPOUND AT ESB BIRR 38kV SUBSTATION, CLONOGHIL UPPER, BIRR	PERMISSION	CONDITIONAL	2017-05-17	2017-07-06			
Offaly County Council	17183	CONSTRUCTION OF A CALF SHED AND WALLED DUNGSTEAD AND ALL ASSOCIATED SITEWORKS	CLONOGHIL UPPER, BIRR, CO OFFALY	PERMISSION	CONDITIONAL	2017-05-23	2017-07-12			
Offaly County Council	18120	CONSTRUCTION OF DWELLING HOUSE, DOMESTIC GARAGE, INSTALL SEPTIC TANK & PERCOLATION AREA WITH ALL ASSOCIATED SITE WORKS	FORTAL BIRR, CO OFFALY	PERMISSION	CONDITIONAL	2018-03-14	2018-05-04			
Offaly County Council	19/606	A 10-YEAR PLANNING PERMISSION WITH A 30-YEAR OPERATIONAL LIFE FOR DEVELOPMENT ON A SITE AREA OF 60.674 HECTARES.	BALLYKILLEEN, SHEAN, KILCUMBER, CLONCANT & CUSHALING, EDENDERRY, CO OFFALY	PERMISSION	REFUSED	2019-12-19	2020-02-21	ABP 306924-20	CONDITIO NAL	2020-09-23



Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
Offaly County Council	20458	NEW ENTRANCE ONTO PUBLIC ROADWAY, CONSTRUCTION OF A SINGLE STOREY DWELLING, INSTALLATION OF A NEW SEPTIC TANK WITH PERCOLATION AREA ALL WITH ASSOCIATED SITE WORKS	GALBALLY SHINRONE, BIRR, CO. OFFALY	PERMISSION	CONDITIONAL	2020-09-25	2020-12-18			
Offaly County Council	21229	A NEW DWELLING HOUSE, STABLE BLOCK, INSTALLATION OF SEPTIC TANK WITH PERCOLATION AREA AND ALL ANCILLARY SITE WORKS	STREAMSTOWN , KILLYON BIRR, CO. OFFALY	PERMISSION	CONDITIONAL	2021-04-20	2021-06-14			
Offaly County Council	21408	THE IMPORTATION OF INERT SOIL FOR THE PURPOSES OF INFILLING LAND FOR AGRICULTURAL USE AND ALL ASSOCIATED SITE WORKS	ESKER MORE DAINGEAN CO. OFFALY , AND, BALLYCON DAINGEAN CO. OFFALY	PERMISSION	CONDITIONAL	2021-07-02	2022-09-07			
Offaly County Council	21423	A NEW DWELLING HOUSE, DETACHED GARAGE, NEW SITE ENTRANCE, SEPTIC TANK & PERCOLATION AREA AND ALL ASSOCIATED SITE WORKS	KILLYON, BIRR, CO. OFFALY	PERMISSION	CONDITIONAL	2021-07-09	2021-09-02			
Offaly County Council	21598	A PERIOD OF 10 YEARS TO CONSTRUCT AND COMPLETE A SOLAR PV DEVELOPMENT WITH A TOTAL SITE AREA OF CIRCA 117.47 HECTARES, TO INCLUDE PV PANELS MOUNTED ON METAL FRAMES, NEW ACCESS TRACKS, UNDERGROUND CABLING, PERIMETER FENCING WITH CCTV CAMERAS, 22 NO. MV POWER STATIONS, TEMPORARY CONSTRUCTION COMPOUNDS AND ALL ANCILLARY	BALLINOWLART NORTH BALLYKILLEN KILCUMBER CLONCANT AND CUSHALING, EDENDERRY, CO. OFFALY	PERMISSION	CONDITIONAL	2021-09-30	2022-09-19			



Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
		GRID INFRASTRUCTURE AND ASSOCIATED WORKS. THE SOLAR FARM WOULD BE OPERATIONAL FOR 40 YEARS								
Offaly County Council	22196	AN EXTENSION AND ALTERATIONS TO AN EXISTING DWELLING AND ALL ASSOCIATED SITE WORKS	CLONOGHILL LOWER, BIRR, CO. OFFALY	PERMISSION	CONDITIONAL	2022-04-20	2022-06-13			
Offaly County Council	22494	THE DEVELOPMENT OF (A) APPROXIMATELY 970M OF NEW INTERNAL ACCESS ROADS FOR THE PERMITTED CUSHALING WIND FARM (PLANNING REF. PL2/ 19/606 AND ABP 306924-20), (B) UPGRADE OF APPROXIMATELY 560M OF AN EXISTING BORD NA MONÁ BOG ACCESS ROAD, (C) CONSTRUCTION OF A 1.6KM DOUBLE CIRCUIT 33KV UNDERGROUND COLLECTOR CABLE FROM THE PERMITTED CUSHALING WIND FARM TO THE PERMITTED WIND FARM SUBSTATION, (D) DEMOLITION AND REPLACEMENT OF A BORD NA MONÁ BOGLAND ACCESS BRIDGE AND (E) RELOCATION OF THE PERMITTED CUSHALING WIND FARM SUBSTATION 25 METERS SOUTHWEST. A NATURA IMPACT STATEMENT (NIS) WILL BE SUBMITTED TO THE PLANNING AUTHORITY WITH THE APPLICATION	BALLYKILLEEN SHEAN KILCUMBER AND BALLINOWLART NORTH, CO. OFFALY	PERMISSION	CONDITIONAL	2022-09-23	2023-03-28			



Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
Offaly County Council	22662	CONSTRUCTION OF A TWO STOREY DWELLING AND SINGLE STOREY GARAGE, WASTEWATER TREATMENT SYSTEM, PERCOLATION AREA, NEW ENTRANCE, DRIVEWAY AND ALL ASSOCIATED SITE DEVELOPMENT WORKS.	RATHGIBBON SOUTH, KILLYON BIRR, CO. OFFALY	PERMISSION	CONDITIONAL	2022-12-21	2023-04-25			
Offaly County Council	22663	CONSTRUCTION OF A TWO STOREY HOUSE, GARAGE, SEPTIC TANK AND PERCOLATION AREA AND ALL ASSOCIATED SITE WORKS AND SERVICES	RAHEENDUFF AND NEWTOWN, TULLAMORE, CO. OFFALY	PERMISSION	CONDITIONAL	2022-12-21	2023-05-12			
Offaly County Council	242	AN UNFINISHED SINGLE STOREY DOMESTIC OUTBUILDING WITH CARPORT TO THE REAR OF THE EXISTING DWELLING AND THE PERMISSION TO COMPLETE, INCLUDING ALL ASSOCIATED SITE WORKS	CLONOZHILL LOWER , BIRR , CO. OFFALY	RETENTION	CONDITIONAL	2024-01-05	2024-02-29			
Offaly County Council	2560115	the development of a recreational shared cycle and walkway located on Bord Na Móna lands	Bord Na Móna lands within the townlands of, Knockballyboy Clonad Rathfeston Gorteenkeel Island Clonarrow or Riverlyons Drumcaw or Mountlucas	PERMISSION	FURTHER INFORMATION	2025-04-08				



Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
			Esker Beg Killeen Ballyhugh Mullalough or Cavemount, Coole Toberdaly Newtown Ballycon Esker More Colgagh an							
Offaly County Council	2560189	for the erection of 4 wind turbines. A 10-year planning permission and 35 year operational life from the date of commissioning of the entire wind farm is being sought. The planning application will be accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS). See full Development Description in attached document '7048 CWF - Development Description'.	Clonarrow or Riverlyons, and Killoneen, Co. Offaly.	PERMISSION	FURTHER INFORMATION	2025-05-23				
Offaly County Council	2582	LEVELLING OF AGRICULTURAL LANDS BY THE IMPORTATION OF CLEAN, UNCONTAMINATED SOIL AND STONE MATERIALS UNDER ARTICLE 27 OF THE EUROPEAN COMMUNITIES (WASTE DIRECTIVE) REGULATIONS 2011, AS AMENDED. AN ARTICLE 6(3) OF THE HABITATS DIRECTIVE SCREENING FOR APPROPRIATE ASSESSMENT REPORT	BALLYKILLEEN, SHEAN EDENDERRY, CO.OFFALY	PERMISSION	N/A	2025-08-29				



Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
		HAS BEEN PREPARED IN RESPECT OF THE PROPOSED DEVELOPMENT								
Offaly County Council	2560444	Permission for a replacement dwelling house, new domestic garage, upgrades to the existing site entrance, septic tank and percolation area and all associated siteworks at Ballinree, Killyon, Birr, Co. Offaly. Permission is also being sought for a change of use of the existing dwelling into agricultural use.	Ballinree, Killyon, Birr Co. Offaly	PERMISSION	N/A	2025-09-25				
ABP/ACP Applications in Offaly										
ABP/ACP	306241	Application for leave to apply for substitute consent under section 177C of the Planning and Development Act 2000, (as amended) to regularise the planning status of Bord na Mona historic peat extraction (and ancillary works) on the milled peat production	Allen bog group located in counties Offaly, Westmeath, Laois and Kildare.	Substitute Consent	Application granted	2019-12-16	2020-05-01			
ABP/ACP	306246	Application for leave to apply for substitute consent under section 177C of the Planning and Development Act 2000, (as amended) to regularise the planning status of Bord na M?na's historic peat extraction (and ancillary works) on the milled peat product	Boora bog group located predominantly in county Offaly.	Substitute Consent	Application granted	2019-12-16	2020-04-30			
ABP/ACP	PA0047	Proposed Cloncreen Wind Farm comprising up to 21 no. Wind Turbines and all associated works	Co. Offaly	Strategic Infrastructure Dev	Grant Perm. w Conditions	2016-10-27	2017-05-03			



Kildare County Council

Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
Kildare County Council	16137	1. Alterations to existing dwelling originally permitted under Ref:04/2778.	Timahoe East, Donadea, Co. Kildare	RETENTION	CONDITIONAL	2016-02-16	2017-02-27			
Kildare County Council	18866	(1) Subdivide the plot of land which contains the family home and granted permission under planning reference No. 99/1096. (2) Construct a dormer type bungalow. (3) Construct a detached shed to the left hand side of proposed house when viewed from the road. (4) Connect the proposed new house to the existing secondary sewage treatment system located fully in the plot allocated to the proposed new dwelling which is currently serving the family home. (5) Install a new secondary sewage treatment system and sand polishing to serve the family home which will be contained fully within the plot of land to be retained by the existing house. (6) To close off the existing entrance and relocate 17m to the east forming a double entrance to serve both houses. (7) All ancillary ground works associated with the above proposed development. All of the above on our site	Newtownmone enluggagh, (Derry Gate Ballagh Cross), Donadea	PERMISSION	CONDITIONAL	2018-07-18	2018-09-11			



Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
Kildare County Council	181566	(1) one and a half storey house as constructed. The original Planning Permission was granted under Planning Ref. No. 99/1096. The main deviations from the original permission refer to (a) overall floor area reduced, (b) pitch to roof reduced, (c) dormer windows and overhang to roof at rear of house, (d) floor area extended over garage area at first floor level. (2) Retention Permission for 3 no. domestic type sheds under one roof with stable doors. Other variations to the original permission re entrances, sewage treatment systems, subdivision of the original site have been covered under Planning Ref. No. 18/866	Derry Gate, Newtownmone enluggagh, Ballagh Cross Donadea	RETENTION	CONDITIONAL	2018-12-20	2019-02-21			
Kildare County Council	19/1323	A 10-year planning permission with a 30-year operational life for development on a site area of 3.23 hectares in the townland of Ticknevin, Carbury, Co. Kildare. The development will consist of up to 1 (one) wind turbine with a tip height of up to 187 metres, and all associated foundations and hardstanding areas, 20 metres of new wind farm road, and all associated underground electrical and communications cabling.	Ticknevin, Carbury, Co. Kildare.	Permission	REFUSED	2019-11-28	2020-01-31	ABP 306748-20	CONDITIO NAL	2020-09-23



Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
Kildare County Council	19971	(1) Construction of 1 no. two-storey five-bedroom farmhouse (including farm / home office) with adjoining single storey garage connected via single-storey bootroom to be served by 1 no. new vehicular access from Lovers Lane / Ardrass Road, proprietary wastewater treatment system / percolation area and private bored well (potable water supply); (2) construction of farmyard complex with associated farm access roads to serve overall livestock farm of 62.33 hectares (154 acres) comprising; (a) 1 no. cubicle shed with loose bedding area for the housing of cattle,	Lands at Ardrass Upper, Straffan, Naas	PERMISSION	CONDITIONAL	2019-08-28	2020-04-20			
Kildare County Council	2460023	for Retention of (1) extensions to an existing agricultural building comprising a machinery shed (265m ²) and a hay store (134m ²), (2) two containers for feed storage, (3) works to the existing entrance consisting of entrance widening, installation of automatic gate and fencing, and (4) all associated site works; and Permission to remove sections of ditch to achieve improved sightlines and erect fencing behind lines of visibility	Baltracey, Donadea, Co. Kildare	RETENTION	CONDITIONAL	2024-01-17	2024-09-09	ABP-320987-24	CONDITIO NAL	2025-03-10
Kildare County Council	2461262	for Retention Permission for (1) a single storey, two-bedroom dwelling, (2) the upgrading and use of existing agricultural entrance for also accessing	Baltracey, Donadea, Co. Kildare	RETENTION	NEW APPLICATION	2024-11-28	2025-11-13			



Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
		the dwelling, and Permission for (3) alterations and extension to the two-bedroom dwelling, and (4) the installation of a new wastewater treatment plant, raised soil filter and associated site works								
ABP/ACP Applications										
ABP/ACP	306247	Application for leave to apply for substitute consent under section 177C of the Planning and Development Act 2000, (as amended) to regularise the planning status of Bord na M?na historic peat extraction (and ancillary works) on the milled peat productio	Kilberry bog group located in County Kildare.	Substitute Consent	Application granted	2019-12-16	2020-04-30			
ABP/ACP	316372	'Kildare-Meath Grid Upgrade' - Proposed development of a 400 kV underground cable between Dunstown 400 kV substation and Woodland 400 kV substation	in the townlands of Dunstown, Co. Kildare and Woodland, Co. Meath	SID (Not incl LAP SID cases)	Approve with conditions	2023/04/21	2025-03-13			



South Dublin County Council

Planning Authority	App. No.	Development Description	Development Address	Application Type	P.A. Decision	Received Date	Decision Date	Appeal Ref Number	Appeal Decision	Appeal Decision Date
South Dublin County Council	SD16A/0100	Construction of a new treated water pumping station, surge tanks and associated site works including site drainage, fencing and site access - all on a site adjacent to the existing treatment water reservoir. The works are part of the Strategic Watermain Link between Leixlip and Saggart.	Loughtown Upper, Peamount, Co. Dublin	Permission	GRANT PERMISSION	2016-03-31	2016-05-24			
South Dublin County Council	SD08A/0307/E P	Extending existing open storage area by 1.728ha to store precast concrete components.	Hazelhatch, Newcastle, Co. Dublin	Extension Of Duration of Permission	GRANT EXTENSION OF DURATION OF PERMISSION	2013-12-20	2014-02-19			

Application Form

Appendix 4 – Development Description

Development Description

The proposed development will primarily consist of a proposed Raw Water Intake & Pumping Station at Garrynatineel, Ballina, Co. Tipperary; a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary; a proposed Break Pressure Tank at Knockanacree, CloughJordan, Co. Tipperary; a proposed Booster Pumping Station at Coagh Upper, Birr, Co. Offaly; a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare; a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin; c. 172km of pipeline connecting the water infrastructure sites; upgrading and associated works to the existing Ardnacrusha – Birdhill 38kV line and Ardnacrusha – Birdhill – Nenagh 38kV line, works at the existing Birdhill 38 kV electricity substation, power connections to infrastructure and all ancillary works above and below ground.

The principal elements will comprise the following:

1. Raw Water Intake & Pumping Station site (RWI&PS) which will consist of: a Bankside Intake Chamber, Raw Water Pumping Station Building, 2 no. Microfiltration Buildings, Electricity Substation, (Totalling 3,165m² Gross Floor Area (GFA), maximum building height of 10.9m over finished ground level); 4 no. surge vessels; associated below ground tanks; 670m access road from the R494; 16 no. car parking spaces; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on a c. 4.1 ha permanent site at Garrynatineel and Kilmaglassderry, Co. Tipperary, and associated re-profiling works to the Parteen Basin.
2. Raw Water Rising Mains (RWRM) which will consist of twin steel underground pipelines (each 1,500mm diameter) extending 2km from the pumping station at the RWI&PS site to the Raw Water Balancing Tanks at the head of the proposed Water Treatment Plant, laid at a minimum depth of cover of 1.2m above crown of pipe.
3. Water Treatment Plant site (WTP) which will consist of: 2 no. Raw Water Balancing Tanks, 3 no. Water Treatment Module Buildings, 2 no. Sludge Dewatering Buildings, 2 no. Sludge Storage Buildings, Chemical Dosing Manifold Building, Chemical Dosing Building, High Lift Pumping Station, an Electricity Substation, Washwater Settlement building, Control and Visitor Building (Totalling c. 53,300m² GFA, maximum building height of 15.6m over finished ground level); associated pumping stations, lagoons, attenuation pond, above and below ground tanks, 5 no. surge vessels; 640m access road from the R445; 50 no. car and 4 no. coach parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; landscaping, lighting, and other ancillary above and below ground structures and works; on a c.31 ha permanent site at Incha Beg, Knockadromin and Greenhills, Birdhill, Co. Tipperary.
4. A single 1,600mm diameter steel underground treated water pipeline (covering a distance of approximately 37km in County Tipperary) extending in a generally north-eastern alignment between the proposed Water Treatment Plant and the proposed Break Pressure Tank, laid at a minimum depth of cover of 1.2m above crown of pipe.
5. Break Pressure Tank (BPT) site which will consist of: a below ground covered Break Pressure Tank (volume 13,776m³); control building (c. 800m² GFA, 7.5m height); 794m access road from the L1064; 10 no. car parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; Battery Energy Storage System (BESS); landscaping, lighting, and other ancillary above and below ground works; on a c.7 ha permanent site at Knockanacree CloughJordan, Co. Tipperary.
6. A 1600mm diameter underground steel treated water pipeline from the Break Pressure Tank extending approximately 133km in a generally northeastern direction passing through counties Tipperary, Offaly, Kildare and Dublin to a proposed Termination Point Reservoir, laid at a minimum depth of cover of 1.2m above crown of pipe.
7. Booster Pumping Station (BPS) which will consist of a Pumping Station building (2,160m² GFA, 7.6m height), electrical substation, 1 no. surge vessel; access from the adjacent L3003; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above

and below ground works; on a c. 2.6 ha permanent site at Coagh Upper, Birr, Co. Offaly, and associated power connection to existing 38 kV substation at Clonohill Upper, Birr, Co. Offaly;

8. Flow Control Valve (FCV) site which will consist of: an underground chamber, electrical kiosk, access from the adjacent L1016; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a 0.5 ha permanent site at Commons Upper, Celbridge, Co. Kildare.
9. Termination Point Reservoir which will consist of: a c. 8.4 ha permanent extension of the existing Uisce Éireann site; a covered reservoir (capacity 75,000m³, maximum height 11.2m); below ground overflow storage tank (capacity 5,000m³); chlorine dosing building (1,600m² GFA, maximum building height of 8.4m over finished ground level); ground mounted PV panels and associated BESS; 342m access road from the R120; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on an overall 12.2ha permanent site at Loughtown Upper and Peamount, Co. Dublin.
10. Electrical works consisting of uprating of the existing Ardnacrusha – Birdhill and Ardnacrusha – Birdhill – Nenagh Line 38kV overhead line, between Lakyle, Co. Clare and Birdhill substation, Gortybrigane, Co. Tipperary; replacement of polesets/structures with a cable along a section of the Ardnacrusha – Birdhill – Nenagh Line at Gortybrigane, Co. Tipperary; works at the existing Birdhill 38 kV electricity substation, including the provision of a new 38kV gas insulated switchgear building (28m²) associated electrical equipment, and ancillary lighting, fencing and associated works; and a new underground cable connection from Birdhill substation to the RWI&PS along the R494 and to the WTP along the R445.

The proposed development will include the following ancillary elements:

- Demolition of existing structures including: derelict petrol station structures at Greenhills, Co. Tipperary, a disused house at Inchabeg, Co. Tipperary, and a farm building at Kilpatrick, Co. Kildare;
- 51 no. line valves installed along the RWRM and treated water pipelines, each with an associated above ground kiosk;
- Provision of 43 no. lay-bys, to be constructed at line valve locations and the FCV site;
- 236 no. washout valves located along the pipeline;
- 321 no. air valves located along the pipeline;
- 4 no. potential future connection points, at Greenhills, and Newtown (Guest), Co. Tipperary; and Killananny, and Ballyhugh or Springfield, Co. Offaly.
- A generally 50m wide temporary construction corridor, along the pipeline route;
- 8 no. temporary construction compounds located at the RWI&PS, WTP, BPT, BPS and TPR infrastructure sites, and at Lisgarriff, Co. Tipperary (12.2ha), Killananny, Co. Offaly (15.6ha) and Drummond, Co. Kildare (13.1ha);
- 9 no. temporary pipe storage depots: at Carrigatogher, Co. Tipperary (6.5ha), Toora, Co. Offaly (1.9ha), Boveen, Co. Offaly (4.8ha), Fortel, Co. Offaly (2.4ha), Derrinboy, Co. Offaly (5.8ha), Derryweelan, Co. Offaly (6.2ha), Rathlumber (2.9ha), Co. Offaly, Graiguepottle, Co. Kildare (2.3ha) and Barberstown Upper, Co. Kildare (11.0ha).

All ancillary development above and below ground to facilitate the proposed development.

Application Form

Appendix 5 – Copy of Newspaper Notices

AN COIMISIÚN PLEANÁLA Planning and Development Act 2000, as amended

NOTICE OF DIRECT PLANNING APPLICATION TO AN COIMISIÚN PLEANÁLA IN RESPECT OF A STRATEGIC INFRASTRUCTURE DEVELOPMENT (PROPOSED WATER SUPPLY PROJECT EASTERN AND MIDLANDS REGION)

County Clare; County Limerick; County Tipperary; County Offaly; County Kildare; South Dublin County.

In accordance with Section 37E of the Planning and Development Act 2000, as amended, Uisce Éireann gives notice of its intention to make an application for permission to An Coimisiún Pleanála in relation to the following proposed Strategic Infrastructure Development (SID) in the townlands of:

Roo West, Lakyle, Roo East, Blackwater, Ballyglass, Coolderry, Dromintobin North, Knockbrack Upper, Monaskeha, Cappakea, Bartleystown, Aughboy and Ardataggle Co. Clare; Montpelier and Fairyhall, Co. Limerick; Birdhill, Garrynateel, Coolnadornory, Kilmaglasderry, Gortybrigane, Knockadromin, Lackenavea (Egremont), Incha Beg, Lackenavea (Dunalley), Greenhills, Kilmastulla, Boher, Cappadine, Ballinteenoe, Killalane, Gortnaskehy, Kilnacranra, Gortmore, Castlecrauna, Ballycuddy More, Dromin, Carrigatogher (Abbott), Ballyhisky, Carrigatogher (Harding), Carrigatogher (Ryan), Kilcolman, Carrigatogher Bog (Harding), Carrigatogher Bog (Abbott), Monsea, Tullamore, Carrigatogher Bog (Ryan), Clareen, Belleen Lower, Ballycommon, Richmond, Boolagelagh, Ballyannmore, Ballyanny Lower, Knigh, Drumminascart, Loughourna, Ashley Park, Ballythomas, Ardronry, Lisgarraff, Ballylusky, Lisnasoolmoy, Drumroe, Corrowle, Eminska, Hilton, Modreeny, Killurane, Knockanacree, Loughaun, Gortavalla, Cowbawn, Newtown (Hodgins), Newtown (Guest), Behamore (Hawkshaw) and Quakerstown Co. Tipperary;

Toora, Derrinclare, Cangort Park, Ballaghboy, Kilmurryely, Galbally, Tonagh, Curralanty, Tubbrid, Boveen, Clonoghil Upper, Rath More, Clonoghil Lower, Gorteenafoly or Newhall, Cree, Kilcolman, Ballyatty, Clonbeg, Clonbrone, Nadneagh, Killeenbreaghan, Fortel, Killaun, Castletown, Ballinree, Oakleypark, Kilmaine, Killyon, Rathgibbon South, Rathgibbon North, Killinure, Streamstown, Breaghmore, Coagh Lower, Cloghanmore, Coagh Upper, Ballyroe, Pass, Kiltubbrid Island, Money, Laughil, Derrinboy, Coolfin Glebe, Killeen and Lugnabole, Knockhill and Drinagh, Ballindrinnan, Ballynacarrig, Derries, Gortacur, Clonshannagh, Rathrobin, Clondonnell Glebe, Kellananny, Annaghmore, Gorteen, Killeigh, Ballinvally, Millbrook, Finter, Raheenduff, Cloncoher, Killelery, Curragh, Derryweelan, Lugmore, Alderborough, Ballyduff South, Dalgan, Clonad, Rathfeston, Island, Gorteenkeel, Clonarrow or Riverlyons, Killooneen, Esker Beg, Drumcaw or Mountlucas, Ballyhugh or Springfield, Ballycon, Newtown, Esker More, Rathlumber, Rathvillia or Rathclonbrack Ballinrath, Ballykilleen, Ballynakill, Kilmumber, Shean, Cloncant, Cushaling and Codd Co. Offaly; Ticknevin, Kilpatrick, Ballybrack, Drummond, Kilkeaskin, Ballynakill Lower, Parsonstown, Loughnacush, Drehid, Timahoe West, Timahoe East, Coolgmartin, Derryvarroge, Derrycree, Newtownmoneenluggagh, Fanaghs, Cooltrim South, Donadea, Aghafullim, Clonshanbo, Belgard, Farranadum, Baltracey, Raheen, Barreen, Graiguesallagh, Johninstown, Baybush, Newtownmacabe, Barberstown Upper, Barberstown Lower, Barberstown Lower, Castledillon Upper, Ardross Upper, Reeves, Friarstown, Commons Upper, Kearneystown Upper, Dangan and Kearneystown Lower, Co. Kildare; Ringwood, Colganstown, Commons, Hynestown, Keeloges, Peamount, Loughtown Upper and Milltown, Co. Dublin.

The proposed development will primarily consist of a proposed Raw Water Intake & Pumping Station at Garrynateel, Ballina, Co. Tipperary; a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary; a proposed Break Pressure Tank at Knockanacree, CloughJordan, Co. Tipperary; a proposed Booster Pumping Station at Coagh Upper, Birr, Co. Offaly; a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare; a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin; c. 172km of pipeline connecting the water infrastructure sites; uprating and associated works to the existing Ardnacrusa – Birdhill 38kV line and Ardnacrusa – Birdhill – Nenagh 38kV line, works at the existing Birdhill 38 kV electricity substation, power connections to infrastructure and all ancillary works above and below ground.

The proposed infrastructure sites and pipelines will consist of the following:

1. Raw Water Intake & Pumping Station site (RWI&PS) which will consist of: a Bankside Intake Chamber, Raw Water Pumping Station Building, 2 no. Microfiltration Buildings, Electricity Substation, (Totalling 3,165m² Gross Floor Area (GFA), maximum building height of 10.9m over finished ground level); 4 no. surge vessels; associated below ground tanks; 670m access road from the R494; 16 no. car parking spaces; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on a c. 4.1 ha permanent site at Garrynateel and Kilmaglassderry, Co. Tipperary, and associated re-profiling works to the Parteen Basin.
2. Raw Water Rising Mains (RWRM) which will consist of twin steel underground pipelines (each 1,500mm diameter) extending 2km from the pumping station at the RWI&PS site to the Raw Water Balancing Tanks at the head of the proposed Water Treatment Plant, laid at a minimum depth of cover of 1.2m above crown of pipe.
3. Water Treatment Plant site (WTP) which will consist of: 2 no. Raw Water Balancing Tanks, 3 no. Water Treatment Module Buildings, 2 no. Sludge Dewatering Buildings, 2 no. Sludge Storage Buildings, Chemical Dosing Manifold Building, Chemical Dosing Building, High Lift Pumping Station, an Electricity Substation, Washwater Settlement building, Control and Visitor Building (Totalling c. 53,300m² GFA, maximum building height of 15.6m over finished ground level); associated pumping stations, lagoons, attenuation pond, above and below ground tanks, 5 no. surge vessels; 640m access road from the R445; 50 no. car and 4 no. coach parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; landscaping, lighting, and other ancillary above and below ground structures and works; on a c.31 ha permanent site at Incha Beg, Knockadromin and Greenhills, Birdhill, Co. Tipperary.
4. A single 1,600mm diameter steel underground treated water pipeline (covering a distance of approximately 37km in County Tipperary) extending in a generally north-eastern alignment between the proposed Water Treatment Plant and the proposed Break Pressure Tank, laid at a minimum depth of cover of 1.2m above crown of pipe.
5. Break Pressure Tank (BPT) site which will consist of: a below ground covered Break Pressure Tank (volume 13,776m³); control building (c. 800m² GFA, 7.5m height); 794m access road from the L1064; 10 no. car parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; Battery Energy Storage System (BESS); landscaping, lighting, and other ancillary above and below ground works; on a c.7 ha permanent site at Knockanacree CloughJordan, Co. Tipperary.
6. A 1600mm diameter steel underground treated water pipeline from the Break Pressure Tank extending approximately 133km in a generally northeastern direction passing through counties Tipperary, Offaly, Kildare and Dublin to a proposed Termination Point Reservoir, laid at a minimum depth of cover of 1.2m above crown of pipe.
7. Booster Pumping Station (BPS) which will consist of a Pumping Station building (2,160m² GFA, 7.6m height), electrical substation, 1 no. surge vessel; access from the adjacent L3003; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a c. 2.6 ha permanent site at Coagh Upper, Birr, Co. Offaly, and associated power connection to existing 38 kV substation at Clonoghil Upper, Birr, Co. Offaly;
8. Flow Control Valve (FCV) site which will consist of: an underground chamber, electrical kiosk, access from the adjacent L1016; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a 0.5 ha permanent site at Commons Upper, Celbridge, Co. Kildare.
9. Termination Point Reservoir which will consist of: a c. 8.4 ha permanent extension of the existing Uisce Éireann site; a covered reservoir (capacity 75,000m³, maximum height 11.2m); below ground overflow storage tank (capacity 5,000m³); chlorine dosing building (1,600m² GFA, maximum building height of 8.4m over finished ground level); ground mounted PV panels and associated BESS; 342m access road from the R120; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on an overall 12.2ha permanent site at Loughtown Upper and Peamount, Co. Dublin.
10. Electrical works consisting of uprating of the existing Ardnacrusa – Birdhill and Ardnacrusa – Birdhill – Nenagh Line 38kV overhead line, between Lakyle, Co. Clare and Birdhill substation, Gortybrigane, Co. Tipperary; replacement of polesets/structures with a cable along a section of the Ardnacrusa – Birdhill – Nenagh Line at Gortybrigane, Co. Tipperary; works at the existing Birdhill 38 kV electricity substation, including the provision of a new 38kV gas insulated switchgear building (28m²) associated electrical equipment, and ancillary lighting, fencing and associated electrical works; and a new underground cable connection from Birdhill substation to the RWI&PS along the R494 and to the WTP along the R445.

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The proposed development will include the following ancillary elements:

- Demolition of existing structures including: derelict petrol station structures at Greenhills, Co. Tipperary, a disused house at Inchabeg, Co. Tipperary, and a farm building at Kilpatrick, Co. Kildare;
- 51 no. line valves installed along the RWRM and treated water pipelines, each with an associated above ground kiosk;
- Provision of 43 no. lay-bys, to be constructed at line valve locations and the FCV site;
- 236 no. washout valves located along the pipeline;
- 321 no. air valves located along the pipeline;
- 4 no. potential future connection points, at Greenhills, and Newtown (Guest), Co. Tipperary; and Killananny, and Ballyhugh or Springfield, Co. Offaly.
- A generally 50m wide temporary construction corridor, along the pipeline route;
- 8 no. temporary construction compounds located at the RWI&PS, WTP, BPT, BPS and TPR infrastructure sites, and at Lisgarriff, Co. Tipperary (12.2ha), Killananny, Co. Offaly (15.6ha) and Drummond, Co. Kildare (13.1ha);
- 9 no. temporary pipe storage depots: at Carrigatogher, Co. Tipperary (6.5ha), Toora, Co. Offaly (1.9ha), Boveen, Co. Offaly (4.8ha), Fortel, Co. Offaly (2.4ha), Derrinboy, Co. Offaly (5.8ha), Derryweelan, Co. Offaly (6.2ha), Rathlumber (2.9ha), Co. Offaly, Graiguepottle, Co. Kildare (2.3ha) and Barberstown Upper, Co. Kildare (11.0ha).

All ancillary development above and below ground to facilitate the proposed development.

This application relates to a project which will also require a water abstraction licence from the Environmental Protection Agency (EPA) under the Water Environment (Abstractions and Associated Impoundments) Act, 2022.

The application will be accompanied by a Compulsory Purchase Order under the provisions of the Housing Act, 1966 as amended.

As provided for in Section 41 of the Planning and Development Act 2000, as amended, planning permission is sought for a period of 10 years.

The planning application is accompanied by an Environmental Impact Assessment Report (EiAR) and Natura Impact Statement (NIS).

The planning application, the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period commencing on the 6th January 2026 and ending on the 25th February 2026 at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1;
- The Offices of Clare County Council, Áras Contae an Chláir, New Road, Ennis, Co. Clare;
- The Offices of Limerick City and County Council, Dooradoyle Road, Limerick;
- The Offices of Tipperary County Council, Civic Offices, Nenagh, County Tipperary;
- The Offices of Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly;
- The Offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare; and
- The Offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.

The application may also be viewed/ downloaded on the following website: www.watersupplyproject.ie

Submissions or observations may be made only to An Coimisiún Pleanála (the Commission) 64 Marlborough Street, Dublin 1 during the above-mentioned period relating to -

- i. the implications of the proposed development for proper planning and sustainable development, and
- ii. the likely effects on the environment of the proposed development, if carried out.
- iii. The likely significant effects of the proposed development on the integrity of a European Site, if carried out.

Any submissions/ observations must be accompanied by a fee of €50 (except for certain prescribed bodies or any landowners affected by the associated CPO application) and must be received by the Commission not later than 5.30p.m. on the 25th February 2026. Such submissions/observations must also include the following information:

- i. the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- ii. the subject matter of the submission or observation, and
- iii. the reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations, 2001, as amended, refers).

Submissions that do not require a fee, can be made by hand, post, or email to laps@pleanala.ie.

Submissions that require a fee can be made by hand, post, or by the Commissions online strategic infrastructure development submission portal:

<https://online.pleanala.ie/en-ie/sid/observation>.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie)

The Commission may in respect of an application for permission decide to -

- a. (i) grant the permission, or
(ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
(iii) grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind); or
- b. refuse to grant the permission.

A decision to grant permission under paragraph (a)(i), (ii) or (iii) may be subject to or without conditions.

- Any person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.
- Practical information on the review mechanism can be accessed under the heading 'information on cases/weekly lists - Judicial Review of Planning Decisions' on the Commission's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie



AN COIMISIÚN PLEANÁLA Planning and Development Act 2000, as amended

NOTICE OF DIRECT PLANNING APPLICATION TO AN COIMISIÚN PLEANÁLA IN RESPECT OF A STRATEGIC INFRASTRUCTURE DEVELOPMENT (PROPOSED WATER SUPPLY PROJECT EASTERN AND MIDLANDS REGION)

County Clare; County Limerick; County Tipperary; County Offaly; County Kildare; South Dublin County.

In accordance with Section 37E of the Planning and Development Act 2000, as amended, Uisce Éireann gives notice of its intention to make an application for permission to An Coimisiún Pleanála in relation to the following proposed Strategic Infrastructure Development (SID) in the townlands of:

Roo West, Lakyle, Roo East, Blackwater, Ballyglass, Coolderry, Dromintobin North, Knockbrack Upper, Monaskeha, Cappakea, Bartleystown, Aughboy and Ardataggle Co. Clare; Montpelier and Fairhall, Co. Limerick; Birdhill, Garrynatieel, Coolnadornory, Kilmaglasderry, Gortybrigane, Knockadromin, Lackenavea (Egremont), Incha Beg, Lackenavea (Dunalley), Greenhills, Kilmastulla, Boher, Cappadine, Ballinteenoe, Killalane, Gortnaskehy, Kilnacranra, Gortmore, Castlecrauna, Ballycuddy More, Dromin, Carrigatogher (Abbott), Ballyhisky, Carrigatogher (Harding), Carrigatogher (Ryan), Kilcolman, Carrigatogher Bog (Harding), Carrigatogher Bog (Abbott), Monsea, Tullamore, Carrigatogher Bog (Ryan), Clareen, Belleen Lower, Ballycommon, Richmond, Boolagelagh, Ballyannymore, Ballyanny Lower, Knigh, Drumminascart, Loughourna, Ashleypark, Ballythomas, Ardrony, Lisgarrieff, Ballylusky, Lisnasoolmoy, Drumroe, Corrowle, Eminiska, Hilton, Modreeny, Killurane, Knockanacree, Loughaun, Gortavalla, Cowbawn, Newtown (Hodgins), Newtown (Guest), Behamore (Hawkshaw) and Quakerstown Co. Tipperary;

Toora, Derrinclare, Cangort Park, Ballaghboy, Kilmurryely, Galbally, Tonagh, Curralanty, Tubbrid, Boveen, Clonoghil Upper, Rath More, Clonoghil Lower, Gorteanafoly or Newhall, Cree, Kilcolman, Ballyatty, Clonbeg, Clonbrone, Nadneagh, Killeenbreaghan, Fortel, Killaun, Castletown, Ballinree, Oakleypark, Kilmaine, Killyon, Rathgibbon South, Rathgibbon North, Killinure, Streamstown, Breaghmore, Coagh Lower, Cloghanmore, Coagh Upper, Ballyroe, Pass, Kiltubbrid Island, Money, Laughil, Derrinboy, Coolfin Glebe, Killeen and Lugnaboley, Knockhill and Drinagh, Ballindrinnan, Ballynacarrig, Derries, Gortacur, Clonshannagh, Rathrobin, Clondonnell Glebe, Killananny, Annaghmore, Gorteen, Killeigh, Ballinvally, Millbrook, Finter, Raheenduff, Cloncoher, Killelery, Curragh, Derryweelan, Lugmore, Alderborough, Ballyduff South, Dalgan, Clonad, Rathfeston, Island, Gorteenkeel, Clonarrow or Riverlyons, Killoneen, Esker Beg, Drumcaw or Mountlucas, Ballyhugh or Springfield, Ballycon, Newtown, Esker More, Rathlumber, Rathvilla or Rathclonbrackan Ballinrath, Ballykilleen, Ballynakill, Kilcumber, Shean, Cloncant, Cushaling and Codd Co. Offaly; Ticknevin, Kilpatrick, Ballybrack, Drummond, Kilkeaskin, Ballynakill Lower, Parsonstown, Loughnacush, Drehid, Timahoe West, Timahoe East, Coolmartin, Derryvarroge, Derrycrib, Newtownmoneenluggagh, Fanaghs, Cooltrim South, Donadea, Aghafulim, Clonshanbo, Belgard, Farranadum, Baltracey, Raheen, Barreen, Graiguesallagh, Johninstown, Baybush, Newtownmacabe, Barberstown Upper, Barberstown, Barberstown Lower, Castledillon Upper, Ardross Upper, Reeves, Friarstown, Commons Upper, Kearneystown Upper, Dangan and Kearneystown Lower, Co. Kildare; Ringwood, Colganstown, Commons, Hynestown, Keeloges, Peamount, Loughtown Upper and Milltown, Co. Dublin.

The proposed development will primarily consist of a proposed Raw Water Intake & Pumping Station at Garrynatieel, Ballina, Co. Tipperary; a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary; a proposed Break Pressure Tank at Knockanacree, Cloughjordan, Co. Tipperary; a proposed Booster Pumping Station at Coagh Upper, Birr, Co. Offaly; a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare; a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin; c. 172km of pipeline connecting the water infrastructure sites; uprating and associated works to the existing Ardnacrusha – Birdhill 38kV line and Ardnacrusha – Birdhill – Nenagh 38kV line, works at the existing Birdhill 38 kV electricity substation, power connections to infrastructure and all ancillary works above and below ground.

The proposed infrastructure sites and pipelines will consist of the following:

- Raw Water Intake & Pumping Station site (RWI&PS) which will consist of: a Bankside Intake Chamber, Raw Water Pumping Station Building, 2 no. Microfiltration Buildings, Electricity Substation, (Totalling 3,165m² Gross Floor Area (GFA), maximum building height of 10.9m over finished ground level); 4 no. surge vessels; associated below ground tanks; 670m access road from the R494; 16 no. car parking spaces; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on a c. 4.1 ha permanent site at Garrynatieel and Kilmaglassderry, Co. Tipperary, and associated re-profiling works to the Parteen Basin.
- Raw Water Rising Mains (RWRM) which will consist of twin steel underground pipelines (each 1,500mm diameter) extending 2km from the pumping station at the RWI&PS site to the Raw Water Balancing Tanks at the head of the proposed Water Treatment Plant, laid at a minimum depth of cover of 1.2m above crown of pipe.
- Water Treatment Plant site (WTP) which will consist of: 2 no. Raw Water Balancing Tanks, 3 no. Water Treatment Module Buildings, 2 no. Sludge Dewatering Buildings, 2 no. Sludge Storage Buildings, Chemical Dosing Manifold Building, Chemical Dosing Building, High Lift Pumping Station, an Electricity Substation, Washwater Settlement building, Control and Visitor Building (Totalling c. 53,300m² GFA, maximum building height of 15.6m over finished ground level); associated pumping stations, lagoons, attenuation pond, above and below ground tanks, 5 no. surge vessels; 640m access road from the R445; 50 no. car and 4 no. coach parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; landscaping, lighting, and other ancillary above and below ground structures and works; on a c.31 ha permanent site at Incha Beg, Knockadromin and Greenhills, Birdhill, Co. Tipperary.
- A single 1,600mm diameter steel underground treated water pipeline (covering a distance of approximately 37km in County Tipperary) extending in a generally north-eastern alignment between the proposed Water Treatment Plant and the proposed Break Pressure Tank, laid at a minimum depth of cover of 1.2m above crown of pipe.
- Break Pressure Tank (BPT) site which will consist of: a below ground covered Break Pressure Tank (volume 13,776m³); control building (c. 800m² GFA, 7.5m height); 794m access road from the L1064; 10 no. car parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; Battery Energy Storage System (BESS); landscaping, lighting, and other ancillary above and below ground works; on a c.7 ha permanent site at Knockanacree Cloughjordan, Co. Tipperary.
- A 1600mm diameter underground steel treated water pipeline from the Break Pressure Tank extending approximately 133km in a generally northeastern direction passing through counties Tipperary, Offaly, Kildare and Dublin to a proposed Termination Point Reservoir, laid at a minimum depth of cover of 1.2m above crown of pipe.
- Booster Pumping Station (BPS) which will consist of a Pumping Station building (2,160m² GFA, 7.6m height), electrical substation, 1 no. surge vessel; access from the adjacent L3003; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a c. 2.6 ha permanent site at Coagh Upper, Birr, Co. Offaly, and associated power connection to existing 38 kV substation at Clonoghil Upper, Birr, Co. Offaly;
- Flow Control Valve (FCV) site which will consist of: an underground chamber, electrical kiosk, access from the adjacent L1016; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a 0.5 ha permanent site at Commons Upper, Celbridge, Co. Kildare.
- Termination Point Reservoir which will consist of: a c. 8.4 ha permanent extension of the existing Uisce Éireann site; a covered reservoir (capacity 75,000m³, maximum height 11.2m); below ground overflow storage tank (capacity 5,000m³); chlorine dosing building (1,600m² GFA, maximum building height of 8.4m over finished ground level); ground mounted PV panels and associated BESS; 342m access road from the R120; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on an overall 12.2ha permanent site at Loughtown Upper and Peamount, Co. Dublin.
- Electrical works consisting of uprating of the existing Ardnacrusha – Birdhill and Ardnacrusha – Birdhill – Nenagh Line 38kV overhead line, between Lakyle, Co. Clare and Birdhill substation, Gortybrigane, Co. Tipperary; replacement of polesets/structures with a cable along a section of the Ardnacrusha – Birdhill – Nenagh Line at Gortybrigane, Co. Tipperary; works at the existing Birdhill 38 kV electricity substation, including the provision of a new 38kV gas insulated switchgear building (28m²) associated electrical equipment, and ancillary lighting, fencing and associated works; and a new underground cable connection from Birdhill substation to the RWI&PS along the R494 and to the WTP along the R445.

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The proposed development will include the following ancillary elements:

- Demolition of existing structures including: derelict petrol station structures at Greenhills, Co. Tipperary, a disused house at Inchabeg, Co. Tipperary, and a farm building at Kilpatrick, Co. Kildare;
- 51 no. line valves installed along the RWRM and treated water pipelines, each with an associated above ground kiosk;
- Provision of 43 no. lay-bys, to be constructed at line valve locations and the FCV site;
- 236 no. washout valves located along the pipeline;
- 321 no. air valves located along the pipeline;
- 4 no. potential future connection points, at Greenhills, and Newtown (Guest), Co. Tipperary; and Killananny, and Ballyhugh or Springfield, Co. Offaly.
- A generally 50m wide temporary construction corridor, along the pipeline route;
- 8 no. temporary construction compounds located at the RWI&PS, WTP, BPT, BPS and TPR infrastructure sites, and at Lisgarrieff, Co. Tipperary (12.2ha), Killananny, Co. Offaly (15.6ha) and Drummond, Co. Kildare (13.1ha);
- 9 no. temporary pipe storage depots: at Carrigatogher, Co. Tipperary (6.5ha), Toora, Co. Offaly (1.9ha), Boveen, Co. Offaly (4.8ha), Fortel, Co. Offaly (2.4ha), Derrinboy, Co. Offaly (5.8ha), Derryweelan, Co. Offaly (6.2ha), Rathlumber (2.9ha), Co. Offaly, Graiguepottle, Co. Kildare (2.3ha) and Barberstown Upper, Co. Kildare (11.0ha).

All ancillary development above and below ground to facilitate the proposed development.

This application relates to a project which will also require a water abstraction licence from the Environmental Protection Agency (EPA) under the Water Environment (Abstractions and Associated Impoundments) Act, 2022.

The application will be accompanied by a Compulsory Purchase Order under the provisions of the Housing Act, 1966 as amended.

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- The Offices of Clare County Council, Áras Contae an Chláir, New Road, Ennis, Co. Clare;
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- The Offices of Tipperary County Council, Civic Offices, Nenagh, County Tipperary;
- The Offices of Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly;
- The Offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare; and
- The Offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.

The application may also be viewed/ downloaded on the following website: www.watersupplyproject.ie

Submissions or observations may be made only to An Coimisiún Pleanála (‘the Commission’) 64 Marlborough Street, Dublin 1 during the above-mentioned period relating to -

- the implications of the proposed development for proper planning and sustainable development, and
- the likely effects on the environment of the proposed development, if carried out.
- The likely significant effects of the proposed development on the integrity of a European Site, if carried out.

Any submissions/ observations must be accompanied by a fee of €50 (except for certain prescribed bodies or any landowners affected by the associated CPO application) and must be received by the Commission not later than 5.30p.m. on the 25th February 2026. Such submissions/observations must also include the following information:

- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- the subject matter of the submission or observation, and
- the reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations, 2001, as amended, refers).

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The Commission may in respect of an application for permission decide to -

- (i) grant the permission, or
 - (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
 - (iii) grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind); or
- b. refuse to grant the permission.

A decision to grant permission under paragraph (a)(i), (ii) or (iii) may be subject to or without conditions.

- Any person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.
- Practical information on the review mechanism can be accessed under the heading ‘Information on cases/weekly lists – Judicial Review of Planning Decisions’ on the Commission’s website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie



AN COIMISIÚN PLEANÁLA Planning and Development Act 2000, as amended

NOTICE OF DIRECT PLANNING APPLICATION TO AN COIMISIÚN PLEANÁLA IN RESPECT OF A STRATEGIC INFRASTRUCTURE DEVELOPMENT (PROPOSED WATER SUPPLY PROJECT EASTERN AND MIDLANDS REGION)

County Clare; County Limerick; County Tipperary; County Offaly; County Kildare; South Dublin County.

In accordance with Section 37E of the Planning and Development Act 2000, as amended, Uisce Éireann gives notice of its intention to make an application for permission to An Coimisiún Pleanála in relation to the following proposed Strategic Infrastructure Development (SID) in the townlands of:

Roo West, Lakyle, Roo East, Blackwater, Ballyglass, Coolderry, Dromintobin North, Knockbrack Upper, Monaskeha, Cappakea, Bartleystown, Aughboy and Ardataggle Co. Clare; Montpellier and Fairyhall, Co. Limerick; Birdhill, Garrynateel, Coolnadornory, Kilmaglasderry, Gortybrigane, Knockadromin, Lackenavea (Egremont), Incha Beg, Lackenavea (Dunalley), Greenhills, Kilmastulla, Boher, Cappadine, Ballinteenoe, Killalane, Gortnaskehy, Kilnacranra, Gortmore, Castlecraanna, Ballycuddy More, Dromin, Carrigatogher (Abbott), Ballyhisky, Carrigatogher (Harding), Carrigatogher (Ryan), Kilcolman, Carrigatogher Bog (Harding), Carrigatogher Bog (Abbott), Monsea, Tuillamore, Carrigatogher Bog (Ryan), Clareen, Belleen Lower, Ballycommon, Richmond, Boolagelagh, Ballyannymore, Ballyanny Lower, Knigh, Drumminascart, Loughourna, Ashleypark, Ballythomas, Ardcroney, Lisgarraff, Ballylusk, Lisnasoolmoy, Drumroe, Corrowle, Eminiska, Hilton, Modreeny, Killurane, Knockanacree, Loughaun, Gortavalla, Cowbawn, Newtown (Hodgins), Newtown (Guest), Behamore (Hawkshaw) and Quakerstown Co. Tipperary;

Toora, Derrinclare, Cangort Park, Ballaghboy, Kilmurryely, Galbally, Tonagh, Curralanty, Tubbrid, Boveen, Clonoghil Upper, Rath More, Clonoghil Lower, Gorteenafoly or Newhall, Cree, Kilcolman, Ballyatty, Clonbeg, Clonbrone, Nadneagh, Killeenbreagh, Fortel, Killaun, Castletown, Ballinree, Oakleypark, Kilmaine, Killyon, Rathgibbon South, Rathgibbon North, Killinure, Streamstown, Breaghmore, Coagh Lower, Cloghanmore, Coagh Upper, Ballyroe, Pass, Kiltubrid Island, Money, Laughil, Derrinboy, Coolfin Glebe, Killeen and Lugnaboley, Knockhill and Drinagh, Ballindrinnan, Ballynacarrig, Derries, Gortacur, Clonshannagh, Rathrobin, Clondonnell Glebe, Killananny, Annaghmore, Gorteen, Killeigh, Ballinvally, Millbrook, Finter, Raheenduff, Cloncoher, Killellery, Curragh, Derryweelan, Lugmore, Alderborough, Ballyduff South, Dalgan, Clonad, Rathfeston, Island, Gorteenkeel, Clonarrow or Riverlyons, Killoneen, Esker Beg, Drumcaw or Mountlucas, Ballyhugh or Springfield, Ballycon, Newtown, Esker More, Rathlumber, Rathvilla or Rathclonbrack, Ballinrath, Ballykilleen, Ballynakill, Kilcumber, Shean, Cloncant, Cushaling and Codd Co. Offaly; Ticknevin, Kilpatrick, Ballybrack, Drummond, Killeaskin, Ballynakill Lower, Parsonstown, Loughnacush, Drehid, Timahoe West, Timahoe East, Coolgmartin, Derryvarroge, Derrycree, Newtownmoneenluggagh, Fanaghs, Cooltrim South, Donadea, Aghafullim, Clonshanbo, Belgard, Farranadum, Baltracey, Raheen, Barreen, Graiguesallagh, Johninstown, Baybush, Newtownmacabe, Barberstown Upper, Barberstown, Barberstown Lower, Castledillon Upper, Ardrass Upper, Reeves, Friarstown, Commons Upper, Kearneystown Upper, Dangan and Kearneystown Lower, Co. Kildare; Ringwood, Colganstown, Commons, Hynestown, Keelogs, Peamount, Loughtown Upper and Milltown, Co. Dublin.

The proposed development will primarily consist of a proposed Raw Water Intake & Pumping Station at Garrynateel, Ballina, Co. Tipperary; a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary; a proposed Break Pressure Tank at Knockanacree, CloughJordan, Co. Tipperary; a proposed Booster Pumping Station at Coagh Upper, Birr, Co. Offaly; a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare; a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin; c. 172km of pipeline connecting the water infrastructure sites; uprating and associated works to the existing Ardnacrusa – Birdhill 38kV line and Ardnacrusa – Birdhill – Nenagh 38kV line, works at the existing Birdhill 38 kV electricity substation, power connections to infrastructure and all ancillary works above and below ground.

The proposed infrastructure sites and pipelines will consist of the following:

1. Raw Water Intake & Pumping Station site (RWI&PS) which will consist of: a Bankside Intake Chamber, Raw Water Pumping Station Building, 2 no. Microfiltration Buildings, Electricity Substation, (Totalling 3,165m² Gross Floor Area (GFA), maximum building height of 10.9m over finished ground level); 4 no. surge vessels; associated below ground tanks; 670m access road from the R494; 16 no. car parking spaces; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on a c. 4.1 ha permanent site at Garrynateel and Kilmaglassderry, Co. Tipperary, and associated re-profiling works to the Parteen Basin.
2. Raw Water Rising Mains (RWRM) which will consist of twin steel underground pipelines (each 1,500mm diameter) extending 2km from the pumping station at the RWI&PS site to the Raw Water Balancing Tanks at the head of the proposed Water Treatment Plant, laid at a minimum depth of cover of 1.2m above crown of pipe.
3. Water Treatment Plant site (WTP) which will consist of: 2 no. Raw Water Balancing Tanks, 3 no. Water Treatment Module Buildings, 2 no. Sludge Dewatering Buildings, 2 no. Sludge Storage Buildings, Chemical Dosing Manifold Building, Chemical Dosing Building, High Lift Pumping Station, an Electricity Substation, Washwater Settlement building, Control and Visitor Building (Totalling c. 53,300m² GFA, maximum building height of 15.6m over finished ground level); associated pumping stations, lagoons, attenuation pond, above and below ground tanks, 5 no. surge vessels; 640m access road from the R445; 50 no. car and 4 no. coach parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; landscaping, lighting, and other ancillary above and below ground structures and works; on a c.31 ha permanent site at Incha Beg, Knockadromin and Greenhills, Birdhill, Co. Tipperary.
4. A single 1,600mm diameter steel underground treated water pipeline (covering a distance of approximately 37km in County Tipperary) extending in a generally north-eastern alignment between the proposed Water Treatment Plant and the proposed Break Pressure Tank, laid at a minimum depth of cover of 1.2m above crown of pipe.
5. Break Pressure Tank (BPT) site which will consist of: a below ground covered Break Pressure Tank (volume 13,776m³); control building (c. 800m² GFA, 7.5m height); 794m access road from the L1064; 10 no. car parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; Battery Energy Storage System (BESS); landscaping, lighting, and other ancillary above and below ground works; on a c.7 ha permanent site at Knockanacree CloughJordan, Co. Tipperary.
6. A 1600mm diameter underground steel treated water pipeline from the Break Pressure Tank extending approximately 133km in a generally northeastern direction passing through counties Tipperary, Offaly, Kildare and Dublin to a proposed Termination Point Reservoir, laid at a minimum depth of cover of 1.2m above crown of pipe.
7. Booster Pumping Station (BPS) which will consist of a Pumping Station building (2,160m² GFA, 7.6m height), electrical substation, 1 no. surge vessel; access from the adjacent L3003; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a c. 2.6 ha permanent site at Coagh Upper, Birr, Co. Offaly, and associated power connection to existing 38 kV substation at Clonoghil Upper, Birr, Co. Offaly;
8. Flow Control Valve (FCV) site which will consist of: an underground chamber, electrical kiosk, access from the adjacent L1016; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a 0.5 ha permanent site at Commons Upper, Celbridge, Co. Kildare.
9. Termination Point Reservoir which will consist of: a c. 8.4 ha permanent extension of the existing Uisce Éireann site; a covered reservoir (capacity 75,000m³, maximum height 11.2m); below ground overflow storage tank (capacity 5,000m³); chlorine dosing building (1,600m² GFA, maximum building height of 8.4m over finished ground level); ground mounted PV panels and associated BESS; 342m access road from the R120; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on an overall 12.2ha permanent site at Loughtown Upper and Peamount, Co. Dublin.
10. Electrical works consisting of uprating of the existing Ardnacrusa – Birdhill and Ardnacrusa – Birdhill – Nenagh Line 38kV overhead line, between Lakyle, Co. Clare and Birdhill substation, Gortybrigane, Co. Tipperary; replacement of polesets/structures with a cable along a section of the Ardnacrusa – Birdhill – Nenagh Line at Gortybrigane, Co. Tipperary; works at the existing Birdhill 38 kV electricity substation, including the provision of a new 38kV gas insulated switchgear building (28m²) associated electrical equipment, and ancillary lighting, fencing and associated works; and a new underground cable connection from Birdhill substation to the RWI&PS along the R494 and to the WTP along the R445.

The proposed development will include the following ancillary elements:

- Demolition of existing structures including: derelict petrol station structures at Greenhills, Co. Tipperary, a disused house at Inchabeg, Co. Tipperary, and a farm building at Kilpatrick, Co. Kildare;
- 51 no. line valves installed along the RWRM and treated water pipelines, each with an associated above ground kiosk;
- Provision of 43 no. lay-bys, to be constructed at line valve locations and the FCV site;
- 236 no. washout valves located along the pipeline;
- 321 no. air valves located along the pipeline;
- 4 no. potential future connection points, at Greenhills, and Newtown (Guest), Co. Tipperary; and Killananny, and Ballyhugh or Springfield, Co. Offaly.
- A generally 50m wide temporary construction corridor, along the pipeline route;
- 8 no. temporary construction compounds located at the RWI&PS, WTP, BPT, BPS and TPR infrastructure sites, and at Lisgarriff, Co. Tipperary (12.2ha), Killananny, Co. Offaly (15.6ha) and Drummond, Co. Kildare (13.1ha);
- 9 no. temporary pipe storage depots: at Carrigatogher, Co. Tipperary (6.5ha), Toora, Co. Offaly (1.9ha), Boveen, Co. Offaly (4.8ha), Fortel, Co. Offaly (2.4ha), Derrinboy, Co. Offaly (5.8ha), Derryweelan, Co. Offaly (6.2ha), Rathlumber (2.9ha), Co. Offaly, Graiguepottle, Co. Kildare (2.3ha) and Barberstown Upper, Co. Kildare (11.0ha).

All ancillary development above and below ground to facilitate the proposed development.

This application relates to a project which will also require a water abstraction licence from the Environmental Protection Agency (EPA) under the Water Environment (Abstractions and Associated Impoundments) Act, 2022.

The application will be accompanied by a Compulsory Purchase Order under the provisions of the Housing Act, 1966 as amended.

As provided for in Section 41 of the Planning and Development Act 2000, as amended, planning permission is sought for a period of 10 years.

The planning application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS).

The planning application, the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period commencing on the 6th January 2026 and ending on the 25th February 2026 at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1;
- The Offices of Clare County Council, Áras Contae an Chláir, New Road, Ennis, Co. Clare;
- The Offices of Limerick City and County Council, Dooradoyle Road, Limerick;
- The Offices of Tipperary County Council, Civic Offices, Nenagh, County Tipperary;
- The Offices of Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly;
- The Offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare; and
- The Offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.

The application may also be viewed/ downloaded on the following website: www.watersupplyproject.ie

Submissions or observations may be made only to An Coimisiún Pleanála (the Commission) 64 Marlborough Street, Dublin 1 during the above-mentioned period relating to -

- the implications of the proposed development for proper planning and sustainable development, and
- the likely effects on the environment of the proposed development, if carried out.
- The likely significant effects of the proposed development on the integrity of a European Site, if carried out.

Any submissions/ observations must be accompanied by a fee of €50 (except for certain prescribed bodies or any landowners affected by the associated CPO application) and must be received by the Commission not later than 5.30p.m. on the 25th February 2026. Such submissions/observations must also include the following information:

- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- the subject matter of the submission or observation, and
- the reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations, 2001, as amended, refers).

Submissions that do not require a fee, can be made by hand, post, or email to laps@pleanala.ie.

Submissions that require a fee can be made by hand, post, or by the Commissions online strategic infrastructure development submission portal:

<https://online.pleanala.ie/en-ie/sid/observation>.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie)

The Commission may in respect of an application for permission decide to -

- (i) grant the permission, or
 - (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
 - (iii) grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind); or
- refuse to grant the permission.

A decision to grant permission under paragraph (a)(i), (ii) or (iii) may be subject to or without conditions.

- Any person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.
- Practical information on the review mechanism can be accessed under the heading 'information on cases/weekly lists - Judicial Review of Planning Decisions' on the Commission's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie



AN COIMISIÚN PLEANÁLA Planning and Development Act 2000, as amended

NOTICE OF DIRECT PLANNING APPLICATION TO AN COIMISIÚN PLEANÁLA IN RESPECT OF A STRATEGIC INFRASTRUCTURE DEVELOPMENT (PROPOSED WATER SUPPLY PROJECT EASTERN AND MIDLANDS REGION)

County Clare; County Limerick; County Tipperary; County Offaly; County Kildare; South Dublin County.

In accordance with Section 37E of the Planning and Development Act 2000, as amended, Uisce Éireann gives notice of its intention to make an application for permission to An Coimisiún Pleanála in relation to the following proposed Strategic Infrastructure Development (SID) in the townlands of:

Roo West, Lakyle, Roo East, Blackwater, Ballyglass, Coolderry, Dromintobin North, Knockbrack Upper, Monaskeha, Cappakea, Bartleystown, Aughboy and Ardataggle Co. Clare; Montpelier and Fairyhall, Co. Limerick; Birdhill, Garrynatineel, Coolnadornory, Kilmaglasderry, Gortybrigane, Knockadromin, Lackenavea (Egremont), Incha Beg, Lackenavea (Dunalley), Greenhills, Kilmastulla, Boher, Cappadine, Ballinteenoe, Killalane, Gortnaskehy, Kilnacranra, Gortmore, Castlecranna, Ballycuddy More, Dromin, Carrigatogher (Abbott), Ballyhisky, Carrigatogher (Harding), Carrigatogher (Ryan), Kilcolman, Carrigatogher Bog (Harding), Carrigatogher Bog (Abbott), Monsea, Tullamore, Carrigatogher Bog (Ryan), Clareen, Belleen Lower, Ballycommon, Richmond, Boolagelagh, Ballyannymore, Ballyanny Lower, Knigh, Drumminascart, Loughourna, Ashleypark, Ballythomas, Ardrony, Lisgarriff, Ballylusky, Lisnasoolmoy, Drumroe, Corrowle, Eminiska, Hilton, Modreeny, Killurane, Knockanacree, Loughaun, Gortavalla, Cowbawn, Newtown (Hodgins), Newtown (Guest), Behamore (Hawkshaw) and Quakerstown Co. Tipperary;

Toora, Derrinclare, Cangort Park, Ballaghboy, Kilmurryely, Galbally, Tonagh, Curralanty, Tubbrid, Boveen, Clonoghil Upper, Rath More, Clonoghil Lower, Gorteenafoly or Newhall, Cree, Kilcolman, Ballyatty, Clonbeg, Clonbrone, Nadneagh, Killeenbreaghan, Fortel, Killaun, Castletown, Ballinree, Oakleypark, Kilmaine, Killyon, Rathgibbon South, Rathgibbon North, Killinure, Streamstown, Breaghmore, Coagh Lower, Cloghanmore, Coagh Upper, Ballyroe, Pass, Kiltubbrid Island, Money, Laughil, Derrinboy, Coolfin Glebe, Killeen and Lugnaboley, Knockhill and Drinagh, Ballindrinnan, Ballynacarrig, Derries, Gortacur, Clonshannagh, Rathrobin, Clondonnell Glebe, Killananny, Annaghmore, Gorteen, Killeigh, Ballinvally, Millbrook, Finter, Raheenduff, Cloncoher, Killelery, Curragh, Derryweelan, Lugmore, Alderborough, Ballyduff South, Dalgan, Clonad, Rathfeston, Island, Gorteenkeel, Clonarrow or Riverlyons, Killoneen, Esker Beg, Drumcaw or Mountlucas, Ballyhugh or Springfield, Ballycon, Newtown, Esker More, Rathlumber, Rathvilla or Rathclonbrackan Ballinrath, Ballykilleen, Ballynakill, Kilcumber, Shean, Cloncant, Cushaling and Codd Co. Offaly; Ticknevin, Kilpatrick, Ballybrack, Drummond, Kilkeaskin, Ballynakill Lower, Parsonstown, Loughnacush, Drehid, Timahoe West, Timahoe East, Coolmartin, Derryvarroge, Derrycrib, Newtownmoneenluggagh, Fanaghs, Cooltrim South, Donadea, Aghafullim, Clonshanbo, Belgard, Farranadum, Baltracey, Raheen, Barreen, Graiguesallagh, Johninstown, Baybush, Newtownmacabe, Barberstown Upper, Barberstown, Barberstown Lower, Castledillon Upper, Ardrass Upper, Reeves, Friarstown, Commons Upper, Kearneystown Upper, Dangan and Kearneystown Lower, Co. Kildare; Ringwood, Colganstown, Commons, Hynestown, Keeloges, Peamount, Loughtown Upper and Milltown, Co. Dublin.

The proposed development will primarily consist of a proposed Raw Water Intake & Pumping Station at Garrynatineel, Ballina, Co. Tipperary; a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary; a proposed Break Pressure Tank at Knockanacree, Cloughjordan, Co. Tipperary; a proposed Booster Pumping Station at Coagh Upper, Birr, Co. Offaly; a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare; a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin; c. 172km of pipeline connecting the water infrastructure sites; uprating and associated works to the existing Ardnacrusa – Birdhill 38kV line and Ardnacrusa – Birdhill – Nenagh 38kV line, works at the existing Birdhill 38 kV electricity substation, power connections to infrastructure and all ancillary works above and below ground.

The proposed infrastructure sites and pipelines will consist of the following:

1. Raw Water Intake & Pumping Station site (RWI&PS) which will consist of: a Bankside Intake Chamber, Raw Water Pumping Station Building, 2 no. Microfiltration Buildings, Electricity Substation, (Totalling 3,165m² Gross Floor Area (GFA), maximum building height of 10.9m over finished ground level); 4 no. surge vessels; associated below ground tanks; 670m access road from the R494; 16 no. car parking spaces; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on a c. 4.1 ha permanent site at Garrynatineel and Kilmaglasderry, Co. Tipperary, and associated re-profiling works to the Parteen Basin.
2. Raw Water Rising Mains (RWRM) which will consist of twin steel underground pipelines (each 1,500mm diameter) extending 2km from the pumping station at the RWI&PS site to the Raw Water Balancing Tanks at the head of the proposed Water Treatment Plant, laid at a minimum depth of cover of 1.2m above crown of pipe.
3. Water Treatment Plant site (WTP) which will consist of: 2 no. Raw Water Balancing Tanks, 3 no. Water Treatment Module Buildings, 2 no. Sludge Dewatering Buildings, 2 no. Sludge Storage Buildings, Chemical Dosing Manifold Building, Chemical Dosing Building, High Lift Pumping Station, an Electricity Substation, Washwater Settlement building, Control and Visitor Building (Totalling c. 53,300m² GFA, maximum building height of 15.6m over finished ground level); associated pumping stations, lagoons, attenuation pond, above and below ground tanks, 5 no. surge vessels; 640m access road from the R445; 50 no. car and 4 no. coach parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; landscaping, lighting, and other ancillary above and below ground structures and works; on a c.31 ha permanent site at Incha Beg, Knockadromin and Greenhills, Birdhill, Co. Tipperary.
4. A single 1,600mm diameter steel underground treated water pipeline (covering a distance of approximately 37km in County Tipperary) extending in a generally north-eastern alignment between the proposed Water Treatment Plant and the proposed Break Pressure Tank, laid at a minimum depth of cover of 1.2m above crown of pipe.
5. Break Pressure Tank (BPT) site which will consist of: a below ground covered Break Pressure Tank (volume 13,776m³); control building (c. 800m² GFA, 7.5m height); 794m access road from the L1064; 10 no. car parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; Battery Energy Storage System (BESS); landscaping, lighting, and other ancillary above and below ground works; on a c.7 ha permanent site at Knockanacree Cloughjordan, Co. Tipperary.
6. A 1600mm diameter underground steel treated water pipeline from the Break Pressure Tank extending approximately 133km in a generally northeastern direction passing through counties Tipperary, Offaly, Kildare and Dublin to a proposed Termination Point Reservoir, laid at a minimum depth of cover of 1.2m above crown of pipe.
7. Booster Pumping Station (BPS) which will consist of a Pumping Station building (2,160m² GFA, 7.6m height), electrical substation, 1 no. surge vessel; access from the adjacent L3003; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a c. 2.6 ha permanent site at Coagh Upper, Birr, Co. Offaly, and associated power connection to existing 38 kV substation at Clonoghil Upper, Birr, Co. Offaly;
8. Flow Control Valve (FCV) site which will consist of: an underground chamber, electrical kiosk, access from the adjacent L1016; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a 0.5 ha permanent site at Commons Upper, Celbridge, Co. Kildare.
9. Termination Point Reservoir which will consist of: a c. 8.4 ha permanent extension of the existing Uisce Éireann site; a covered reservoir (capacity 75,000m³, maximum height 11.2m); below ground overflow storage tank (capacity 5,000m³); chlorine dosing building (1,600m² GFA, maximum building height of 8.4m over finished ground level); ground mounted PV panels and associated BESS; 342m access road from the R120; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on an overall 12.2ha permanent site at Loughtown Upper and Peamount, Co. Dublin.
10. Electrical works consisting of uprating of the existing Ardnacrusa – Birdhill and Ardnacrusa – Birdhill – Nenagh Line 38kV overhead line, between Lakyle, Co. Clare and Birdhill substation, Gortybrigane, Co. Tipperary; replacement of polesets/structures with a cable along a section of the Ardnacrusa – Birdhill – Nenagh Line at Gortybrigane, Co. Tipperary; works at the existing Birdhill 38 kV electricity substation, including the provision of a new 38kV gas insulated switchgear building (28m²) associated electrical equipment, and ancillary lighting, fencing and associated works; and a new underground cable connection from Birdhill substation to the RWI&PS along the R494 and to the WTP along the R445.

The proposed development will include the following ancillary elements:

- Demolition of existing structures including: derelict petrol station structures at Greenhills, Co. Tipperary, a disused house at Inchabeg, Co. Tipperary, and a farm building at Kilpatrick, Co. Kildare;
- 51 no. line valves installed along the RWRM and treated water pipelines, each with an associated above ground kiosk;
- Provision of 43 no. lay-bys, to be constructed at line valve locations and the FCV site;
- 236 no. washout valves located along the pipeline;
- 321 no. air valves located along the pipeline;
- 4 no. potential future connection points, at Greenhills, and Newtown (Guest), Co. Tipperary; and Killananny, and Ballyhugh or Springfield, Co. Offaly.
- A generally 50m wide temporary construction corridor, along the pipeline route;
- 8 no. temporary construction compounds located at the RWI&PS, WTP, BPT, BPS and TPR infrastructure sites, and at Lisgarriff, Co. Tipperary (12.2ha), Killananny, Co. Offaly (15.6ha) and Drummond, Co. Kildare (13.1ha);
- 9 no. temporary pipe storage depots: at Carrigatogher, Co. Tipperary (6.5ha), Toora, Co. Offaly (1.9ha), Boveen, Co. Offaly (4.8ha), Fortel, Co. Offaly (2.4ha), Derrinboy, Co. Offaly (5.8ha), Derryweelan, Co. Offaly (6.2ha), Rathlumber (2.9ha), Co. Offaly, Graiguepottle, Co. Kildare (2.3ha) and Barberstown Upper, Co. Kildare (11.0ha).

All ancillary development above and below ground to facilitate the proposed development.

This application relates to a project which will also require a water abstraction licence from the Environmental Protection Agency (EPA) under the Water Environment (Abstractions and Associated Impoundments) Act, 2022.

The application will be accompanied by a Compulsory Purchase Order under the provisions of the Housing Act, 1966 as amended.

As provided for in Section 41 of the Planning and Development Act 2000, as amended, planning permission is sought for a period of 10 years.

The planning application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS).

The planning application, the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period commencing on the 6th January 2026 and ending on the 25th February 2026 at the following locations:

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- The Offices of Clare County Council, Áras Contae an Chláir, New Road, Ennis, Co. Clare;
- The Offices of Limerick City and County Council, Dooradoyle Road, Limerick;
- The Offices of Tipperary County Council, Civic Offices, Nenagh, County Tipperary;
- The Offices of Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly;
- The Offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare; and
- The Offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.

The application may also be viewed/ downloaded on the following website: www.watersupplyproject.ie

Submissions or observations may be made only to An Coimisiún Pleanála ('the Commission') 64 Marlborough Street, Dublin 1 during the above-mentioned period relating to -

- the implications of the proposed development for proper planning and sustainable development, and
- the likely effects on the environment of the proposed development, if carried out.
- The likely significant effects of the proposed development on the integrity of a European Site, if carried out.

Any submissions/ observations must be accompanied by a fee of €50 (except for certain prescribed bodies or any landowners affected by the associated CPO application) and must be received by the Commission not later than 5.30p.m. on the 25th February 2026. Such submissions/observations must also include the following information:

- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- the subject matter of the submission or observation, and
- the reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations, 2001, as amended, refers).

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Submissions that require a fee can be made by hand, post, or by the Commissions online strategic infrastructure development submission portal:

<https://online.pleanala.ie/en-ie/sid/observation>.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie)

The Commission may in respect of an application for permission decide to -

- (i) grant the permission, or
- (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
- (iii) grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind); or
- refuse to grant the permission.

A decision to grant permission under paragraph (a)(i), (ii) or (iii) may be subject to or without conditions.

- Any person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.
- Practical information on the review mechanism can be accessed under the heading 'information on cases/weekly lists - Judicial Review of Planning Decisions' on the Commission's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie



AN COIMISIÚN PLEANÁLA Planning and Development Act 2000, as amended

NOTICE OF DIRECT PLANNING APPLICATION TO AN COIMISIÚN PLEANÁLA IN RESPECT OF A STRATEGIC INFRASTRUCTURE DEVELOPMENT (PROPOSED WATER SUPPLY PROJECT EASTERN AND MIDLANDS REGION)

County Clare; County Limerick; County Tipperary; County Offaly; County Kildare; South Dublin County.

In accordance with Section 37E of the Planning and Development Act 2000, as amended, Uisce Éireann gives notice of its intention to make an application for permission to An Coimisiún Pleanála in relation to the following proposed Strategic Infrastructure Development (SID) in the townlands of:

Roo West, Lakyle, Roo East, Blackwater, Ballyglass, Coolderry, Dromintobin North, Knockbrack Upper, Monaskeha, Cappakea, Bartleystown, Aughboy and Ardataggle Co. Clare; Montpellier and Fairyhall, Co. Limerick; Birdhill, Garrynatineel, Coolnadornory, Kilmaglasderry, Gortybrigane, Knockadromin, Lackenavea (Egremont), Incha Beg, Lackenavea (Dunalley), Greenhills, Kilmastulla, Boher, Cappadine, Ballinteenoe, Killalane, Gortnaskelley, Kilnacranra, Gortmore, Castlcranna, Ballycuddy More, Dromin, Carrigatogher (Abbott), Ballyhisky, Carrigatogher (Harding), Carrigatogher (Ryan), Kilcolman, Carrigatogher Bog (Harding), Carrigatogher Bog (Abbott), Monsea, Tullamore, Carrigatogher Bog (Ryan), Clareen, Belleen Lower, Ballycommon, Richmond, Boolagelagh, Ballyannmore, Ballyanny Lower, Knigh, Drumminascart, Loughourna, Ashley Park, Ballythomas, Ardcroney, Lisgarrieff, Ballylusky, Lisnasoolmoy, Drumroe, Corrowle, Eminiska, Hilton, Modreeny, Killurane, Knocknacree, Loughaun, Gortavalla, Cowbawn, Newtown (Hodgins), Newtown (Guest), Behamore (Hawkshaw) and Quakerstown Co. Tipperary;

Toora, Derrinclare, Cangort Park, Ballaghboy, Kilmurryely, Galbally, Tonagh, Curralanty, Tubbrid, Boveen, Clonoghil Upper, Rath More, Clonoghil Lower, Gorteenafoly or Newhall, Cree, Kilcolman, Ballyatty, Clonbeg, Clonbrone, Nadneagh, Killeenbreaighan, Fortel, Killaun, Castletown, Ballinree, Oakleypark, Kilmaine, Killyon, Rathgibbon South, Rathgibbon North, Killinure, Streamstown, Breaghmore, Coagh Lower, Cloghanmore, Coagh Upper, Ballyroe, Pass, Kiltubbrid Island, Money, Laughil, Derrinboy, Coolfin Glebe, Killeen and Lugnaboley, Knockhill and Drinagh, Ballindrinna, Ballynacarrig, Derries, Gortacur, Clonshannagh, Rathrobin, Clondonnell Glebe, Killananny, Annaghmore, Gorteen, Killeigh, Ballinvally, Millbrook, Finter, Raheenduff, Cloncoher, Killelery, Curragh, Derryweelan, Lugmore, Alderborough, Ballyduff South, Dalgan, Clonad, Rathfeston, Island, Gorteenkeel, Clonarrow or Riverylons, Killoneen, Esker Beg, Drumcaw or Mountlucas, Ballyhugh or Springfield, Ballycon, Newtown, Esker More, Rathlumber, Rathvilla or Rathclonbrackan Ballinrath, Ballykilleen, Ballynakill, Kilcumber, Shean, Cloncant, Cushaling and Codd Co. Offaly; Ticknevin, Kilpatrick, Ballybrack, Drummond, Kilkeaskin, Ballynakill Lower, Parsonstown, Loughnacush, Drehid, Timahoe West, Timahoe East, Coolmartin, Derryvarroge, Derrycree, Newtownmoneenluggagh, Fanaghs, Cooltrim South, Donadea, Aghafullim, Clonshanbo, Belgard, Farranadum, Baltracey, Raheen, Barreen, Graiguesallagh, Johninstown, Baybush, Newtownmacabe, Barberstown Upper, Barberstown, Barberstown Lower, Castledillon Upper, Ardrass Upper, Reeves, Friarstown, Commons Upper, Kearneystown Upper, Dangan and Kearneystown Lower, Co. Kildare; Ringwood, Colganstown, Commons, Hynestown, Keeloges, Peamount, Loughtown Upper and Milltown, Co. Dublin.

The proposed development will primarily consist of a proposed Raw Water Intake & Pumping Station at Garrynatineel, Ballina, Co. Tipperary; a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary; a proposed Break Pressure Tank at Knocknacree, Cloughjordan, Co. Tipperary; a proposed Booster Pumping Station at Coagh Upper, Birr, Co. Offaly; a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare; a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin; c. 172km of pipeline connecting the water infrastructure sites; uprating and associated works to the existing Ardnacrusha – Birdhill 38kV line and Ardnacrusha – Birdhill – Nenagh 38kV line, works at the existing Birdhill 38 kV electricity substation, power connections to infrastructure and all ancillary works above and below ground.

The proposed infrastructure sites and pipelines will consist of the following:

- Raw Water Intake & Pumping Station site (RWI&PS) which will consist of: a Bankside Intake Chamber, Raw Water Pumping Station Building, 2 no. Microfiltration Buildings, Electricity Substation, (Totalling 3,165m² Gross Floor Area (GFA), maximum building height of 10.9m over finished ground level); 4 no. surge vessels; associated below ground tanks; 670m access road from the R494; 16 no. car parking spaces; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on a c. 4.1 ha permanent site at Garrynatineel and Kilmaglassderry, Co. Tipperary, and associated re-profiling works to the Parteen Basin.
- Raw Water Rising Mains (RWRM) which will consist of twin steel underground pipelines (each 1,500mm diameter) extending 2km from the pumping station at the RWI&PS site to the Raw Water Balancing Tanks at the head of the proposed Water Treatment Plant, laid at a minimum depth of cover of 1.2m above crown of pipe.
- Water Treatment Plant site (WTP) which will consist of: 2 no. Raw Water Balancing Tanks, 3 no. Water Treatment Module Buildings, 2 no. Sludge Dewatering Buildings, 2 no. Sludge Storage Buildings, Chemical Dosing Manifold Building, Chemical Dosing Building, High Lift Pumping Station, an Electricity Substation, Washwater Settlement building, Control and Visitor Building (Totalling c. 53,300m² GFA, maximum building height of 15.6m over finished ground level); associated pumping stations, lagoons, attenuation pond, above and below ground tanks, 5 no. surge vessels; 640m access road from the R445; 50 no. car and 4 no. coach parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; landscaping, lighting, and other ancillary above and below ground structures and works; on a c.31 ha permanent site at Incha Beg, Knockadromin and Greenhills, Birdhill, Co. Tipperary.
- A single 1,600mm diameter steel underground treated water pipeline (covering a distance of approximately 37km in County Tipperary) extending in a generally north-eastern alignment between the proposed Water Treatment Plant and the proposed Break Pressure Tank, laid at a minimum depth of cover of 1.2m above crown of pipe.
- Break Pressure Tank (BPT) site which will consist of: a below ground covered Break Pressure Tank (volume 13,776m³); control building (c. 800m² GFA, 7.5m height); 794m access road from the L1064; 10 no. car parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; Battery Energy Storage System (BESS); landscaping, lighting, and other ancillary above and below ground works; on a c.7 ha permanent site at Knocknacree Cloughjordan, Co. Tipperary.
- A 1600mm diameter underground steel treated water pipeline from the Break Pressure Tank extending approximately 133km in a generally northeastern direction passing through counties Tipperary, Offaly, Kildare and Dublin to a proposed Termination Point Reservoir, laid at a minimum depth of cover of 1.2m above crown of pipe.
- Booster Pumping Station (BPS) which will consist of a Pumping Station building (2,160m² GFA, 7.6m height), electrical substation, 1 no. surge vessel; access from the adjacent L3003; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a c. 2.6 ha permanent site at Coagh Upper, Birr, Co. Offaly, and associated power connection to existing 38 kV substation at Clonoghil Upper, Birr, Co. Offaly;
- Flow Control Valve (FCV) site which will consist of: an underground chamber, electrical kiosk, access from the adjacent L1016; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a 0.5 ha permanent site at Commons Upper, Celbridge, Co. Kildare.
- Termination Point Reservoir which will consist of: a c. 8.4 ha permanent extension of the existing Uisce Éireann site; a covered reservoir (capacity 75,000m³, maximum height 11.2m); below ground overflow storage tank (capacity 5,000m³); chlorine dosing building (1,600m² GFA, maximum building height of 8.4m over finished ground level); ground mounted PV panels and associated BESS; 342m access road from the R120; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on an overall 12.2ha permanent site at Loughtown Upper and Peamount, Co. Dublin.
- Electrical works consisting of uprating of the existing Ardnacrusha – Birdhill and Ardnacrusha – Birdhill – Nenagh Line 38kV overhead line, between Lakyle, Co. Clare and Birdhill substation, Gortybrigane, Co. Tipperary; replacement of polesets/structures with a cable along a section of the Ardnacrusha – Birdhill – Nenagh Line at Gortybrigane, Co. Tipperary; works at the existing Birdhill 38 kV electricity substation, including the provision of a new 38kV gas insulated switchgear building (28m²) associated electrical equipment, and ancillary lighting, fencing and associated works; and a new underground cable connection from Birdhill substation to the RWI&PS along the R494 and to the WTP along the R445.

The proposed development will include the following ancillary elements:

- Demolition of existing structures including: derelict petrol station structures at Greenhills, Co. Tipperary, a disused house at Inchabeg, Co. Tipperary, and a farm building at Kilpatrick, Co. Kildare;
- 51 no. line valves installed along the RWRM and treated water pipelines, each with an associated above ground kiosk;
- Provision of 43 no. lay-bys, to be constructed at line valve locations and the FCV site;
- 236 no. washout valves located along the pipeline;
- 321 no. air valves located along the pipeline;
- 4 no. potential future connection points, at Greenhills, and Newtown (Guest), Co. Tipperary; and Killananny, and Ballyhugh or Springfield, Co. Offaly.
- A generally 50m wide temporary construction corridor, along the pipeline route;
- 8 no. temporary construction compounds located at the RWI&PS, WTP, BPT, BPS and TPR infrastructure sites, and at Lisgarrieff, Co. Tipperary (12.2ha), Killananny, Co. Offaly (15.6ha) and Drummond, Co. Kildare (13.1ha);
- 9 no. temporary pipe storage depots: at Carrigatogher, Co. Tipperary (6.5ha), Toora, Co. Offaly (1.9ha), Boveen, Co. Offaly (4.8ha), Fortel, Co. Offaly (2.4ha), Derrinboy, Co. Offaly (5.8ha), Derryweelan, Co. Offaly (6.2ha), Rathlumber (2.9ha), Co. Offaly, Graiguepottle, Co. Kildare (2.3ha) and Barberstown Upper, Co. Kildare (11.0ha).

All ancillary development above and below ground to facilitate the proposed development.

This application relates to a project which will also require a water abstraction licence from the Environmental Protection Agency (EPA) under the Water Environment (Abstractions and Associated Impoundments) Act, 2022.

The application will be accompanied by a Compulsory Purchase Order under the provisions of the Housing Act, 1966 as amended.

As provided for in Section 41 of the Planning and Development Act 2000, as amended, planning permission is sought for a period of 10 years.

The planning application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS).

The planning application, the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period commencing on the 6th January 2026 and ending on the 25th February 2026 at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1;
- The Offices of Clare County Council, Áras Contae an Chláir, New Road, Ennis, Co. Clare;
- The Offices of Limerick City and County Council, Dooradoyle Road, Limerick;
- The Offices of Tipperary County Council, Civic Offices, Nenagh, County Tipperary;
- The Offices of Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly;
- The Offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare; and
- The Offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.

The application may also be viewed/ downloaded on the following website: **www.watersupplyproject.ie**

Submissions or observations may be made only to An Coimisiún Pleanála (the Commission) 64 Marlborough Street, Dublin 1 during the above-mentioned period relating to -

- the implications of the proposed development for proper planning and sustainable development, and
- the likely effects on the environment of the proposed development, if carried out.
- The likely significant effects of the proposed development on the integrity of a European Site, if carried out.

Any submissions/ observations must be accompanied by a fee of €50 (except for certain prescribed bodies or any landowners affected by the associated CPO application) and must be received by the Commission not later than 5.30p.m. on the 25th February 2026. Such submissions/observations must also include the following information:

- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- the subject matter of the submission or observation, and
- the reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations, 2001, as amended, refers).

Submissions that do not require a fee, can be made by hand, post, or email to **laps@pleanala.ie**.

Submissions that require a fee can be made by hand, post, or by the Commissions online strategic infrastructure development submission portal:

https://online.pleanala.ie/en-ie/sid/observation.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website **www.pleanala.ie**)

The Commission may in respect of an application for permission decide to -

- (i) grant the permission, or
(ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
(iii) grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind); or
- refuse to grant the permission.

A decision to grant permission under paragraph (a)(i), (ii) or (iii) may be subject to or without conditions.

- Any person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.
- Practical information on the review mechanism can be accessed under the heading 'information on cases/weekly lists – Judicial Review of Planning Decisions' on the Commission's website **www.pleanala.ie** or on the Citizens Information Service website **www.citizensinformation.ie**



AN COIMISIÚN PLEANÁLA Planning and Development Act 2000, as amended

NOTICE OF DIRECT PLANNING APPLICATION TO AN COIMISIÚN PLEANÁLA IN RESPECT OF A STRATEGIC INFRASTRUCTURE DEVELOPMENT (PROPOSED WATER SUPPLY PROJECT EASTERN AND MIDLANDS REGION)

County Clare; County Limerick; County Tipperary; County Offaly; County Kildare; South Dublin County.

In accordance with Section 37E of the Planning and Development Act 2000, as amended, Uisce Éireann gives notice of its intention to make an application for permission to an Coimisiún Pleanála in relation to the following proposed Strategic Infrastructure Development (SID) in the townlands of:

Roo West, Lakyle, Roo East, Blackwater, Ballyglass, Coolderry, Dromintobin North, Knockbrack Upper, Monaskeha, Cappakea, Bartleystown, Aughboy and Ardataggle Co. Clare; Montpellier and Fairyhall, Co. Limerick; Birdhill, Garrynatineel, Coolnadornory, Kilmaglasderry, Gortybrigane, Knockadromin, Lackenavea (Egremont), Incha Beg, Lackenavea (Dunally), Greenhills, Kilmastulla, Boher, Cappadine, Ballinteenoe, Killalane, Gortnaskehy, Kilnacranra, Gortmore, Castlecranna, Ballycuddy More, Dromin, Carrigatogher (Abbott), Ballyhisky, Carrigatogher (Harding), Carrigatogher (Ryan), Kilcolman, Carrigatogher Bog (Harding), Carrigatogher Bog (Abbott), Monsea, Tullamore, Carrigatogher Bog (Ryan), Clareen, Belleen Lower, Ballycommon, Richmond, Boolagelagh, Ballyannymore, Ballyanny Lower, Knight, Drumminascart, Loughourna, Ashley Park, Ballythomas, Ardcroney, Lisgarraff, Ballylusk, Lisnasoolmoy, Drumroe, Corrowle, Eminiska, Hilton, Modreeny, Killurane, Knockanacree, Loughaun, Gortavalla, Cowbawn, Newtown (Hodgins), Newtown (Guest), Behamore (Hawkshaw) and Quakerstown Co. Tipperary;

Toora, Derrinclare, Cangort Park, Ballaghboy, Kilmurryely, Galbally, Tonagh, Curralanty, Tubbrid, Boveen, Clonoghil Upper, Rath More, Clonoghil Lower, Gorteenafoly or Newhall, Cree, Kilcolman, Ballyatty, Clonbeg, Clonbrone, Nadneagh, Killeenbreaghan, Fortel, Killaun, Castletown, Ballinree, Oakleypark, Kilmaine, Killyon, Rathgibbon South, Rathgibbon North, Killinure, Streamstown, Breaghmore, Coagh Lower, Cloghanmore, Coagh Upper, Ballyroe, Pass, Kiltubbrid Island, Money, Laughil, Derrinboy, Coolfin Glebe, Killeen and Lugnaboley, Knockhill and Drinagh, Ballindrinnan, Ballynacarrig, Derries, Gortacur, Clonshannagh, Rathrobin, Clondonnell Glebe, Killananny, Annaghmore, Gorteen, Killeigh, Ballinvally, Millbrook, Finter, Raheenduff, Cloncoher, Killelery, Curragh, Derryweelan, Lugmore, Alderborough, Ballyduff South, Dalgan, Clonad, Rathfeston, Island, Gorteenkeel, Clonarrow or Riverlyons, Killoneen, Esker Beg, Drumcaw or Mountlucas, Ballyhugh or Springfield, Ballycon, Newtown, Esker More, Rathlumber, Rathvilla or Rathclonbrackan, Ballinrath, Ballykilleen, Ballynakill, Kilcumber, Shean, Cloncant, Cushaling and Codd Co. Offaly; Ticknevin, Kilpatrick, Ballybrack, Drummond, Kilkeaskin, Ballynakill Lower, Parsonstown, Loughnacush, Drehid, Timahoe West, Timahoe East, Coolgmartin, Derryvarroge, Derrycrib, Newtownmoneenluggagh, Fanaghs, Cooltrim South, Donadea, Aghafullim, Clonshanbo, Belgard, Farranadam, Baltracey, Raheen, Barreen, Graiguesallagh, Johninstown, Baybush, Newtownmacabe, Barberstown Upper, Barberstown Lower, Castledillon Upper, Ardrass Upper, Reeves, Friarstown, Commons Upper, Kearneystown Upper, Dangan and Kearneystown Lower, Co. Kildare; Ringwood, Colganstown, Commons, Hynestown, Keeloges, Peamount, Loughtown Upper and Milltown, Co. Dublin.

The proposed development will primarily consist of a proposed Raw Water Intake & Pumping Station at Garrynatineel, Ballina, Co. Tipperary; a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary; a proposed Break Pressure Tank at Knockanacree, Cloughjordan, Co. Tipperary; a proposed Booster Pumping Station at Coagh Upper, Birr, Co. Offaly; a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare; a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin; c. 172km of pipeline connecting the water infrastructure sites; uprating and associated works to the existing Ardnacrusa – Birdhill 38kV line and Ardnacrusa – Birdhill – Nenagh 38kV line, works at the existing Birdhill 38 kV electricity substation, power connections to infrastructure and all ancillary works above and below ground.

The proposed infrastructure sites and pipelines will consist of the following:

- Raw Water Intake & Pumping Station site (RWI&PS) which will consist of: a Bankside Intake Chamber, Raw Water Pumping Station Building, 2 no. Microfiltration Buildings, Electricity Substation, (Totalling 3,165m² Gross Floor Area (GFA), maximum building height of 10.9m over finished ground level); 4 no. surge vessels; associated below ground tanks; 670m access road from the R494; 16 no. car parking spaces; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on a c. 4.1 ha permanent site at Garrynatineel and Kilmaglassderry, Co. Tipperary, and associated re-profiling works to the Parteen Basin.
- Raw Water Rising Mains (RWRM) which will consist of twin steel underground pipelines (each 1,500mm diameter) extending 2km from the pumping station at the RWI&PS site to the Raw Water Balancing Tanks at the head of the proposed Water Treatment Plant, laid at a minimum depth of cover of 1.2m above crown of pipe.
- Water Treatment Plant site (WTP) which will consist of: 2 no. Raw Water Balancing Tanks, 3 no. Water Treatment Module Buildings, 2 no. Sludge Dewatering Buildings, 2 no. Sludge Storage Buildings, Chemical Dosing Manifold Building, Chemical Dosing Building, High Lift Pumping Station, an Electricity Substation, Washwater Settlement building, Control and Visitor Building (Totalling c. 53,300m² GFA, maximum building height of 15.6m over finished ground level); associated pumping stations, lagoons, attenuation pond, above and below ground tanks, 5 no. surge vessels; 640m access road from the R445; 50 no. car and 4 no. coach parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; landscaping, lighting, and other ancillary above and below ground structures and works; on a c.31 ha permanent site at Incha Beg, Knockadromin and Greenhills, Birdhill, Co. Tipperary.
- A single 1,600mm diameter steel underground treated water pipeline (covering a distance of approximately 37km in County Tipperary) extending in a generally north-eastern alignment between the proposed Water Treatment Plant and the proposed Break Pressure Tank, laid at a minimum depth of cover of 1.2m above crown of pipe.
- Break Pressure Tank (BPT) site which will consist of: a below ground covered Break Pressure Tank (volume 13,776m³); control building (c. 800m² GFA, 7.5m height); 794m access road from the L1064; 10 no. car parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; Battery Energy Storage System (BESS); landscaping, lighting, and other ancillary above and below ground works; on a c.7 ha permanent site at Knockanacree Cloughjordan, Co. Tipperary.
- A 1600mm diameter underground steel treated water pipeline from the Break Pressure Tank extending approximately 133km in a generally northeastern direction passing through counties Tipperary, Offaly, Kildare and Dublin to a proposed Termination Point Reservoir, laid at a minimum depth of cover of 1.2m above crown of pipe.
- Booster Pumping Station (BPS) which will consist of a Pumping Station building (2,160m² GFA, 7.6m height), electrical substation, 1 no. surge vessel; access from the adjacent L3003; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a c. 2.6 ha permanent site at Coagh Upper, Birr, Co. Offaly, and associated power connection to existing 38 kV substation at Clonoghil Upper, Birr, Co. Offaly;
- Flow Control Valve (FCV) site which will consist of: an underground chamber, electrical kiosk, access from the adjacent L1016; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a 0.5 ha permanent site at Commons Upper, Celbridge, Co. Kildare.
- Termination Point Reservoir which will consist of: a c. 8.4 ha permanent extension of the existing Uisce Éireann site; a covered reservoir (capacity 75,000m³, maximum height 11.2m); below ground overflow storage tank (capacity 5,000m³); chlorine dosing building (1,600m² GFA, maximum building height of 8.4m over finished ground level); ground mounted PV panels and associated BESS; 342m access road from the R120; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on an overall 12.2ha permanent site at Loughtown Upper and Peamount, Co. Dublin.
- Electrical works consisting of uprating of the existing Ardnacrusa – Birdhill and Ardnacrusa – Birdhill – Nenagh Line 38kV overhead line, between Lakyle, Co. Clare and Birdhill substation, Gortybrigane, Co. Tipperary; replacement of polesets/structures with a cable along a section of the Ardnacrusa – Birdhill – Nenagh Line at Gortybrigane, Co. Tipperary; works at the existing Birdhill 38 kV electricity substation, including the provision of a new 38kV gas insulated switchgear building (28m²) associated electrical equipment, and ancillary lighting, fencing and associated works; and a new underground cable connection from Birdhill substation to the RWI&PS along the R494 and to the WTP along the R445.

The proposed development will include the following ancillary elements:

- Demolition of existing structures including: derelict petrol station structures at Greenhills, Co. Tipperary, a disused house at Inchabeg, Co. Tipperary, and a farm building at Kilpatrick, Co. Kildare;
- 51 no. line valves installed along the RWRM and treated water pipelines, each with an associated above ground kiosk;
- Provision of 43 no. lay-bys, to be constructed at line valve locations and the FCV site;
- 236 no. washout valves located along the pipeline;
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- 4 no. potential future connection points, at Greenhills, and Newtown (Guest), Co. Tipperary; and Killananny, and Ballyhugh or Springfield, Co. Offaly.
- A generally 50m wide temporary construction corridor, along the pipeline route;
- 8 no. temporary construction compounds located at the RWI&PS, WTP, BPT, BPS and TPR infrastructure sites, and at Lisgarraff, Co. Tipperary (12.2ha), Killananny, Co. Offaly (15.6ha) and Drummond, Co. Kildare (13.1ha);
- 9 no. temporary pipe storage depots: at Carrigatogher, Co. Tipperary (6.5ha), Toora, Co. Offaly (1.9ha), Boveen, Co. Offaly (4.8ha), Fortel, Co. Offaly (2.4ha), Derrinboy, Co. Offaly (5.8ha), Derryweelan, Co. Offaly (6.2ha), Rathlumber (2.9ha), Co. Offaly, Graiguepottle, Co. Kildare (2.3ha) and Barberstown Upper, Co. Kildare (11.0ha).

All ancillary development above and below ground to facilitate the proposed development.

This application relates to a project which will also require a water abstraction licence from the Environmental Protection Agency (EPA) under the Water Environment (Abstractions and Associated Impoundments) Act, 2022.

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- The Offices of Tipperary County Council, Civic Offices, Nenagh, County Tipperary;
- The Offices of Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly;
- The Offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare; and
- The Offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.

The application may also be viewed/ downloaded on the following website: www.watersupplyproject.ie

Submissions or observations may be made only to An Coimisiún Pleanála (‘the Commission’) 64 Marlborough Street, Dublin 1 during the above-mentioned period relating to -

- the implications of the proposed development for proper planning and sustainable development, and
- the likely effects on the environment of the proposed development, if carried out.
- The likely significant effects of the proposed development on the integrity of a European Site, if carried out.

Any submissions/ observations must be accompanied by a fee of €50 (except for certain prescribed bodies or any landowners affected by the associated CPO application) and must be received by the Commission not later than 5.30p.m. on the 25th February 2026. Such submissions/observations must also include the following information:

- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- the subject matter of the submission or observation, and
- the reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations, 2001, as amended, refers).

Submissions that do not require a fee, can be made by hand, post, or email to laps@pleanala.ie.

Submissions that require a fee can be made by hand, post, or by the Commissions online strategic infrastructure development submission portal:

<https://online.pleanala.ie/en-ie/sid/observation>.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application. (For further details see ‘A Guide to Public Participation in Strategic Infrastructure Development’ on the Commission’s website www.pleanala.ie)

The Commission may in respect of an application for permission decide to -

- (i) grant the permission, or
 - (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
 - (iii) grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind); or
- refuse to grant the permission.

A decision to grant permission under paragraph (a)(i), (ii) or (iii) may be subject to or without conditions.

- Any person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.
- Practical information on the review mechanism can be accessed under the heading ‘information on cases/weekly lists – Judicial Review of Planning Decisions’ on the Commission’s website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie



AN COIMISIÚN PLEANÁLA Planning and Development Act 2000, as amended

NOTICE OF DIRECT PLANNING APPLICATION TO AN COIMISIÚN PLEANÁLA IN RESPECT OF A STRATEGIC INFRASTRUCTURE DEVELOPMENT (PROPOSED WATER SUPPLY PROJECT EASTERN AND MIDLANDS REGION)

County Clare; County Limerick; County Tipperary; County Offaly; County Kildare; South Dublin County.

In accordance with Section 37E of the Planning and Development Act 2000, as amended, Uisce Éireann gives notice of its intention to make an application for permission to An Coimisiún Pleanála in relation to the following proposed Strategic Infrastructure Development (SID) in the townlands of:

Roo West, Lakyle, Roo East, Blackwater, Ballyglass, Coolderry, Dromintobin North, Knockbrack Upper, Monaskeha, Cappakea, Bartleystown, Aughboy and Ardataggle Co. Clare; Montpelier and Fairyhall, Co. Limerick; Birdhill, Garrynatineel, Coolnadornory, Kilmaglasderry, Gortybrigane, Knockadromin, Lackenavea (Egremont), Incha Beg, Lackenavea (Dunalley), Greenhills, Kilmastulla, Boher, Cappadine, Ballinteenoe, Killalane, Gortnaskehy, Kilnacranra, Gortmore, Castlcranna, Ballycuddy More, Dromin, Carrigatogher (Abbott), Ballyhisky, Carrigatogher (Harding), Carrigatogher (Ryan), Kilcolman, Carrigatogher Bog (Harding), Carrigatogher Bog (Abbott), Monsea, Tullamore, Carrigatogher Bog (Ryan), Clareen, Belleen Lower, Ballycommon, Richmond, Boolagelagh, Ballyannymore, Ballyanny Lower, Knigh, Drumminascart, Loughourna, Ashleypark, Ballythomas, Ardrony, Lisgarriff, Ballylusky, Lisnasoolmoy, Drumroe, Corrowle, Eminiska, Hilton, Modreeny, Killurane, Knockanacree, Loughaun, Gortavalla, Cowbawn, Newtown (Hodgins), Newtown (Guest), Behamore (Hawkshaw) and Quakerstown Co. Tipperary;

Toora, Derrinclare, Cangort Park, Ballaghboy, Kilmurryely, Galbally, Tonagh, Curralanty, Tubbrid, Boveen, Clonoghil Upper, Rath More, Clonoghil Lower, Gorteenafoly or Newhall, Cree, Kilcolman, Ballyyatty, Clonbeg, Clonbrone, Nadneagh, Killeenbreaghan, Fortel, Killaun, Castletown, Ballinree, Oakleypark, Kilmaine, Killyon, Rathgibbon South, Rathgibbon North, Killinure, Streamstown, Breaghmore, Coagh Lower, Cloghanmore, Coagh Upper, Ballyroe, Pass, Kiltubbrid Island, Money, Laughil, Derrinboy, Coolfin Glebe, Killeen and Lugnaboley, Knockhill and Drinagh, Ballindrinnan, Ballynacarrig, Derries, Gortacur, Clonshannagh, Rathrobin, Clondonnell Glebe, Killananny, Annaghmore, Gorteen, Killeigh, Ballinvally, Millbrook, Finter, Raheenduff, Cloncoher, Killelery, Curragh, Derryweelan, Lugmore, Alderborough, Ballyduff South, Dalgan, Clonad, Rathfeston, Island, Gorteenkeel, Clonarrow or Riverlyons, Killoneen, Esker Beg, Drumcaw or Mountlucas, Ballyhugh or Springfield, Ballycon, Newtown, Esker More, Rathlumber, Rathvilla or Rathclonbrackan Ballinrath, Ballykilleen, Ballynakill, Kilcumber, Shean, Cloncant, Cushaling and Codd Co. Offaly; Ticknevin, Kilpatrick, Ballybrack, Drummond, Kilkeaskin, Ballynakill Lower, Parsonstown, Loughnacush, Drehid, Timahoe West, Timahoe East, Coolgmartin, Derryvarroge, Derrycrib, Newtownmoneenluggagh, Fanaghs, Cooltrim South, Donadea, Aghafullim, Clonshanbo, Belgard, Farranadum, Baltracey, Raheen, Barreen, Graiguesallagh, Johninstown, Baybush, Newtownmacabe, Barberstown Upper, Barberstown, Barberstown Lower, Castledillon Upper, Ardrass Upper, Reeves, Friarstown, Commons Upper, Kearneystown Upper, Dangan and Kearneystown Lower, Co. Kildare; Ringwood, Colganstown, Commons, Hynestown, Keeloges, Peamount, Loughtown Upper and Milltown, Co. Dublin.

The proposed development will primarily consist of a proposed Raw Water Intake & Pumping Station at Garrynatineel, Ballina, Co. Tipperary; a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary; a proposed Break Pressure Tank at Knockanacree, Cloughjordan, Co. Tipperary; a proposed Booster Pumping Station at Coagh Upper, Birr, Co. Offaly; a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare; a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin; c. 172km of pipeline connecting the water infrastructure sites; uprating and associated works to the existing Ardnacrusha – Birdhill 38kV line and Ardnacrusha – Birdhill – Nenagh 38kV line, works at the existing Birdhill 38 kV electricity substation, power connections to infrastructure and all ancillary works above and below ground.

The proposed infrastructure sites and pipelines will consist of the following:

1. Raw Water Intake & Pumping Station site (RWI&PS) which will consist of: a Bankside Intake Chamber, Raw Water Pumping Station Building, 2 no. Microfiltration Buildings, Electricity Substation, (Totalling 3,165m² Gross Floor Area (GFA), maximum building height of 10.9m over finished ground level); 4 no. surge vessels; associated below ground tanks; 670m access road from the R494; 16 no. car parking spaces; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on a c. 4.1 ha permanent site at Garrynatineel and Kilmaglassderry, Co. Tipperary, and associated re-profiling works to the Parteen Basin.
2. Raw Water Rising Mains (RWRM) which will consist of twin steel underground pipelines (each 1,500mm diameter) extending 2km from the pumping station at the RWI&PS site to the Raw Water Balancing Tanks at the head of the proposed Water Treatment Plant, laid at a minimum depth of cover of 1.2m above crown of pipe.
3. Water Treatment Plant site (WTP) which will consist of: 2 no. Raw Water Balancing Tanks, 3 no. Water Treatment Module Buildings, 2 no. Sludge Dewatering Buildings, 2 no. Sludge Storage Buildings, Chemical Dosing Manifold Building, Chemical Dosing Building, High Lift Pumping Station, an Electricity Substation, Washwater Settlement building, Control and Visitor Building (Totalling c. 53,300m² GFA, maximum building height of 15.6m over finished ground level); associated pumping stations, lagoons, attenuation pond, above and below ground tanks, 5 no. surge vessels; 640m access road from the R445; 50 no. car and 4 no. coach parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; landscaping, lighting, and other ancillary above and below ground structures and works; on a c.31 ha permanent site at Incha Beg, Knockadromin and Greenhills, Birdhill, Co. Tipperary.
4. A single 1,600mm diameter steel underground treated water pipeline (covering a distance of approximately 37km in County Tipperary) extending in a generally north-eastern alignment between the proposed Water Treatment Plant and the proposed Break Pressure Tank, laid at a minimum depth of cover of 1.2m above crown of pipe.
5. Break Pressure Tank (BPT) site which will consist of: a below ground covered Break Pressure Tank (volume 13,776m³); control building (c. 800m² GFA, 7.5m height); 794m access road from the L1064; 10 no. car parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; Battery Energy Storage System (BESS); landscaping, lighting, and other ancillary above and below ground works; on a c.7 ha permanent site at Knockanacree Cloughjordan, Co. Tipperary.
6. A 1600mm diameter underground steel treated water pipeline from the Break Pressure Tank extending approximately 133km in a generally northeastern direction passing through counties Tipperary, Offaly, Kildare and Dublin to a proposed Termination Point Reservoir, laid at a minimum depth of cover of 1.2m above crown of pipe.
7. Booster Pumping Station (BPS) which will consist of a Pumping Station building (2,160m² GFA, 7.6m height), electrical substation, 1 no. surge vessel; access from the adjacent L3003; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a c. 2.6 ha permanent site at Coagh Upper, Birr, Co. Offaly, and associated power connection to existing 38 kV substation at Clonoghil Upper, Birr, Co. Offaly;
8. Flow Control Valve (FCV) site which will consist of: an underground chamber, electrical kiosk, access from the adjacent L1016; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a 0.5 ha permanent site at Commons Upper, Celbridge, Co. Kildare.
9. Termination Point Reservoir which will consist of: a c. 8.4 ha permanent extension of the existing Uisce Éireann site; a covered reservoir (capacity 75,000m³, maximum height 11.2m); below ground overflow storage tank (capacity 5,000m³); chlorine dosing building (1,600m² GFA, maximum building height of 8.4m over finished ground level); ground mounted PV panels and associated BESS; 342m access road from the R120; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on an overall 12.2ha permanent site at Loughtown Upper and Peamount, Co. Dublin.
10. Electrical works consisting of uprating of the existing Ardnacrusha – Birdhill and Ardnacrusha – Birdhill – Nenagh Line 38kV overhead line, between Lakyle, Co. Clare and Birdhill substation, Gortybrigane, Co. Tipperary; replacement of polesets/structures with a cable along a section of the Ardnacrusha – Birdhill – Nenagh Line at Gortybrigane, Co. Tipperary; works at the existing Birdhill 38 kV electricity substation, including the provision of a new 38kV gas insulated switchgear building (28m²) associated electrical equipment, and ancillary lighting, fencing and associated works; and a new underground cable connection from Birdhill substation to the RWI&PS along the R494 and to the WTP along the R445.

The proposed development will include the following ancillary elements:

- Demolition of existing structures including: derelict petrol station structures at Greenhills, Co. Tipperary, a disused house at Inchabeg, Co. Tipperary, and a farm building at Kilpatrick, Co. Kildare;
- 51 no. line valves installed along the RWRM and treated water pipelines, each with an associated above ground kiosk;
- Provision of 43 no. lay-bys, to be constructed at line valve locations and the FCV site;
- 236 no. washout valves located along the pipeline;
- 321 no. air valves located along the pipeline;
- 4 no. potential future connection points, at Greenhills, and Newtown (Guest), Co. Tipperary; and Killananny, and Ballyhugh or Springfield, Co. Offaly.
- A generally 50m wide temporary construction corridor, along the pipeline route;
- 8 no. temporary construction compounds located at the RWI&PS, WTP, BPT, BPS and TPR infrastructure sites, and at Lisgarrieff, Co. Tipperary (12.2ha), Killananny, Co. Offaly (15.6ha) and Drummond, Co. Kildare (13.1ha);
- 9 no. temporary pipe storage depots: at Carrigatogher, Co. Tipperary (6.5ha), Toora, Co. Offaly (1.9ha), Boveen, Co. Offaly (4.8ha), Fortel, Co. Offaly (2.4ha), Derrinboy, Co. Offaly (5.8ha), Derryweelan, Co. Offaly (6.2ha), Rathlumber (2.9ha), Co. Offaly, Graiguepottle, Co. Kildare (2.3ha) and Barberstown Upper, Co. Kildare (11.0ha).

All ancillary development above and below ground to facilitate the proposed development.

This application relates to a project which will also require a water abstraction licence from the Environmental Protection Agency (EPA) under the Water Environment (Abstractions and Associated Impoundments) Act, 2022.

The application will be accompanied by a Compulsory Purchase Order under the provisions of the Housing Act, 1966 as amended.

As provided for in Section 41 of the Planning and Development Act 2000, as amended, planning permission is sought for a period of 10 years.

The planning application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS).

The planning application, the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period commencing on the 6th January 2026 and ending on the 25th February 2026 at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1;
- The Offices of Clare County Council, Áras Contae an Chláir, New Road, Ennis, Co. Clare;
- The Offices of Limerick City and County Council, Dooradoyle Road, Limerick;
- The Offices of Tipperary County Council, Civic Offices, Nenagh, County Tipperary;
- The Offices of Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly;
- The Offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare; and
- The Offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.

The application may also be viewed/ downloaded on the following website: www.watersupplyproject.ie

Submissions or observations may be made only to An Coimisiún Pleanála ('the Commission') 64 Marlborough Street, Dublin 1 during the above-mentioned period relating to -

- the implications of the proposed development for proper planning and sustainable development, and
- the likely effects on the environment of the proposed development, if carried out.
- The likely significant effects of the proposed development on the integrity of a European Site, if carried out.

Any submissions/ observations must be accompanied by a fee of €50 (except for certain prescribed bodies or any landowners affected by the associated CPO application) and must be received by the Commission not later than 5.30p.m. on the 25th February 2026. Such submissions/ observations must also include the following information:

- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- the subject matter of the submission or observation, and
- the reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations, 2001, as amended, refers).

Submissions that do not require a fee, can be made by hand, post, or email to laps@pleanala.ie.

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Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie)

The Commission may in respect of an application for permission decide to -

- (i) grant the permission, or
(ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
(iii) grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind); or
- refuse to grant the permission.

A decision to grant permission under paragraph (a)(i), (ii) or (iii) may be subject to or without conditions.

- Any person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.
- Practical information on the review mechanism can be accessed under the heading 'information on cases/weekly lists – Judicial Review of Planning Decisions' on the Commission's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie



AN COIMISIÚN PLEANÁLA Planning and Development Act 2000, as amended

NOTICE OF DIRECT PLANNING APPLICATION TO AN COIMISIÚN PLEANÁLA IN RESPECT OF A STRATEGIC INFRASTRUCTURE DEVELOPMENT (PROPOSED WATER SUPPLY PROJECT EASTERN AND MIDLANDS REGION)

County Clare; County Limerick; County Tipperary; County Offaly; County Kildare; South Dublin County.

In accordance with Section 37E of the Planning and Development Act 2000, as amended, Uisce Éireann gives notice of its intention to make an application for permission to An Coimisiún Pleanála in relation to the following proposed Strategic Infrastructure Development (SID) in the townlands of:

Roo West, Lakyle, Roo East, Blackwater, Ballyglass, Coolderry, Dromintobin North, Knockbrack Upper, Monaskeha, Cappakea, Bartleystown, Aughboy and Ardataggle Co. Clare; Montpellier and Fairyhall, Co. Limerick; Birdhill, Garrynateel, Coolnadornory, Kilmaglasderry, Gortybrigane, Knockadromin, Lackenavea (Egremont), Incha Beg, Lackenavea (Dunalley), Greenhills, Kilmastulla, Boher, Cappadine, Ballinteeno, Killalane, Gortnaskehy, Kilnacranra, Gortmore, Castlecranna, Ballycuddy More, Dromin, Carrigatogher (Abbott), Ballyhisky, Carrigatogher (Harding), Carrigatogher (Ryan), Kilcolman, Carrigatogher Bog (Harding), Carrigatogher Bog (Abbott), Monsea, Tullamore, Carrigatogher Bog (Ryan), Clareen, Belleen Lower, Ballycommon, Richmond, Boolagelagh, Ballyannymore, Ballyanny Lower, Knigh, Drumminascart, Loughourna, Ashleypark, Ballythomas, Ardcrony, Lisgarraiff, Ballylusky, Lisnasoolmoy, Drumroe, Corrowle, Eminiska, Hilton, Modreeny, Killurane, Knockanacree, Loughaun, Gortavalla, Cowbawn, Newtown (Hodgins), Newtown (Guest), Behamore (Hawkshaw) and Quakerstown Co. Tipperary;

Toora, Derrinclare, Cangort Park, Ballaghboy, Kilmurryely, Galbally, Tonagh, Curralanty, Tubbrid, Boveen, Clonoghil Upper, Rath More, Clonoghil Lower, Gorteenafoly or Newhall, Cree, Kilcolman, Ballyatty, Clonbeg, Clonbrone, Nadneagh, Killeenbreaughan, Fortel, Killau, Castletown, Ballinree, Oakleypark, Kilmaine, Killyon, Rathgibbon South, Rathgibbon North, Killinure, Streamstown, Breaghmore, Coagh Lower, Cloghanmore, Coagh Upper, Ballyroe, Pass, Kiltubbrid Island, Money, Laughil, Derrinboy, Coolfin Glebe, Killeen and Lugnaboley, Knockhill and Drinagh, Ballindrinnan, Ballynacarrig, Derries, Gortacur, Clonshannagh, Rathrobin, Clondonnell Glebe, Killananny, Annaghmore, Gorteen, Killeigh, Ballinvally, Millbrook, Finter, Raheenduff, Cloncoher, Killelery, Curragh, Derryweelan, Lugmore, Alderborough, Ballyduff South, Dalgan, Clonad, Rathfeston, Island, Gorteenkeel, Clonarrow or Riverlyons, Killooneen, Esker Beg, Drumcaw or Mountlucas, Ballyhugh or Springfield, Ballycon, Newtown, Esker More, Rathlumber, Rathvilla or Rathclonbrackan Ballinrath, Ballykilleen, Ballynakill, Kilcumber, Shean, Cloncant, Cushing and Codd Co. Offaly; Ticknevin, Kilpatrick, Ballybrack, Drummond, Kilkeaskin, Ballynakill Lower, Parsonstown, Loughnacush, Drehid, Timahoe West, Timahoe East, Coolmartin, Derryvarroge, Derrycree, Newtownmoneenluggagh, Fanaghs, Cooltrim South, Donadea, Aghafullim, Clonshanbo, Belgard, Farranadum, Baltracey, Raheen, Barreen, Graiguesallagh, Johninstown, Baybush, Newtownmacabe, Barberstown Upper, Barberstown Lower, Castledillon Upper, Ardrass Upper, Reeves, Friarstown, Commons Upper, Kearneystown Upper, Dangan and Kearneystown Lower, Co. Kildare; Ringwood, Colganstown, Commons, Hynestown, Keeloges, Peamount, Loughtown Upper and Milltown, Co. Dublin.

The proposed development will primarily consist of a proposed Raw Water Intake & Pumping Station at Garrynateel, Ballina, Co. Tipperary; a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary; a proposed Break Pressure Tank at Knockanacree, CloughJordan, Co. Tipperary; a proposed Booster Pumping Station at Coagh Upper, Birr, Co. Offaly; a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare; a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin; c. 172km of pipeline connecting the water infrastructure sites; uprating and associated works to the existing Ardnacrusa – Birdhill 38kV line and Ardnacrusa – Birdhill – Nenagh 38kV line, works at the existing Birdhill 38 kV electricity substation, power connections to infrastructure and all ancillary works above and below ground.

The proposed infrastructure sites and pipelines will consist of the following:

- Raw Water Intake & Pumping Station site (RWI&PS) which will consist of: a Bankside Intake Chamber, Raw Water Pumping Station Building, 2 no. Microfiltration Buildings, Electricity Substation, (Totalling 3,165m² Gross Floor Area (GFA), maximum building height of 10.9m over finished ground level); 4 no. surge vessels; associated below ground tanks; 670m access road from the R494; 16 no. car parking spaces; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on a c. 4.1 ha permanent site at Garrynateel and Kilmaglasderry, Co. Tipperary, and associated re-profiling works to the Parteen Basin.
- Raw Water Rising Mains (RWRM) which will consist of twin steel underground pipelines (each 1,500mm diameter) extending 2km from the pumping station at the RWI&PS site to the Raw Water Balancing Tanks at the head of the proposed Water Treatment Plant, laid at a minimum depth of cover of 1.2m above crown of pipe.
- Water Treatment Plant site (WTP) which will consist of: 2 no. Raw Water Balancing Tanks, 3 no. Water Treatment Module Buildings, 2 no. Sludge Dewatering Buildings, 2 no. Sludge Storage Buildings, Chemical Dosing Manifold Building, Chemical Dosing Building, High Lift Pumping Station, an Electricity Substation, Washwater Settlement building, Control and Visitor Building (Totalling c. 53,300m² GFA, maximum building height of 15.6m over finished ground level); associated pumping stations, lagoons, attenuation pond, above and below ground tanks, 5 no. surge vessels; 640m access road from the R445; 50 no. car and 4 no. coach parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; landscaping, lighting, and other ancillary above and below ground structures and works; on a c.31 ha permanent site at Incha Beg, Knockadromin and Greenhills, Birdhill, Co. Tipperary.
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- Break Pressure Tank (BPT) site which will consist of: a below ground covered Break Pressure Tank (volume 13,776m³); control building (c. 800m² GFA, 7.5m height); 794m access road from the L1064; 10 no. car parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; Battery Energy Storage System (BESS); landscaping, lighting, and other ancillary above and below ground works; on a c.7 ha permanent site at Knockanacree CloughJordan, Co. Tipperary.
- A 1600mm diameter underground steel treated water pipeline from the Break Pressure Tank extending approximately 133km in a generally north-eastern direction passing through counties Tipperary, Offaly, Kildare and Dublin to a proposed Termination Point Reservoir, laid at a minimum depth of cover of 1.2m above crown of pipe.
- Booster Pumping Station (BPS) which will consist of a Pumping Station building (2,160m² GFA, 7.6m height), electrical substation, 1 no. surge vessel; access from the adjacent L3003; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a c. 2.6 ha permanent site at Coagh Upper, Birr, Co. Offaly, and associated power connection to existing 38 kV substation at Clonoghil Upper, Birr, Co. Offaly;
- Flow Control Valve (FCV) site which will consist of: an underground chamber, electrical kiosk, access from the adjacent L1016; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a 0.5 ha permanent site at Commons Upper, Celbridge, Co. Kildare.
- Termination Point Reservoir which will consist of: a c. 8.4 ha permanent extension of the existing Uisce Éireann site; a covered reservoir (capacity 75,000m³, maximum height 11.2m); below ground overflow storage tank (capacity 5,000m³); chlorine dosing building (1,600m² GFA, maximum building height of 8.4m over finished ground level); ground mounted PV panels and associated BESS; 342m access road from the R120; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on an overall 12.2ha permanent site at Loughtown Upper and Peamount, Co. Dublin.
- Electrical works consisting of uprating of the existing Ardnacrusa – Birdhill and Ardnacrusa – Birdhill – Nenagh Line 38kV overhead line, between Lakyle, Co. Clare and Birdhill substation, Gortybrigane, Co. Tipperary; replacement of polesets/structures with a cable along a section of the Ardnacrusa – Birdhill – Nenagh Line at Gortybrigane, Co. Tipperary; works at the existing Birdhill 38 kV electricity substation, including the provision of a new 38kV gas insulated switchgear building (28m²) associated electrical equipment, and ancillary lighting, fencing and associated works; and a new underground cable connection from Birdhill substation to the RWI&PS along the R494 and to the WTP along the R445.

The proposed development will include the following ancillary elements:

- Demolition of existing structures including: derelict petrol station structures at Greenhills, Co. Tipperary, a disused house at Inchabeg, Co. Tipperary, and a farm building at Kilpatrick, Co. Kildare;
- 51 no. line valves installed along the RWRM and treated water pipelines, each with an associated above ground kiosk;
- Provision of 43 no. lay-bys, to be constructed at line valve locations and the FCV site;
- 236 no. washout valves located along the pipeline;
- 321 no. air valves located along the pipeline;
- 4 no. potential future connection points, at Greenhills, and Newtown (Guest), Co. Tipperary; and Killananny, and Ballyhugh or Springfield, Co. Offaly.
- A generally 50m wide temporary construction corridor, along the pipeline route;
- 8 no. temporary construction compounds located at the RWI&PS, WTP, BPT, BPS and TPR infrastructure sites, and at Lisgarriff, Co. Tipperary (12.2ha), Killananny, Co. Offaly (15.6ha) and Drummond, Co. Kildare (13.1ha);
- 9 no. temporary pipe storage depots: at Carrigatogher, Co. Tipperary (6.5ha), Toora, Co. Offaly (1.9ha), Boveen, Co. Offaly (4.8ha), Fortel, Co. Offaly (2.4ha), Derrinbooy, Co. Offaly (5.8ha), Deryweelan, Co. Offaly (6.2ha), Rathlumber (2.9ha), Co. Offaly, Graiguepottle, Co. Kildare (2.3ha) and Barberstown Upper, Co. Kildare (11.0ha).

All ancillary development above and below ground to facilitate the proposed development.

This application relates to a project which will also require a water abstraction licence from the Environmental Protection Agency (EPA) under the Water Environment (Abstractions and Associated Impoundments) Act, 2022.

The application will be accompanied by a Compulsory Purchase Order under the provisions of the Housing Act, 1966 as amended.

As provided for in Section 41 of the Planning and Development Act 2000, as amended, planning permission is sought for a period of 10 years.

The planning application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS).

The planning application, the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period commencing on the 6th January 2026 and ending on the 25th February 2026 at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1;
- The Offices of Clare County Council, Áras Contae an Chláir, New Road, Ennis, Co. Clare;
- The Offices of Limerick City and County Council, Dooradoyle Road, Limerick;
- The Offices of Tipperary County Council, Civic Offices, Nenagh, County Tipperary;
- The Offices of Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly;
- The Offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare; and
- The Offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.

The application may also be viewed/ downloaded on the following website: www.watersupplyproject.ie

Submissions or observations may be made only to An Coimisiún Pleanála (the Commission) 64 Marlborough Street, Dublin 1 during the above-mentioned period relating to -

- i. the implications of the proposed development for proper planning and sustainable development, and
- ii. the likely effects on the environment of the proposed development, if carried out.
- iii. The likely significant effects of the proposed development on the integrity of a European Site, if carried out.

Any submissions/ observations must be accompanied by a fee of €50 (except for certain prescribed bodies or any landowners affected by the associated CPO application) and must be received by the Commission not later than 5.30p.m. on the 25th February 2026. Such submissions/observations must also include the following information:

- i. the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- ii. the subject matter of the submission or observation, and
- iii. the reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations, 2001, as amended, refers).

Submissions that do not require a fee, can be made by hand, post, or email to laps@pleanala.ie.

Submissions that require a fee can be made by hand, post, or by the Commissions online strategic infrastructure development submission portal:

<https://online.pleanala.ie/en-ie/sid/observation>.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie)

The Commission may in respect of an application for permission decide to -

- a. (i) grant the permission, or
- (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
- (iii) grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind); or
- b. refuse to grant the permission.

A decision to grant permission under paragraph (a)(i), (ii) or (iii) may be subject to or without conditions.

- Any person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.
- Practical information on the review mechanism can be accessed under the heading 'information on cases/weekly lists - Judicial Review of Planning Decisions' on the Commission's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie



Application Form

Appendix 6 – Copy of Site Notice

AN COIMISIÚN PLEANÁLA

Planning and Development Act 2000, as amended

NOTICE OF DIRECT PLANNING APPLICATION TO AN COIMISIÚN PLEANÁLA IN RESPECT OF A STRATEGIC INFRASTRUCTURE DEVELOPMENT (PROPOSED WATER SUPPLY PROJECT EASTERN AND MIDLANDS REGION)

County Clare; County Limerick; County Tipperary; County Offaly; County Kildare; South Dublin County.

In accordance with Section 37E of the Planning and Development Act 2000, as amended, Uisce Éireann gives notice of its intention to make an application for permission to An Coimisiún Pleanála in relation to the following proposed Strategic Infrastructure Development (SID) in the townlands of:

Roo West, Lakyle, Roo East, Blackwater, Ballyglass, Coolederry, Dromintobin North, Knockbrack Upper, Monaskeha, Cappakea, Bartleystown, Aughboy and Ardataggle Co. Clare; Montpellier and Fairyhall, Co. Limerick;

Birdhill, Garrynateel, Coolnadornory, Kilmaglasderry, Gortybrigane, Knockadromin, Lackenavea (Egremont), Incha Beg, Lackenavea (Dunalley), Greenhills, Kilmastulla, Boher, Cappadine, Ballinteeno, Killalane, Gortnaskehy, Kilnacrana, Gortmore, Castlecrauna, Ballycuddy More, Dromin, Carrigatogher (Abbott), Ballyhisky, Carrigatogher (Harding), Carrigatogher (Ryan), Kilcolman, Carrigatogher Bog (Harding), Carrigatogher Bog (Abbott), Monsea, Tullamore, Carrigatogher Bog (Ryan), Clareen, Belleen Lower, Ballycommon, Richmond, Boologelagh, Ballyannymore, Ballyanny Lower, Knigh, Drumminascart, Loughourna, Ashley Park, Ballythomas, Ardronry, Lisgarriff, Ballylusk, Lisnasoolmoy, Drumroe, Corrowle, Eminiska, Hilton, Modreeny, Killurane, Knockanacree, Loughaun, Gortavalla, Cowbawn, Newtown (Hodgins), Newtown (Guest), Behamore (Hawkshaw) and Quakerstown Co. Tipperary; Toora, Derrinclare, Cangort Park, Ballaghboy, Kilmurryely, Galbally, Tonagh, Curralanty, Tubbrid, Boveen, Clonoghil Upper, Rath More, Clonoghil Lower, Gorteenafoly or Newhall, Cree, Kilcolman, Ballyatty, Clonbeg, Clonbrone, Nadneagh, Killeenbreaghan, Fortel, Killaun, Castletown, Ballinree, Oakleypark, Kilmaine, Killyon, Rathgibbon South, Rathgibbon North, Killinure, Streamstown, Breaghmore, Coagh Lower, Cloghanmore, Coagh Upper, Ballyroe, Pass, Kiltubbrid Island, Money, Laughil, Derrinboy, Coolfin Glebe, Killeen and Lugnaboley, Knockhill and Drinagh, Ballindrinnan, Ballynacarrig, Derries, Gortacur, Clonshannagh, Rathrobin, Clondonnell Glebe, Killananny, Annaghmore, Gorteen, Killeigh, Ballinvally, Millbrook, Finter, Raheenduff, Croncoher, Killelery, Curragh, Derryweelan, Lugmore, Alderborough, Ballyduff South, Dalgan, Clonad, Rathfeston, Island, Gorteenkeel, Clonarrow or Riverlyons, Killoneen, Esker Beg, Drumcaw or Mountlucas, Ballyhugh or Springfield, Ballycon, Newtown, Esker More, Rathlumber, Rathvilla or Rathclonbrackan Ballinrath, Ballykilleen, Ballynakill, Kilmumber, Shean, Cloncant, Cushaling and Codd Co. Offaly;

Tickevin, Kilpatrick, Ballybrack, Drummond, Kikeaskin, Ballynakill Lower, Parsonstown, Loughnacush, Drehid, Timahoe West, Timahoe East, Coolgmartin, Derryvarroge, Derrycrib, Newtownmoneenluggagh, Fanaghs, Cooltrim South, Donadea, Aghafullim, Clonshanbo, Belgard, Farranadum, Baltracey, Raheen, Barreen, Graiguesallagh, Hinninstown, Baybush, Newtownmacabe, Barberstown Upper, Barberstown, Barberstown Lower, Castledillon Upper, Ardrass Upper, Reeves, Friarstown, Commons Upper, Kearneystown Upper, Dangan and Kearneystown Lower, Co. Kildare; Ringwood, Colganstown, Commons, Hynestown, Keeloges, Peamount, Loughtown Upper and Milltown, Co. Dublin.

The proposed development will primarily consist of a proposed Raw Water Intake & Pumping Station at Garrynateel, Ballina, Co. Tipperary; a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary; a proposed Break Pressure Tank at Knockanacree, CloughJordan, Co. Tipperary; a proposed Booster Pumping Station at Coagh Upper, Birr, Co. Offaly; a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare; a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin; c. 172km of pipeline connecting the water infrastructure sites; uprating and associated works to the existing Ardnacrusa – Birdhill 38kV line and Ardnacrusa – Birdhill – Nenagh 38kV line, works at the existing Birdhill 38 kV electricity substation, power connections to infrastructure and all ancillary works above and below ground.

The principal elements will comprise the following:

1. Raw Water Intake & Pumping Station site (RWI&PS) which will consist of: a Bankside Intake Chamber, Raw Water Pumping Station Building, 2 no. Microfiltration Buildings, Electricity Substation, (Totalling 3,165m² Gross Floor Area (GFA), maximum building height of 10.9m over finished ground level); 4 no. surge vessels; associated below ground tanks; 670m access road from the R494; 16 no. car parking spaces; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on a c. 4.1 ha permanent site at Garrynateel and Kilmaglasderry, Co. Tipperary, and associated re-profiling works to the Parteen Basin.
2. Raw Water Rising Mains (RWRM) which will consist of twin steel underground pipelines (each 1,500mm diameter) extending 2km from the pumping station at the RWI&PS site to the Raw Water Balancing Tanks at the head of the proposed Water Treatment Plant, laid at a minimum depth of cover of 1.2m above crown of pipe.
3. Water Treatment Plant site (WTP) which will consist of: 2 no. Raw Water Balancing Tanks, 3 no. Water Treatment Module Buildings, 2 no. Sludge Dewatering Buildings, 2 no. Sludge Storage Buildings, Chemical Dosing Manifold Building, Chemical Dosing Building, High Lift Pumping Station, an Electricity Substation, Washwater Settlement building, Control and Visitor Building (Totalling c. 53,300m² GFA, maximum building height of 15.6m over finished ground level); associated pumping stations, lagoons, attenuation pond, above and below ground tanks, 5 no. surge vessels; 640m access road from the R445; 50 no. car and 4 no. coach parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; landscaping, lighting, and other ancillary above and below ground structures and works; on a c.31 ha permanent site at Incha Beg, Knockadromin and Greenhills, Birdhill, Co. Tipperary.
4. A single 1,600mm diameter steel underground treated water pipeline (covering a distance of approximately 37km in County Tipperary) extending in a generally north-eastern alignment between the proposed Water Treatment Plant and the proposed Break Pressure Tank, laid at a minimum depth of cover of 1.2m above crown of pipe.
5. Break Pressure Tank (BPT) site which will consist of: a below ground covered Break Pressure Tank (volume 13,776m³); control building (c. 800m² GFA, 7.5m height); 794m access road from the L1064; 10 no. car parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; Battery Energy Storage System (BESS); landscaping, lighting, and other ancillary above and below ground works; on a c.7 ha permanent site at Knockanacree CloughJordan, Co. Tipperary.
6. A 1600mm diameter underground steel treated water pipeline from the Break Pressure Tank extending approximately 133km in a generally northeastern direction passing through counties Tipperary, Offaly, Kildare and Dublin to a proposed Termination Point Reservoir, laid at a minimum depth of cover of 1.2m above crown of pipe.
7. Booster Pumping Station (BPS) which will consist of a Pumping Station building (2,160m² GFA, 7.6m height), electrical substation, 1 no. surge vessel; access from the adjacent L3003; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a c. 2.6 ha permanent site at Coagh Upper, Birr, Co. Offaly, and associated power connection to existing 38 kV substation at Clonoghil Upper, Birr, Co. Offaly;
8. Flow Control Valve (FCV) site which will consist of: an underground chamber, electrical kiosk, access from the adjacent L1016; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a 0.5 ha permanent site at Commons Upper, Celbridge, Co. Kildare.
9. Termination Point Reservoir which will consist of: a c. 8.4 ha permanent extension of the existing Uisce Éireann site; a covered reservoir (capacity 75,000m³, maximum height 11.2m); below ground overflow storage tank (capacity 5,000m³); chlorine dosing building (1,600m² GFA, maximum building height of 8.4m over finished ground level); ground mounted PV panels and associated BESS; 342m access road from the R120; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on an overall 12.2ha permanent site at Loughtown Upper and Peamount, Co. Dublin.
10. Electrical works consisting of uprating of the existing Ardnacrusa – Birdhill and Ardnacrusa – Birdhill – Nenagh Line38kV overhead line, between Lakyle, Co. Clare and Birdhill substation, Gortybrigane, Co. Tipperary; replacement of polesets/structures with a cable along a section of the Ardnacrusa – Birdhill – Nenagh Line at Gortybrigane, Co. Tipperary; works at the existing Birdhill 38 kV electricity substation, including the provision of a new 38kV gas insulated switchgear building (28m²) associated electrical equipment, and ancillary lighting, fencing and associated works; and a new underground cable connection from Birdhill substation to the RWI&PS along the R494 and to the WTP along the R445.

The proposed development will include the following ancillary elements:

- Demolition of existing structures including: derelict petrol station structures at Greenhills, Co. Tipperary, a disused house at Inchabeg, Co. Tipperary, and a farm building at Kilpatrick, Co. Kildare;
- 51 no. line valves installed along the RWRM and treated water pipelines, each with an associated above ground kiosk;
- Provision of 43 no. lay-bys, to be constructed at line valve locations and the FCV site;
- 236 no. washout valves located along the pipeline;
- 321 no. air valves located along the pipeline;

- 4 no. potential future connection points, at Greenhills, and Newtown (Guest), Co. Tipperary; and Killananny, and Ballyhugh or Springfield, Co. Offaly.
- A generally 50m wide temporary construction corridor, along the pipeline route;
- 8 no. temporary construction compounds located at the RWI&PS, WTP, BPT, BPS and TPR infrastructure sites, and at Lisgarriff, Co. Tipperary (12.2ha), Killananny, Co. Offaly (15.6ha) and Drummond, Co. Kildare (13.1ha);
- 9 no. temporary pipe storage depots: at Carrigatogher, Co. Tipperary (6.5ha), Toora, Co. Offaly (1.9ha), Boveen, Co. Offaly (4.8ha), Fortel, Co. Offaly (2.4ha), Derrinboy, Co. Offaly (5.8ha), Derryweelan, Co. Offaly (6.2ha), Rathlumber (2.9ha), Co. Offaly, Graiguepottle, Co. Kildare (2.3ha) and Barberstown Upper, Co. Kildare (11.0ha).

All ancillary development above and below ground to facilitate the proposed development.

This application relates to a project which will also require a water abstraction licence from the Environmental Protection Agency (EPA) under the Water Environment (Abstractions and Associated Impoundments) Act, 2022.

The application will be accompanied by a Compulsory Purchase Order under the provisions of the Housing Act, 1966 as amended.

As provided for in Section 41 of the Planning and Development Act 2000, as amended, planning permission is sought for a period of 10 years.

The planning application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS).

The planning application, the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period commencing on the 6th January 2026 and ending on the 25th February 2026 at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1;
- The Offices of Clare County Council, Áras Contae an Chláir, New Road, Ennis, Co. Clare;
- The Offices of Limerick City and County Council, Dooradoyle Road, Limerick;
- The Offices of Tipperary County Council, Civic Offices, Nenagh, County Tipperary;
- The Offices of Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly;
- The Offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare; and
- The Offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.

The application may also be viewed/ downloaded on the following website: www.watersupplyproject.ie

Submissions or observations may be made only to An Coimisiún Pleanála (‘the Commission’) 64 Marlborough Street, Dublin 1 during the above-mentioned period relating to -

- (i) the implications of the proposed development for proper planning and sustainable development, and
- (ii) the likely effects on the environment of the proposed development, if carried out.
- (iii) The likely significant effects of the proposed development on the integrity of a European Site, if carried out.

Any submissions/ observations must be accompanied by a fee of €50 (except for certain prescribed bodies or any landowners affected by the associated CPO application) and must be received by the Commission not later than 5.30p.m. on the 25th February 2026. Such submissions/observations must also include the following information:

- (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- (ii) the subject matter of the submission or observation, and
- (iii) the reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations, 2001, as amended, refers).

Submissions that do not require a fee, can be made by hand, post, or email to laps@pleanala.ie.

Submissions that require a fee can be made by hand, post, or by the Commissions online strategic infrastructure development submission portal:

<https://online.pleanala.ie/en-ie/sid/observation>.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application. (For further details see ‘A Guide to Public Participation in Strategic Infrastructure Development’ on the Commission’s website www.pleanala.ie)

The Commission may in respect of an application for permission decide to –

- (a)
 - i. grant the permission, or
 - ii. make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or
 - iii. grant permission in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- (b) refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Tel. 01-8588100)

- Any person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.
- Practical information on the review mechanism can be accessed under the heading ‘Information on cases/weekly lists – Judicial Review of Planning Decisions’ on the Commission’s website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie

Signed: _____

Agent: Bernard Dwyer (Agent on behalf of the Applicant), Tom Phillips + Associates, Planning Consultants, 80 Harcourt Street, Dublin 2 D02 F449 & Mathew House, Father Mathew Street, Cork, T12 TN56.

Date of erection of site notice: 18th December 2025

AN COIMISIÚN PLEANÁLA

Planning and Development Act 2000, as amended

NOTICE OF DIRECT PLANNING APPLICATION TO AN COIMISIÚN PLEANÁLA IN RESPECT OF A STRATEGIC INFRASTRUCTURE DEVELOPMENT (PROPOSED WATER SUPPLY PROJECT EASTERN AND MIDLANDS REGION)

County Clare; County Limerick; County Tipperary; County Offaly; County Kildare; South Dublin County.

In accordance with Section 37E of the Planning and Development Act 2000, as amended, Uisce Éireann gives notice of its intention to make an application for permission to An Coimisiún Pleanála in relation to the following proposed Strategic Infrastructure Development (SID) in the townlands of:

Roo West, Lakyle, Roo East, Blackwater, Ballyglass, Coolederry, Dromintobin North, Knockbrack Upper, Monaskeha, Cappakea, Bartleystown, Aughboy and Ardataggle Co. Clare; Montpellier and Fairyhall, Co. Limerick;

Birdhill, Garrynateel, Coolnadornory, Kilmaglasderry, Gortybrigane, Knockadromin, Lackenavea (Egremont), Incha Beg, Lackenavea (Dunalley), Greenhills, Kilmastulla, Boher, Cappadine, Ballinteenoe, Killalane, Gortnaskehy, Kilnacranra, Gortmore, Castlecrauna, Ballycuddy More, Dromin, Carrigatogher (Abbott), Ballyhisky, Carrigatogher (Harding), Carrigatogher (Ryan), Kilcolman, Carrigatogher Bog (Harding), Carrigatogher Bog (Abbott), Monsea, Tullamore, Carrigatogher Bog (Ryan), Clareen, Belleen Lower, Ballycommon, Richmond, Boologelagh, Ballyannymore, Ballyanny Lower, Knigh, Drumminascart, Loughourna, Ashleypark, Ballythomas, Ardrony, Lisgarriff, Ballylusky, Lisnasoolmoy, Drumroe, Corrowle, Eminiska, Hilton, Modreeny, Killurane, Knockanacree, Loughaun, Gortavalla, Cowbawn, Newtown (Hodgins), Newtown (Guest), Behamore (Hawkshaw) and Quakerstown Co. Tipperary; Toora, Derrinclare, Cangort Park, Ballaghboy, Kilmurryely, Galbally, Tonagh, Curralanty, Tubbrid, Boveen, Clonoghil Upper, Rath More, Clonoghil Lower, Gorteenafoly or Newhall, Cree, Kilcolman, Ballyyatty, Clonbeg, Clonbrone, Nadneagh, Killeenbreaghan, Fortel, Killaun, Castletown, Ballinree, Oakleypark, Kilmaine, Killyon, Rathgibbon South, Rathgibbon North, Killinure, Streamstown, Breaghmore, Coagh Lower, Cloghanmore, Coagh Upper, Ballyroe, Pass, Kiltubbrid Island, Money, Laughil, Derrinboy, Coolfin Glebe, Killeen and Lugnaboley, Knockhill and Drinagh, Ballindrinnan, Ballynacarrig, Derries, Gortacur, Clonshannagh, Rathrobin, Clondonnell Glebe, Killananny, Annaghmore, Gorteen, Killeigh, Ballinvally, Millbrook, Finter, Raheenduff, Concoher, Killelery, Curragh, Derryweelan, Lugmore, Alderborough, Ballyduff South, Dalgan, Clonad, Rathfeston, Island, Gorteenkeel, Clonarrow or Riverlyons, Killoneen, Esker Beg, Drumcaw or Mountlucas, Ballyhugh or Springfield, Ballycon, Newtown, Esker More, Rathlumber, Rathvilla or Rathclonbrackan Ballinrath, Ballykilleen, Ballynakill, Kilmumber, Shean, Cloncant, Cushaling and Codd Co. Offaly;

Tickevin, Kilpatrick, Ballybrack, Drummond, Kikeaskin, Ballynakill Lower, Parsonstown, Loughnacush, Drehid, Timahoe West, Timahoe East, Coologmartin, Derryvarroge, Derrycrib, Newtownmoneenluggagh, Fanaghs, Cooltrim South, Donadea, Aghafullim, Clonshanbo, Belgard, Farranadum, Baltracey, Raheen, Barreen, Graiguesallagh, Johninstown, Baybush, Newtownmacabe, Barberstown Upper, Barberstown, Barberstown Lower, Castledillon Upper, Ardrass Upper, Reeves, Friarstown, Commons Upper, Kearneystown Upper, Dangan and Kearneystown Lower, Co. Kildare;

Ringwood, Colganstown, Commons, Hynestown, Keeloges, Peamount, Loughtown Upper and Milltown, Co. Dublin.

The proposed development will primarily consist of a proposed Raw Water Intake & Pumping Station at Garrynateel, Ballina, Co. Tipperary; a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary; a proposed Break Pressure Tank at Knockanacree, CloughJordan, Co. Tipperary; a proposed Booster Pumping Station at Coagh Birr, Co. Offaly; a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare; a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin; c. 172km of pipeline connecting the water infrastructure sites; uprating and associated works to the existing Ardnacrusha – Birdhill 38kV line and Ardnacrusha – Birdhill – Nenagh 38kV line, works at the existing Birdhill 38 kV electricity substation, power connections to infrastructure and all ancillary works above and below ground.

The principal elements will comprise the following:

1. Raw Water Intake & Pumping Station site (RWI&PS) which will consist of: a Bankside Intake Chamber, Raw Water Pumping Station Building, 2 no. Microfiltration Buildings, Electricity Substation, (Totalling 3,165m² Gross Floor Area (GFA), maximum building height of 10.9m over finished ground level); 4 no. surge vessels; associated below ground tanks; 670m access road from the R494; 16 no. car parking spaces; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on a c. 4.1 ha permanent site at Garrynateel and Kilmaglasderry, Co. Tipperary, and associated re-profiling works to the Parteen Basin.
2. Raw Water Rising Mains (RWRM) which will consist of twin steel underground pipelines (each 1,500mm diameter) extending 2km from the pumping station at the RWI&PS site to the Raw Water Balancing Tanks at the head of the proposed Water Treatment Plant, laid at a minimum depth of cover of 1.2m above crown of pipe.
3. Water Treatment Plant site (WTP) which will consist of: 2 no. Raw Water Balancing Tanks, 3 no. Water Treatment Module Buildings, 2 no. Sludge Dewatering Buildings, 2 no. Sludge Storage Buildings, Chemical Dosing Manifold Building, Chemical Dosing Building, High Lift Pumping Station, an Electricity Substation, Washwater Settlement building, Control and Visitor Building (Totalling c. 53,300m² GFA, maximum building height of 15.6m over finished ground level); associated pumping stations, lagoons, attenuation pond, above and below ground tanks, 5 no. surge vessels; 640m access road from the R445; 50 no. car and 4 no. coach parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; landscaping, lighting, and other ancillary above and below ground structures and works; on a c.31 ha permanent site at Incha Beg, Knockadromin and Greenhills, Birdhill, Co. Tipperary.
4. A single 1,600mm diameter steel underground treated water pipeline (covering a distance of approximately 37km in County Tipperary) extending in a generally north-eastern alignment between the proposed Water Treatment Plant and the proposed Break Pressure Tank, laid at a minimum depth of cover of 1.2m above crown of pipe.
5. Break Pressure Tank (BPT) site which will consist of: a below ground covered Break Pressure Tank (volume 13,776m³); control building (c. 800m² GFA, 7.5m height); 794m access road from the L1064; 10 no. car parking spaces; telemetry mast (14.0m height); ground and roof mounted PV panels; Battery Energy Storage System (BESS); landscaping, lighting, and other ancillary above and below ground works; on a c.7 ha permanent site at Knockanacree CloughJordan, Co. Tipperary.
6. A 1600mm diameter underground steel treated water pipeline from the Break Pressure Tank extending approximately 133km in a generally northeastern direction passing through counties Tipperary, Offaly, Kildare and Dublin to a proposed Termination Point Reservoir, laid at a minimum depth of cover of 1.2m above crown of pipe.
7. Booster Pumping Station (BPS) which will consist of a Pumping Station building (2,160m² GFA, 7.6m height), electrical substation, 1 no. surge vessel; access from the adjacent L3003; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a c. 2.6 ha permanent site at Coagh Upper, Birr, Co. Offaly, and associated power connection to existing 38 kV substation at Clonoghil Upper, Birr, Co. Offaly;
8. Flow Control Valve (FCV) site which will consist of: an underground chamber, electrical kiosk, access from the adjacent L1016; 4 no. car parking spaces; telemetry mast (14.0m height); ground mounted PV panels and associated BESS; landscaping, lighting, and other ancillary above and below ground works; on a 0.5 ha permanent site at Commons Upper, Celbridge, Co. Kildare.
9. Termination Point Reservoir which will consist of: a c. 8.4 ha permanent extension of the existing Uisce Éireann site; a covered reservoir (capacity 75,000m³, maximum height 11.2m); below ground overflow storage tank (capacity 5,000m³); chlorine dosing building (1,600m² GFA, maximum building height of 8.4m over finished ground level); ground mounted PV panels and associated BESS; 342m access road from the R120; telemetry mast (14.0m height); landscaping, lighting, and other ancillary above and below ground works; on an overall 12.2ha permanent site at Loughtown Upper and Peamount, Co. Dublin.
10. Electrical works consisting of uprating of the existing Ardnacrusha – Birdhill and Ardnacrusha – Birdhill – Nenagh Line38kV overhead line, between Lakyle, Co. Clare and Birdhill substation, Gortybrigane, Co. Tipperary; replacement of polesets/structures with a cable along a section of the Ardnacrusha – Birdhill – Nenagh Line at Gortybrigane, Co. Tipperary; works at the existing Birdhill 38 kV electricity substation, including the provision of a new 38kV gas insulated switchgear building (28m²) associated electrical equipment, and ancillary lighting, fencing and associated works; and a new underground cable connection from Birdhill substation to the RWI&PS along the R494 and to the WTP along the R445.

The proposed development will include the following ancillary elements:

- Demolition of existing structures including: derelict petrol station structures at Greenhills, Co. Tipperary, a disused house at Inchabeg, Co. Tipperary, and a farm building at Kilpatrick, Co. Kildare;
- 51 no. line valves installed along the RWRM and treated water pipelines, each with an associated above ground kiosk;
- Provision of 43 no. lay-bys, to be constructed at line valve locations and the FCV site;
- 236 no. washout valves located along the pipeline;
- 321 no. air valves located along the pipeline;

- 4 no. potential future connection points, at Greenhills, and Newtown (Guest), Co. Tipperary; and Killananny, and Ballyhugh or Springfield, Co. Offaly.
- A generally 50m wide temporary construction corridor, along the pipeline route;
- 8 no. temporary construction compounds located at the RWI&PS, WTP, BPT, BPS and TPR infrastructure sites, and at Lisgarriff, Co. Tipperary (12.2ha), Killananny, Co. Offaly (15.6ha) and Drummond, Co. Kildare (13.1ha);
- 9 no. temporary pipe storage depots: at Carrigatogher, Co. Tipperary (6.5ha), Toora, Co. Offaly (1.9ha), Boveen, Co. Offaly (4.8ha), Fortel, Co. Offaly (2.4ha), Derrinboy, Co. Offaly (5.8ha), Derryweelan, Co. Offaly (6.2ha), Rathlumber (2.9ha), Co. Offaly, Graiguepottle, Co. Kildare (2.3ha) and Barberstown Upper, Co. Kildare (11.0ha).

All ancillary development above and below ground to facilitate the proposed development.

This application relates to a project which will also require a water abstraction licence from the Environmental Protection Agency (EPA) under the Water Environment (Abstractions and Associated Impoundments) Act, 2022.

The application will be accompanied by a Compulsory Purchase Order under the provisions of the Housing Act, 1966 as amended.

As provided for in Section 41 of the Planning and Development Act 2000, as amended, planning permission is sought for a period of 10 years.

The planning application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS).

The planning application, the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period commencing on the 6th January 2026 and ending on the 25th February 2026 at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1;
- The Offices of Clare County Council, Áras Contae an Chláir, New Road, Ennis, Co. Clare;
- The Offices of Limerick City and County Council, Dooradoyle Road, Limerick;
- The Offices of Tipperary County Council, Civic Offices, Nenagh, County Tipperary;
- The Offices of Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly;
- The Offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare; and
- The Offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.

The application may also be viewed/ downloaded on the following website: www.watersupplyproject.ie

Submissions or observations may be made only to An Coimisiún Pleanála (‘the Commission’) 64 Marlborough Street, Dublin 1 during the above-mentioned period relating to -

- (i) the implications of the proposed development for proper planning and sustainable development, and
- (ii) the likely effects on the environment of the proposed development, if carried out.
- (iii) The likely significant effects of the proposed development on the integrity of a European Site, if carried out.

Any submissions/ observations must be accompanied by a fee of €50 (except for certain prescribed bodies or any landowners affected by the associated CPO application) and must be received by the Commission not later than 5.30p.m. on the 25th February 2026. Such submissions/observations must also include the following information:

- (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- (ii) the subject matter of the submission or observation, and
- (iii) the reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations, 2001, as amended, refers).

Submissions that do not require a fee, can be made by hand, post, or email to laps@pleanala.ie.

Submissions that require a fee can be made by hand, post, or by the Commissions online strategic infrastructure development submission portal:

<https://online.pleanala.ie/en-ie/sid/observation>.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application. (For further details see ‘A Guide to Public Participation in Strategic Infrastructure Development’ on the Commission’s website www.pleanala.ie)

The Commission may in respect of an application for permission decide to –

- (a)
 - i. grant the permission, or
 - ii. make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or
 - iii. grant permission in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- (b) refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Tel. 01-8588100)

- Any person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.
- Practical information on the review mechanism can be accessed under the heading ‘Information on cases/weekly lists – Judicial Review of Planning Decisions’ on the Commission’s website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie

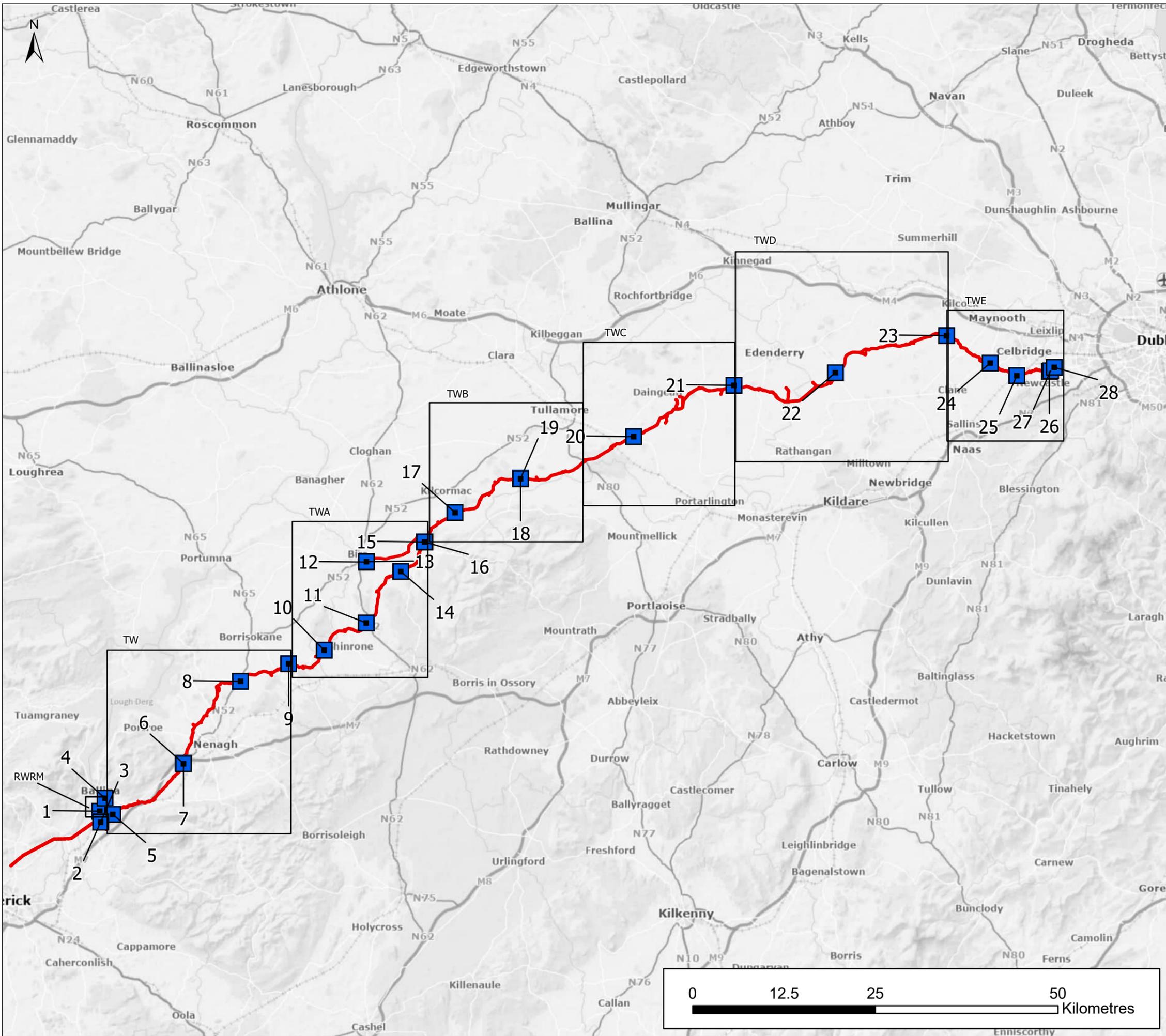
Signed: _____

Agent: Bernard Dwyer (Agent on behalf of the Applicant), Tom Phillips + Associates, Planning Consultants, 80 Harcourt Street, Dublin 2 D02 F449 & Mathew House, Father Mathew Street, Cork, T12 TN56.

Date of erection of site notice: 18th December 2025

Application Form

Appendix 7 – Site Notice Location Drawings



Legend

- Site Notice Locations
- Planning Application Boundary

OS Sheets: 48,49,50,53,54,58,59

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Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd



Client
 Project
 Water Supply Project Eastern and Midlands Region

Drawing Title
 Site Notice Locations - Project Overview

Drawing Status
 FINAL

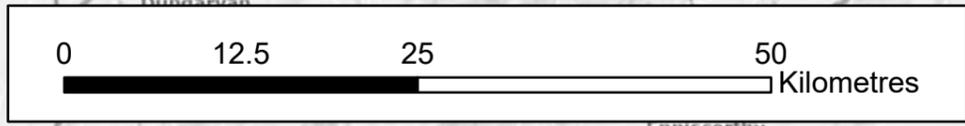
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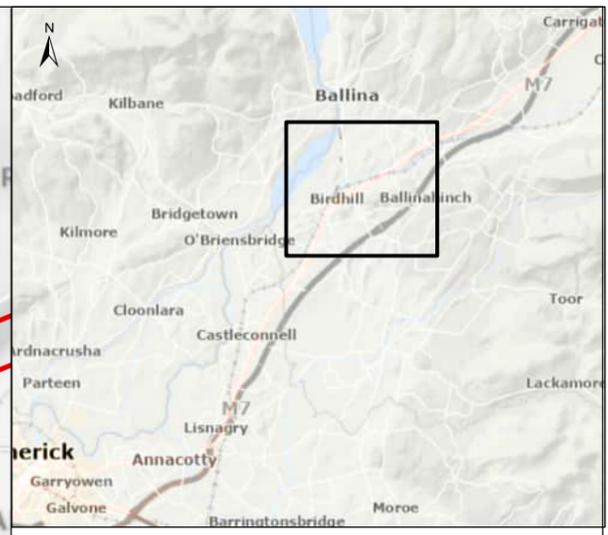
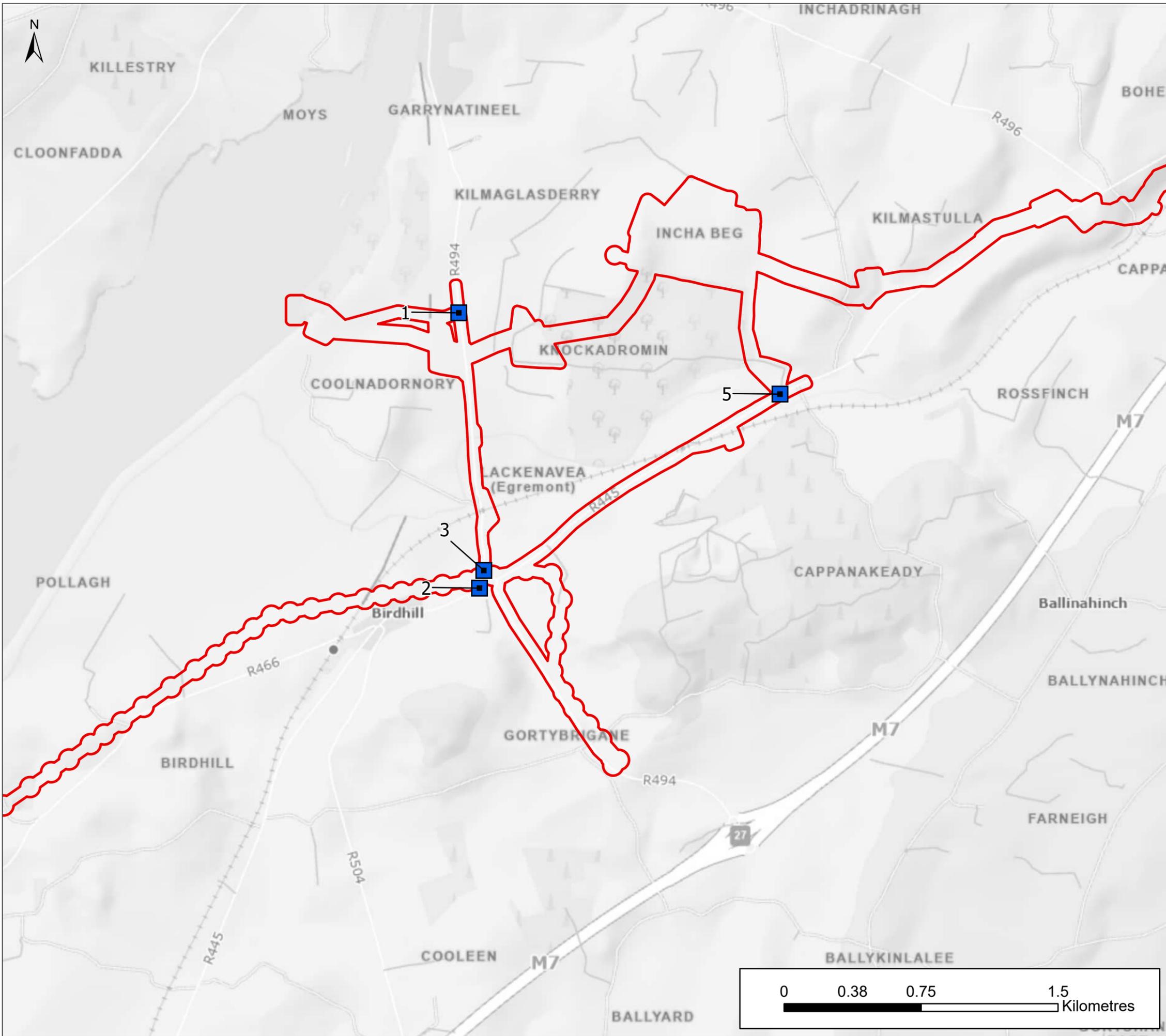
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Drawing No. 32105801-850-00100

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Legend

- Site Notice Locations
- Planning Application Boundary

OS Sheets: 58,59

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Client

Project
 Water Supply Project Eastern and Midlands Region

Drawing Title
 Site Notice Locations - RWRM

Drawing Status
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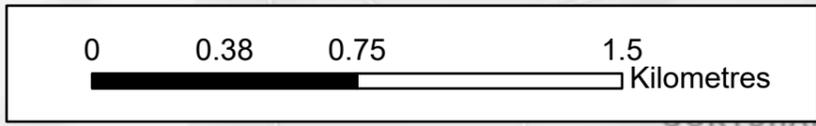
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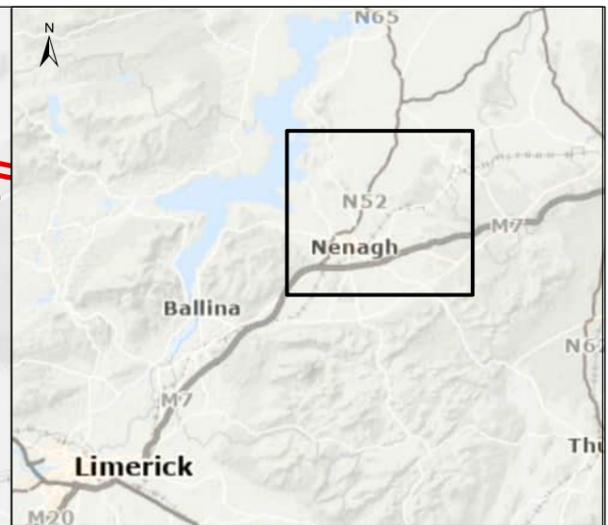
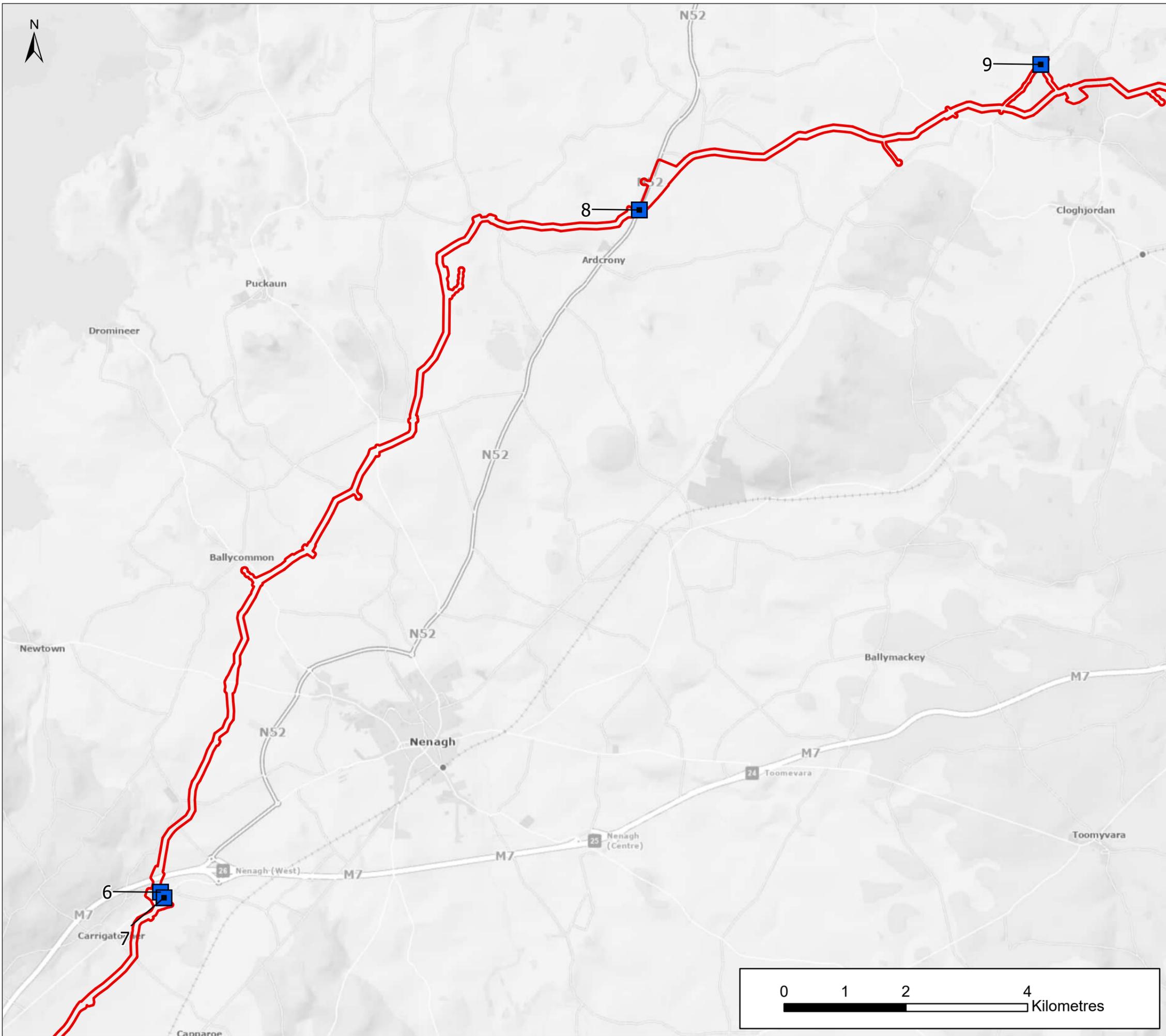
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Legend

- Site Notice Locations
- Planning Application Boundary

OS Sheets: 53,59

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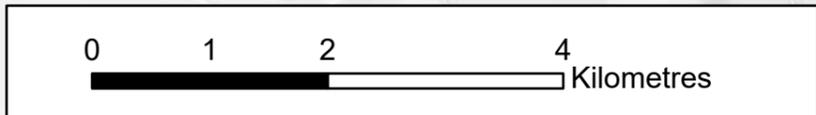
Project
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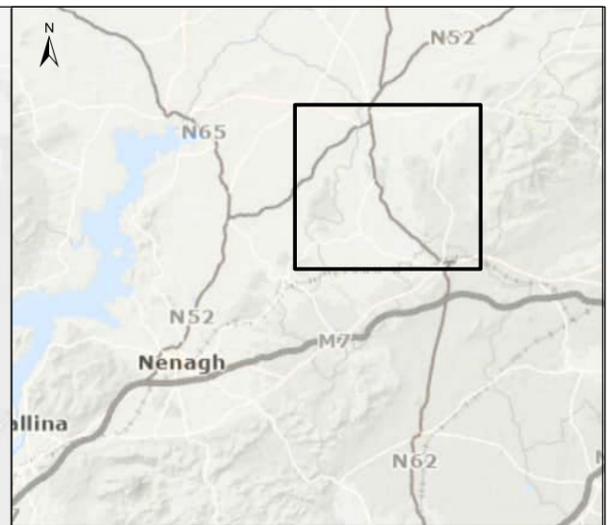
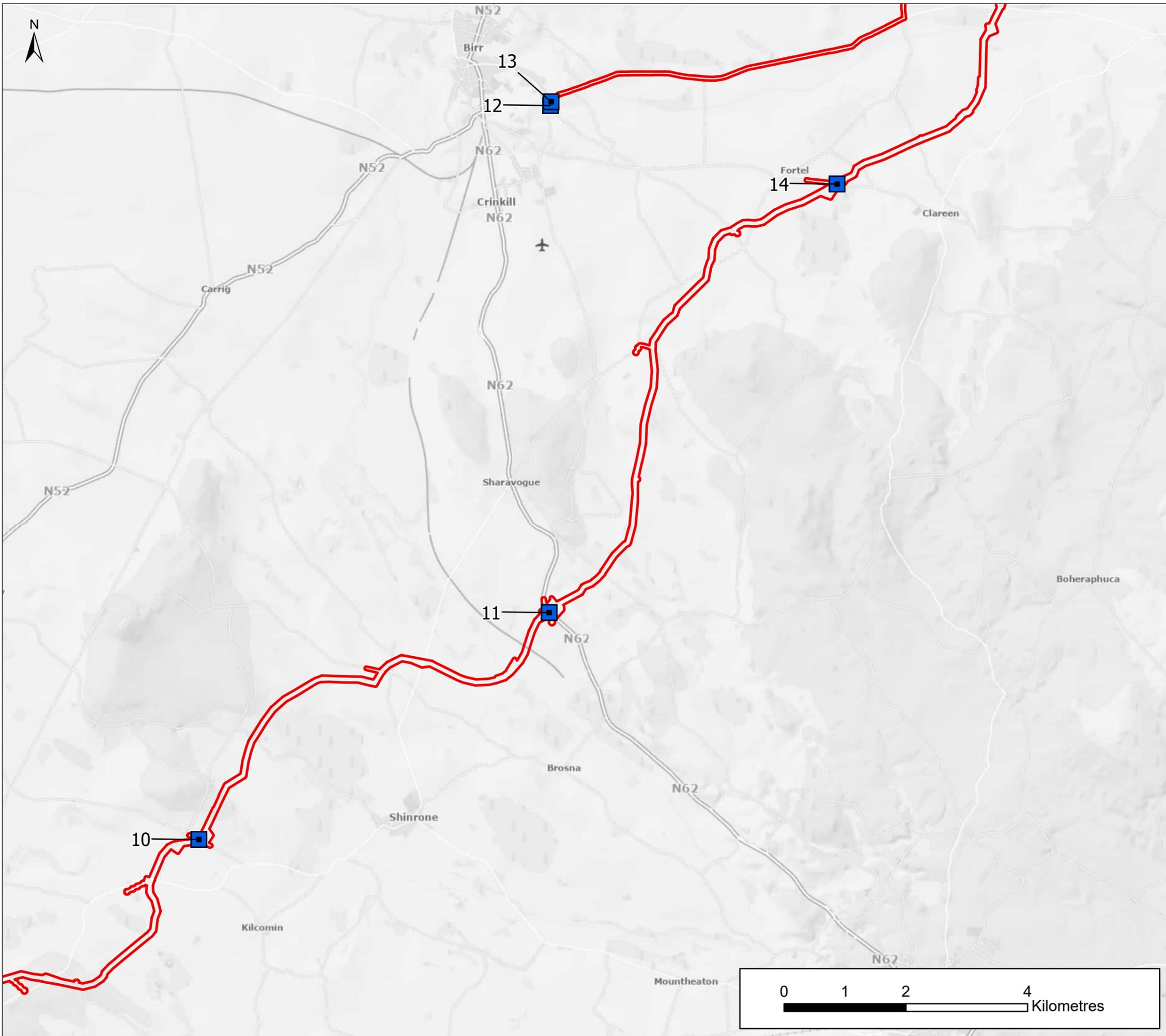
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Legend

- Site Notice Locations
- Planning Application Boundary

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Client




Project
 Water Supply Project Eastern and Midlands Region

Drawing Title
 Site Notice Locations - TWA

Drawing Status
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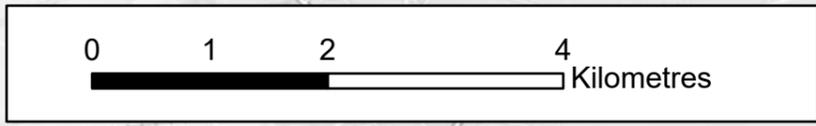
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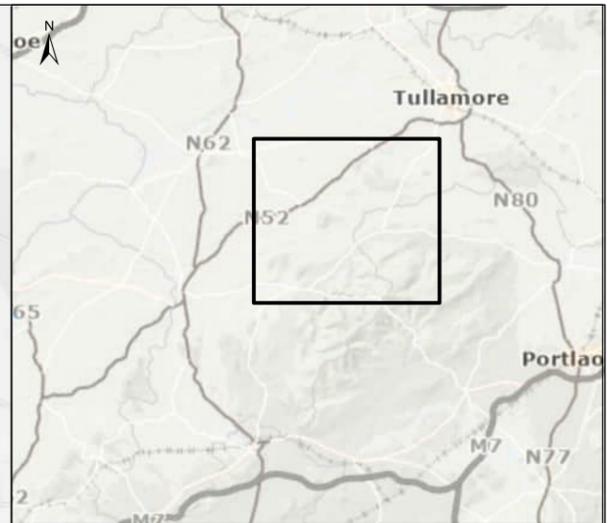
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Legend

- Site Notice Locations
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Project
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Drawing Title
 Site Notice Locations - TWB

Drawing Status
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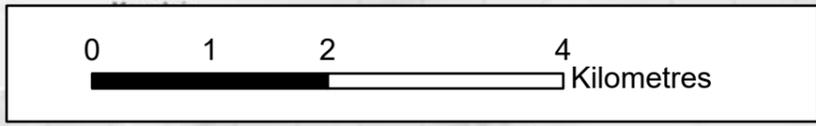
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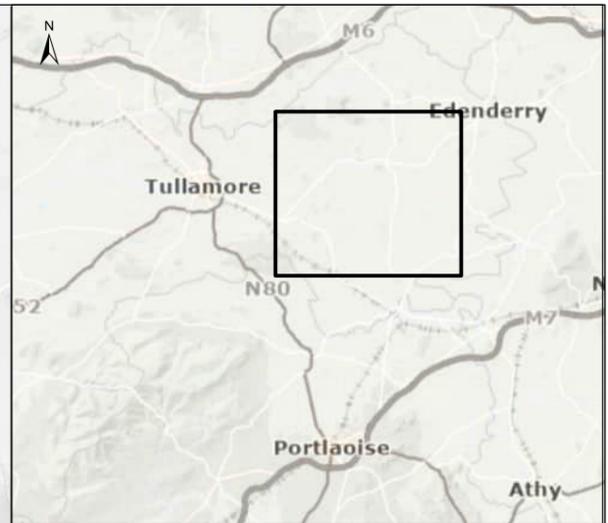
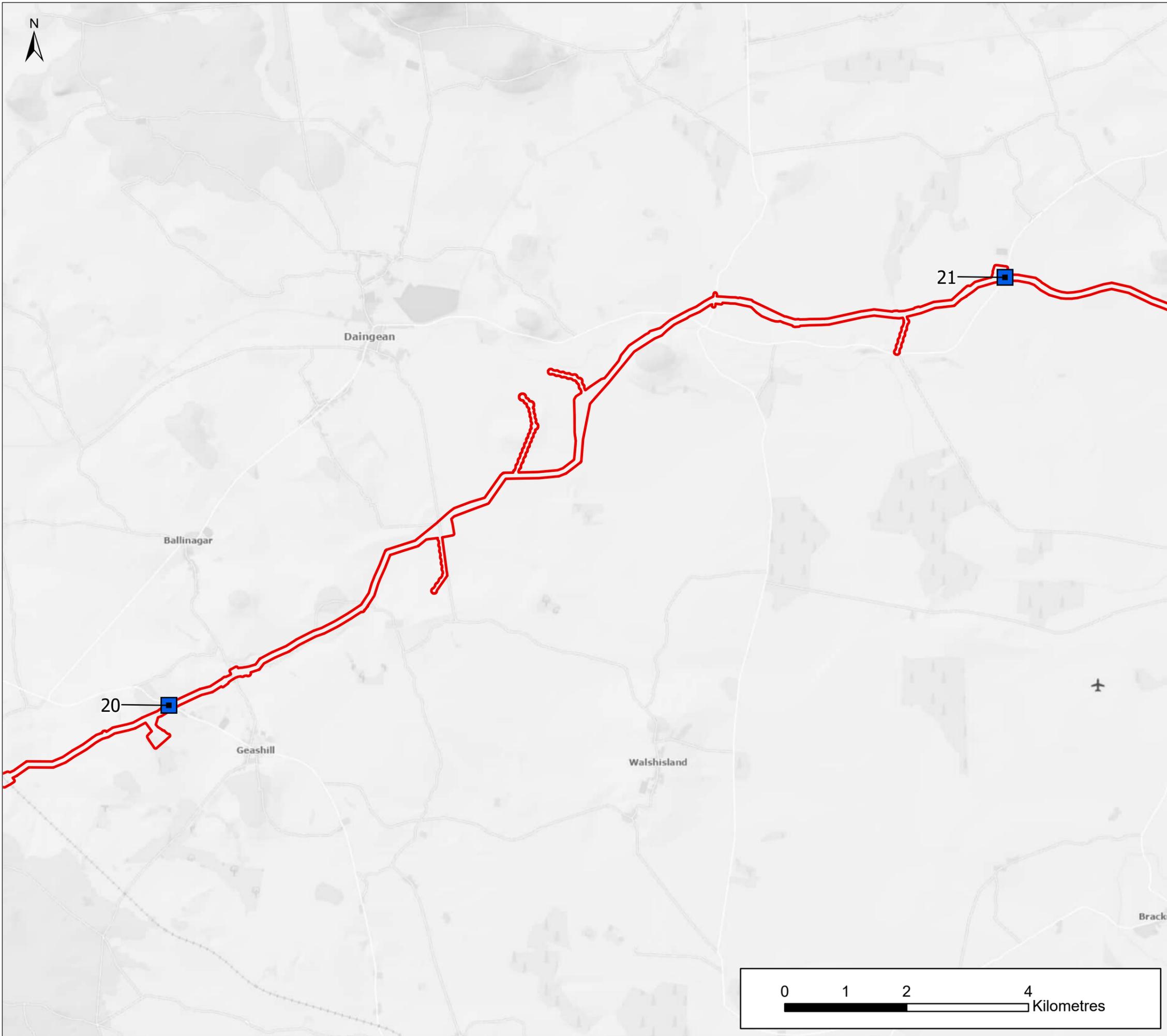
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Legend

- Site Notice Locations
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Client

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Drawing Status
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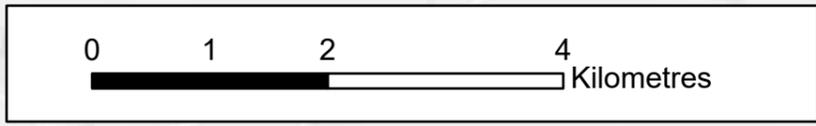
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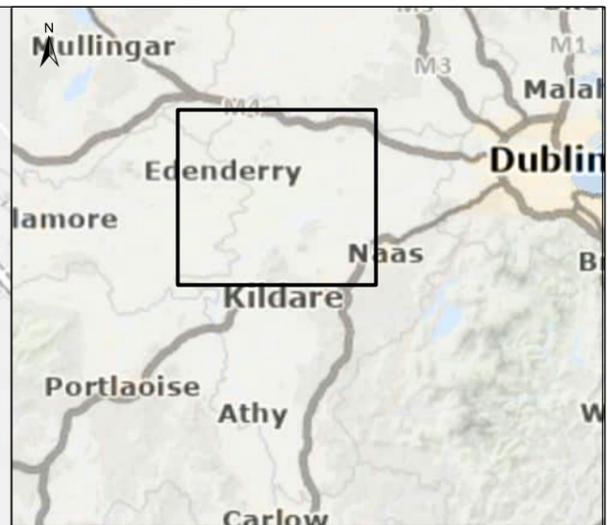
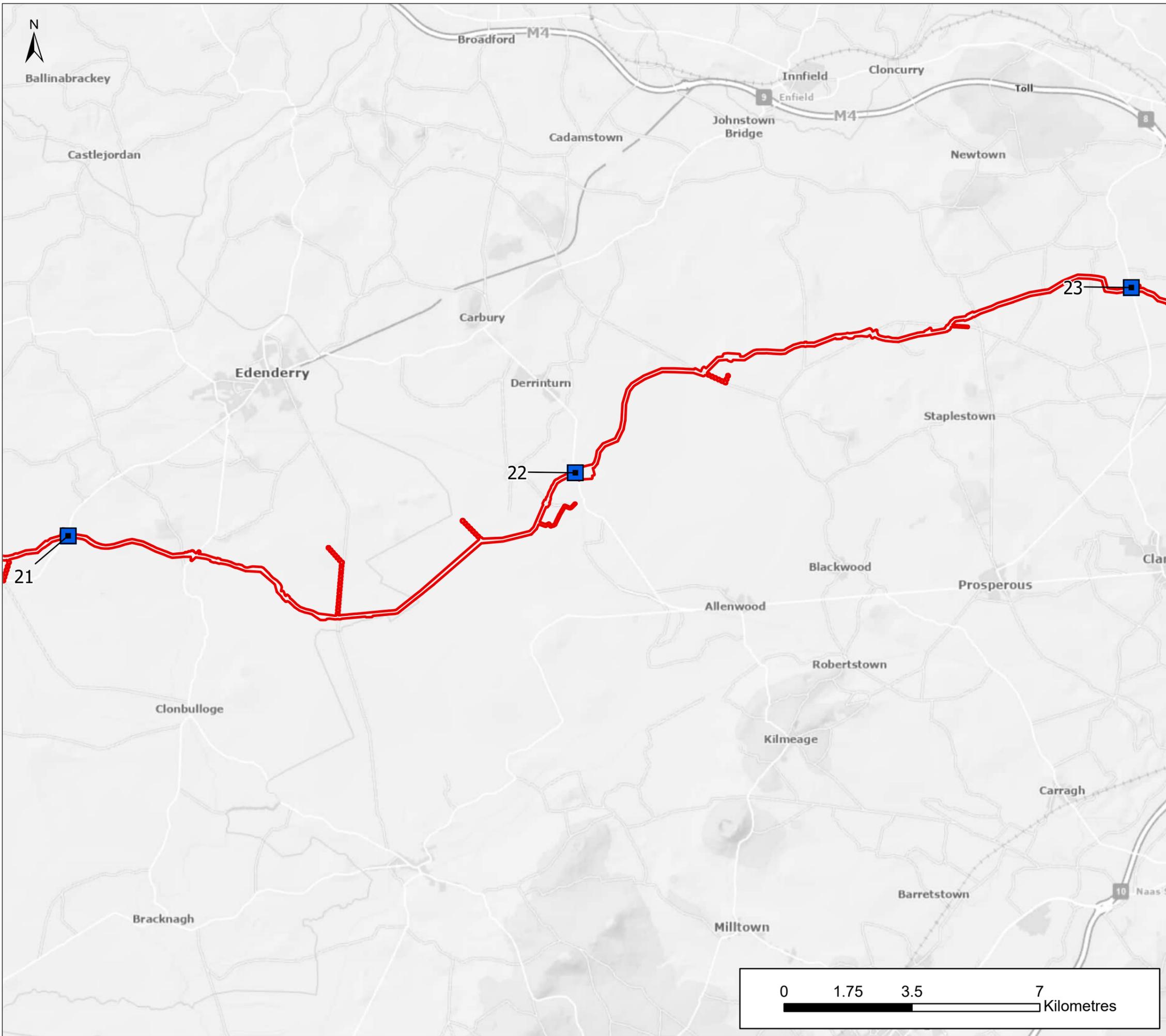
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Project
 Water Supply Project Eastern and Midlands Region

Drawing Title
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Drawing Status
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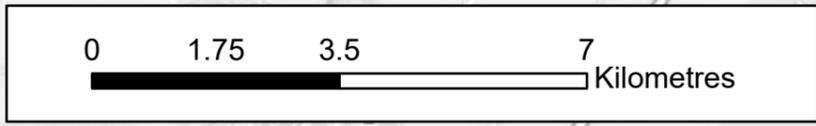
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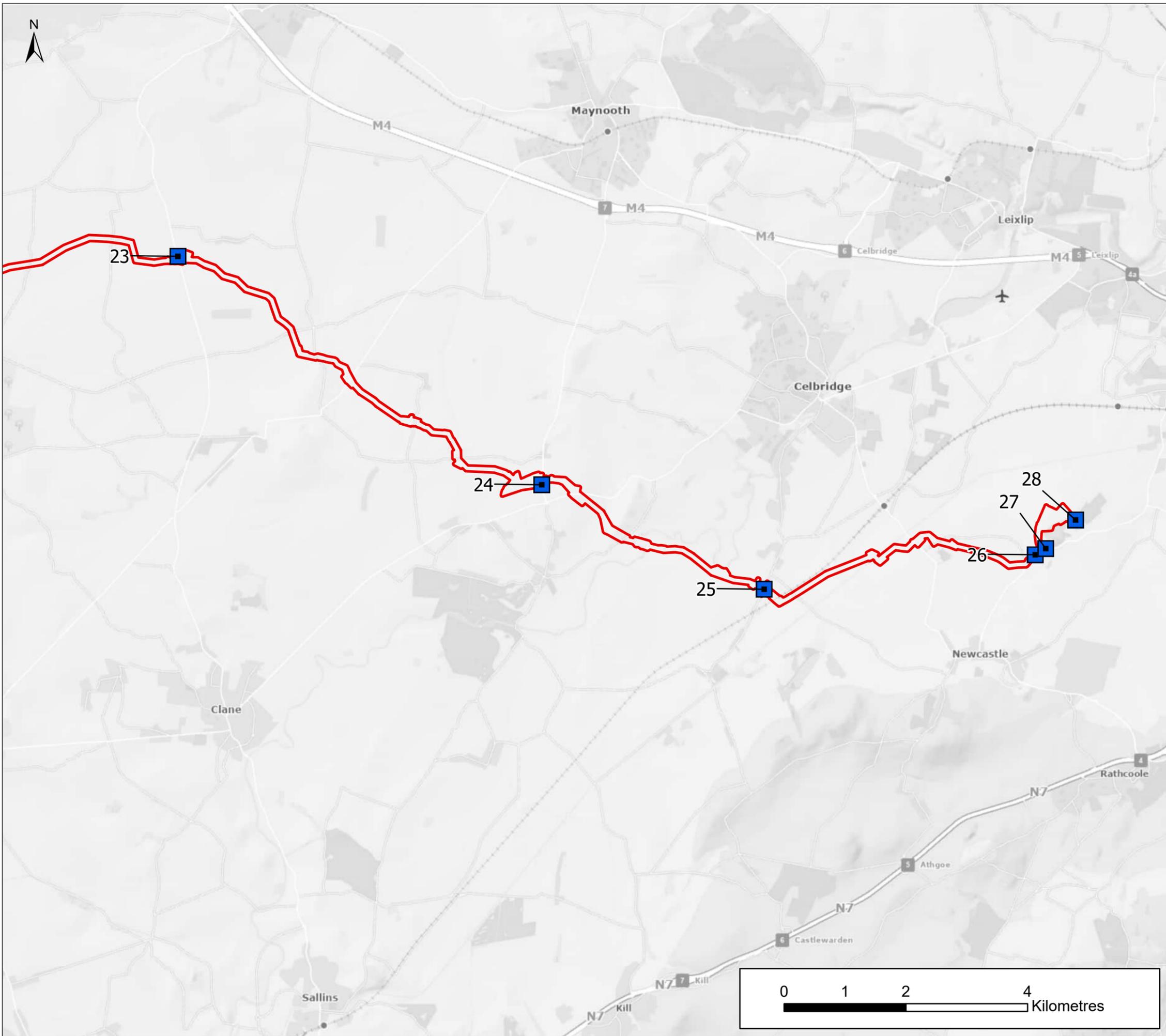
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Project
 Water Supply Project Eastern and Midlands Region

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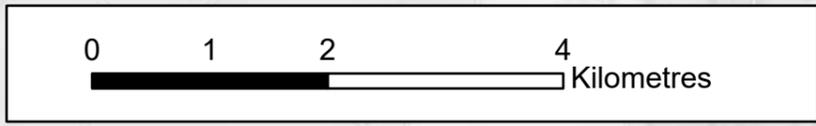
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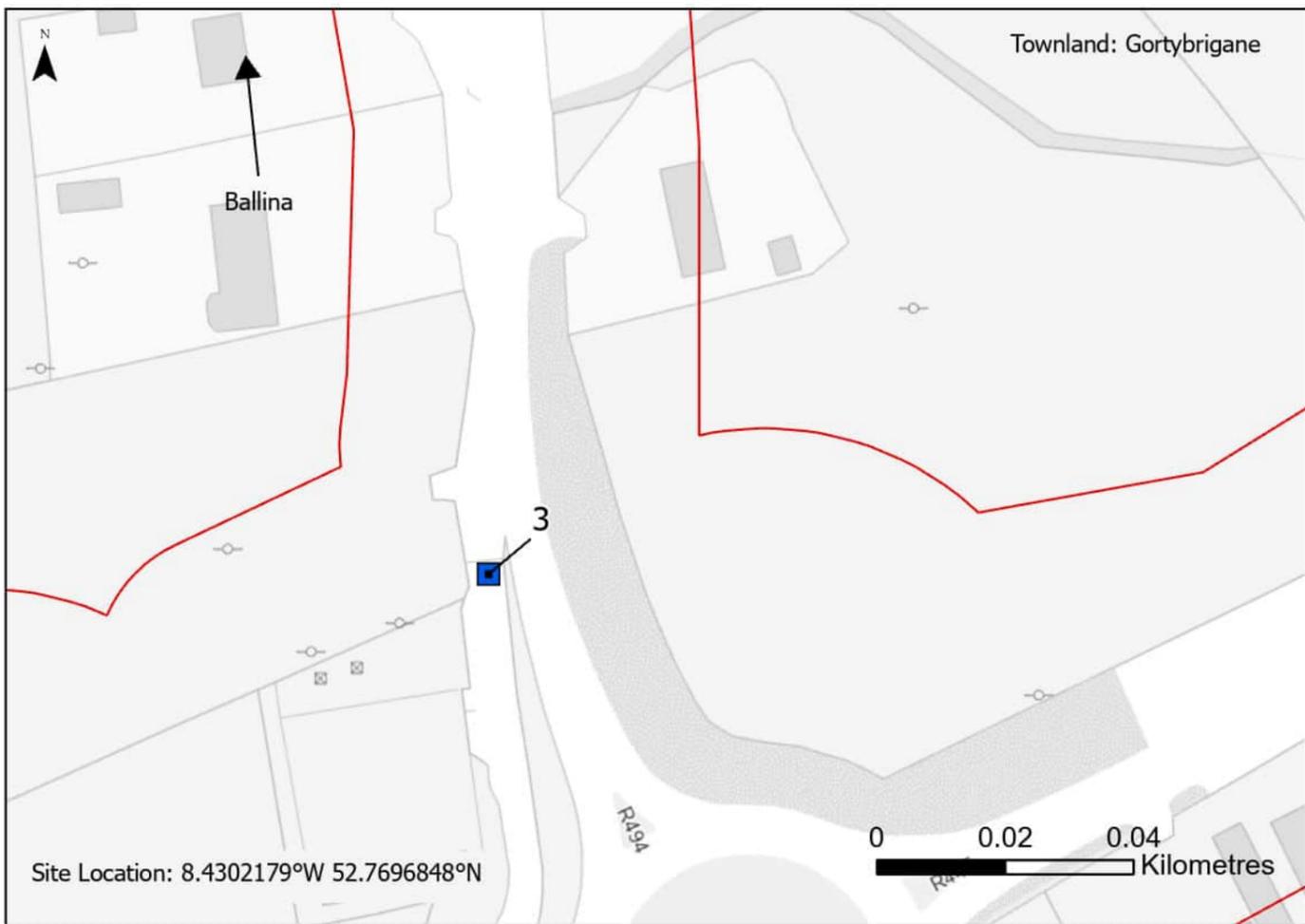
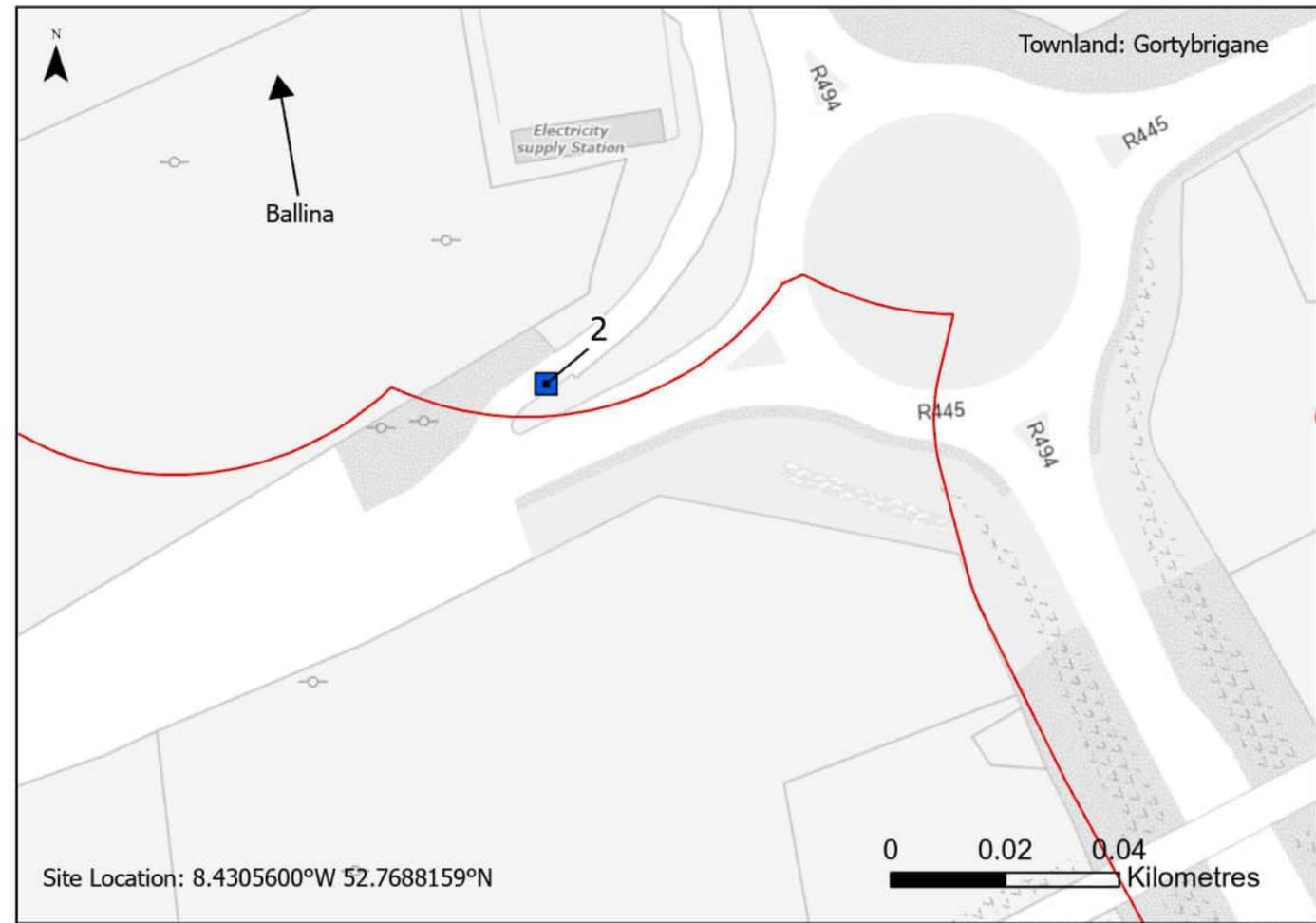
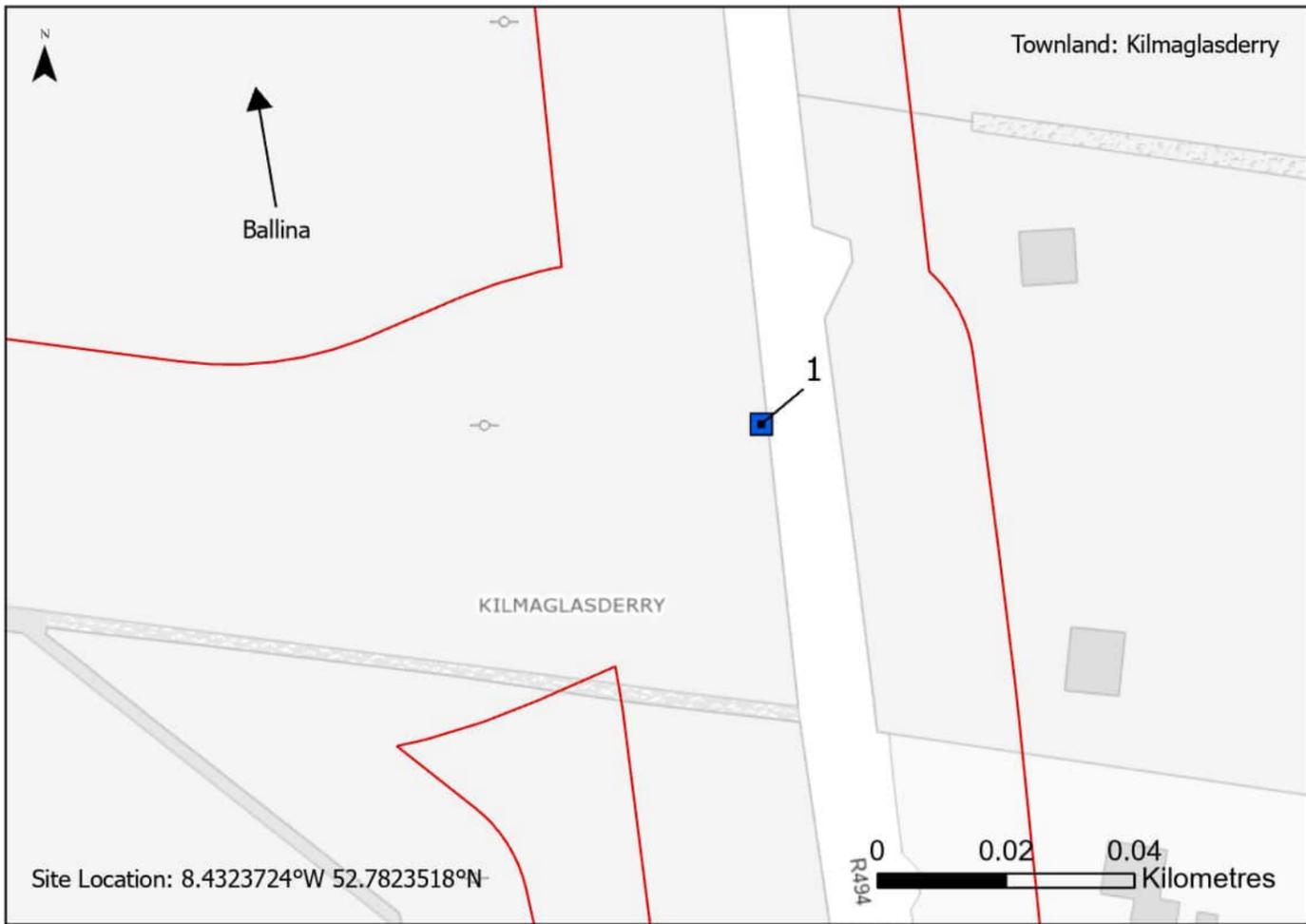
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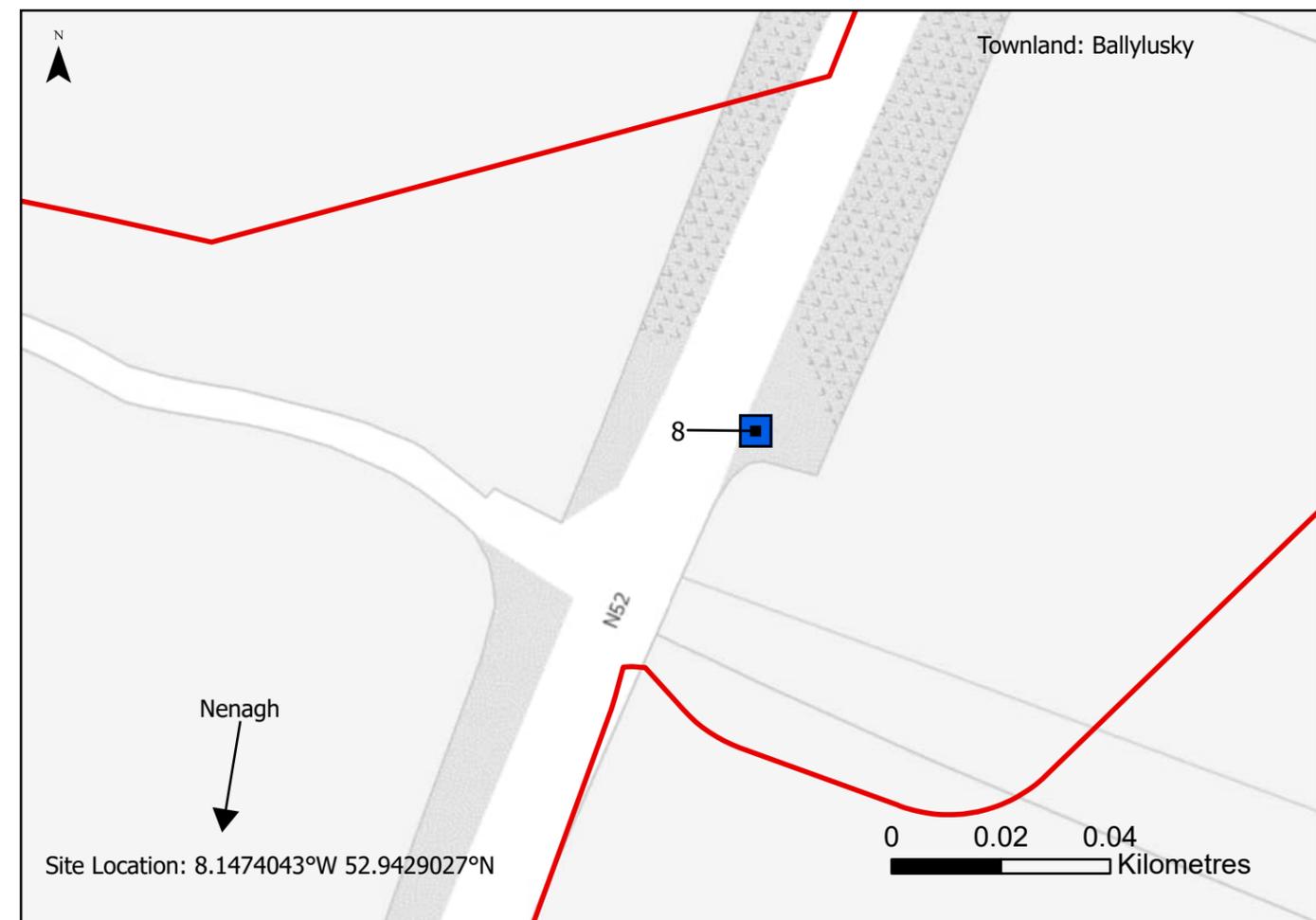
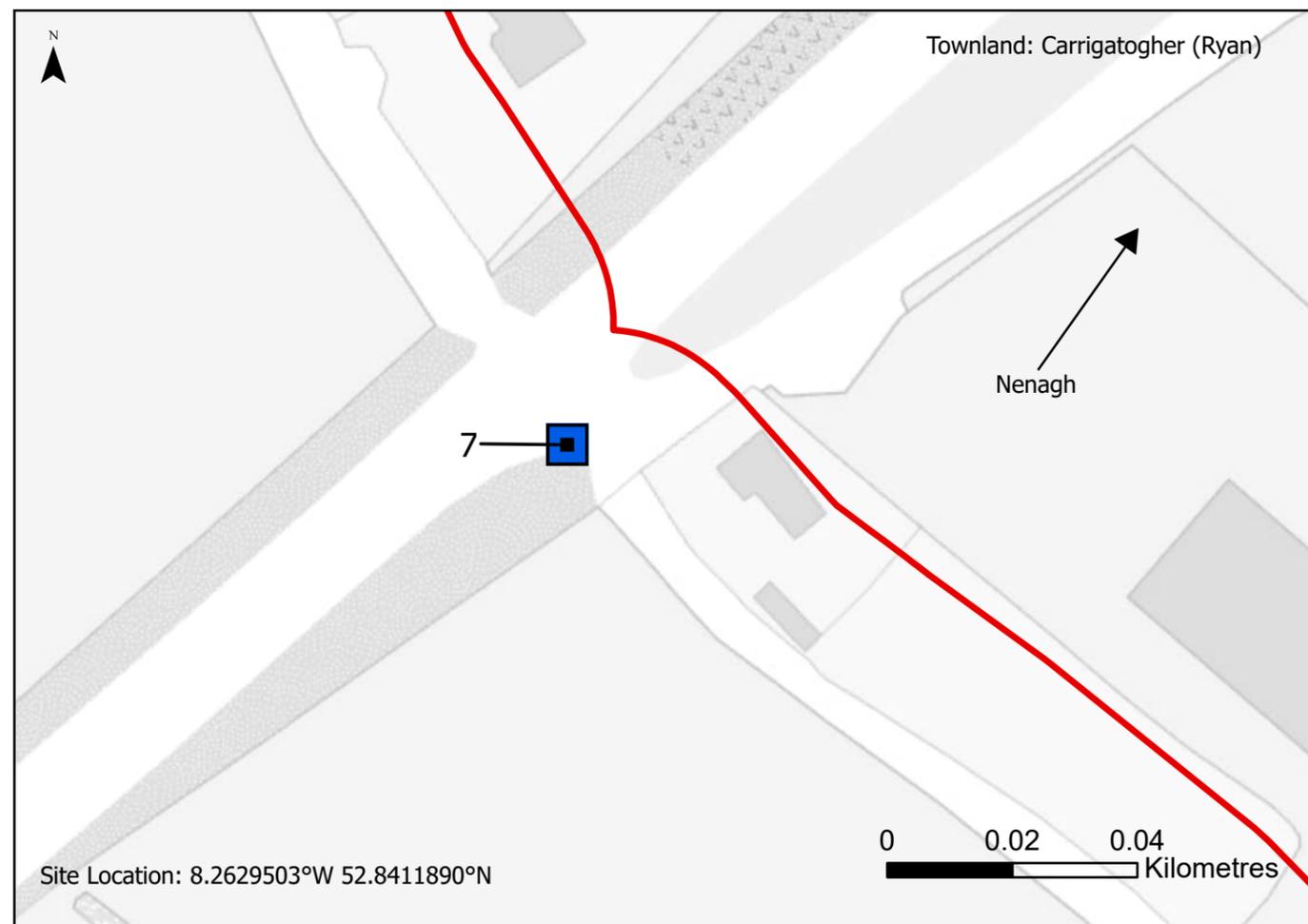
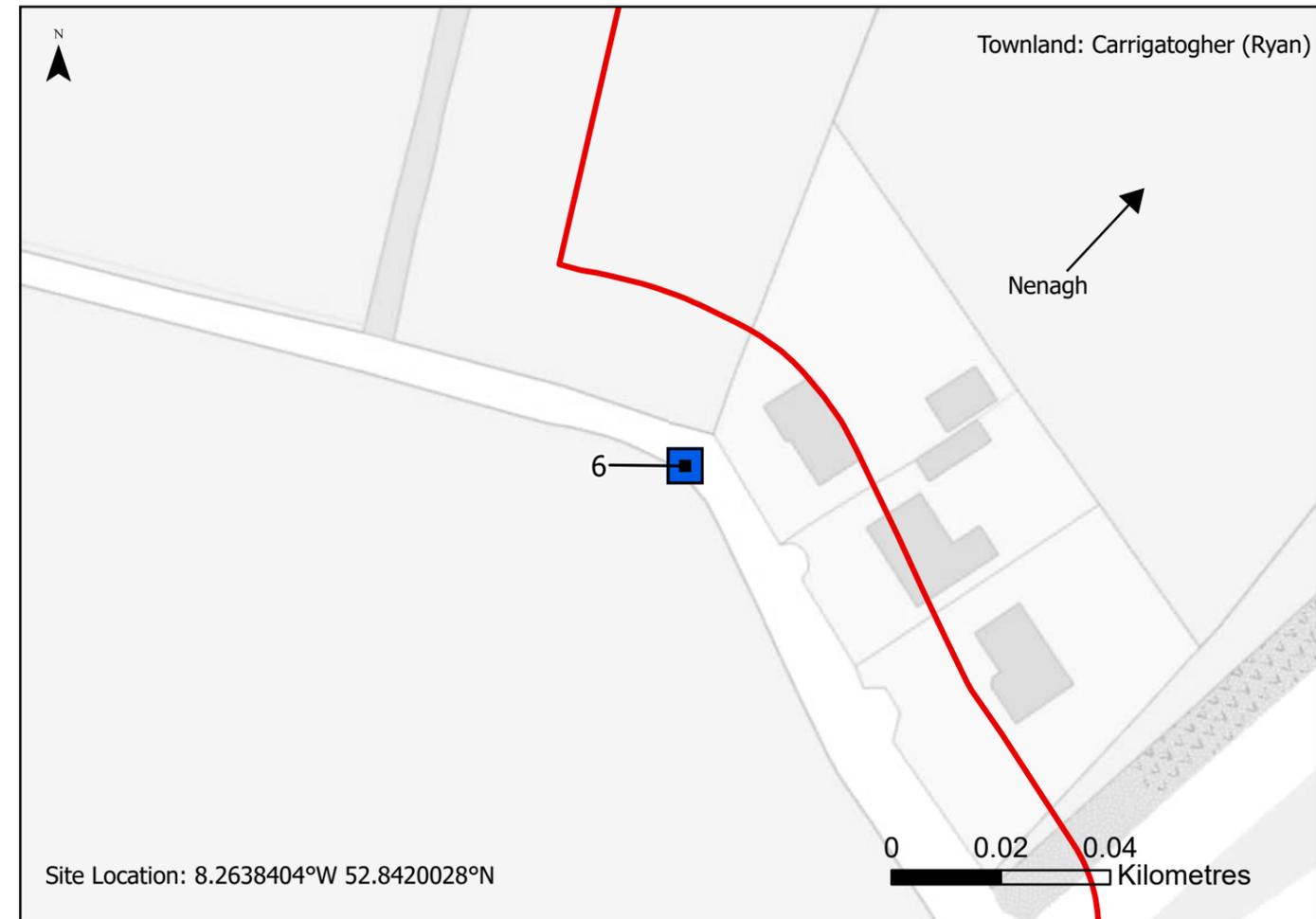
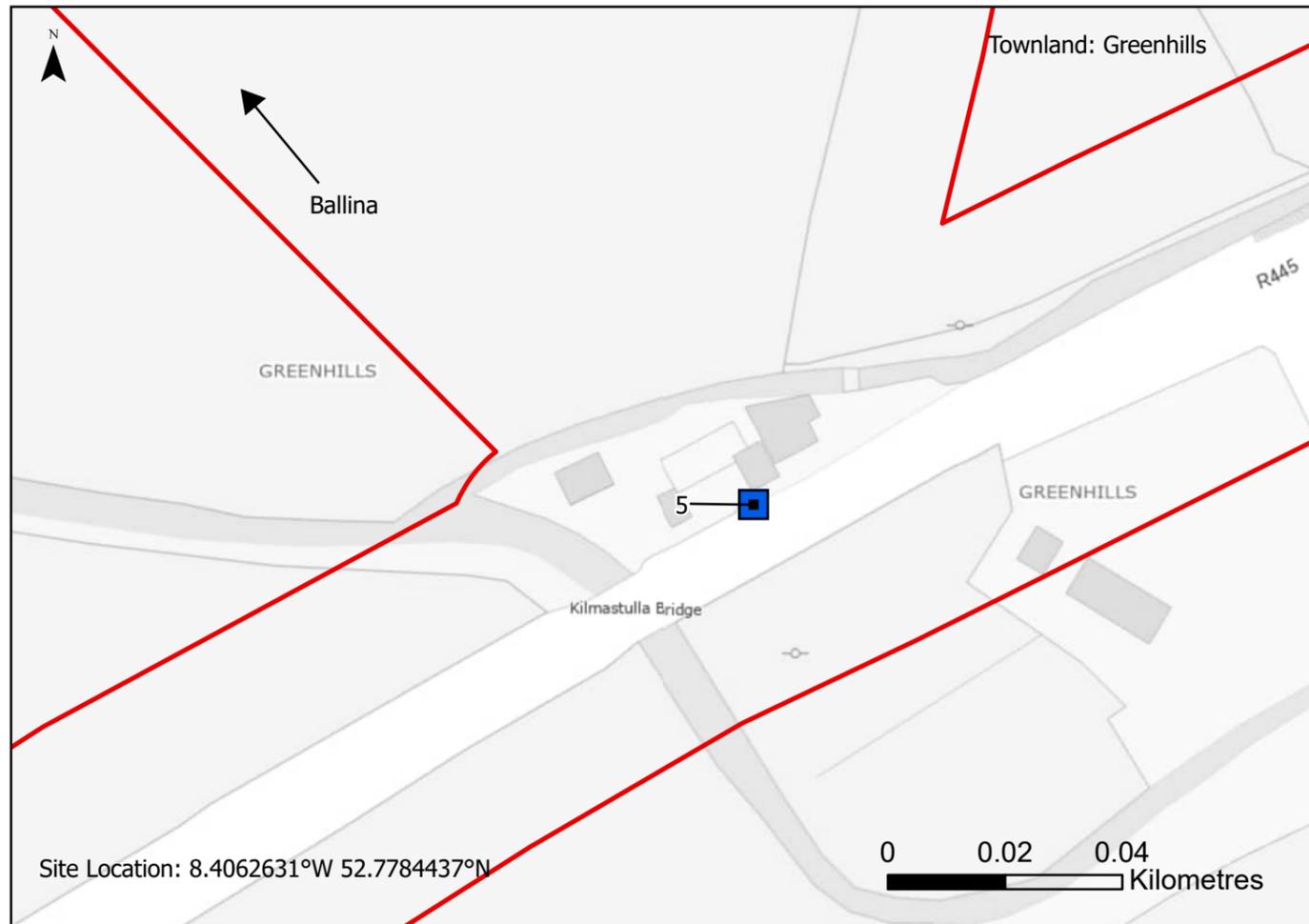
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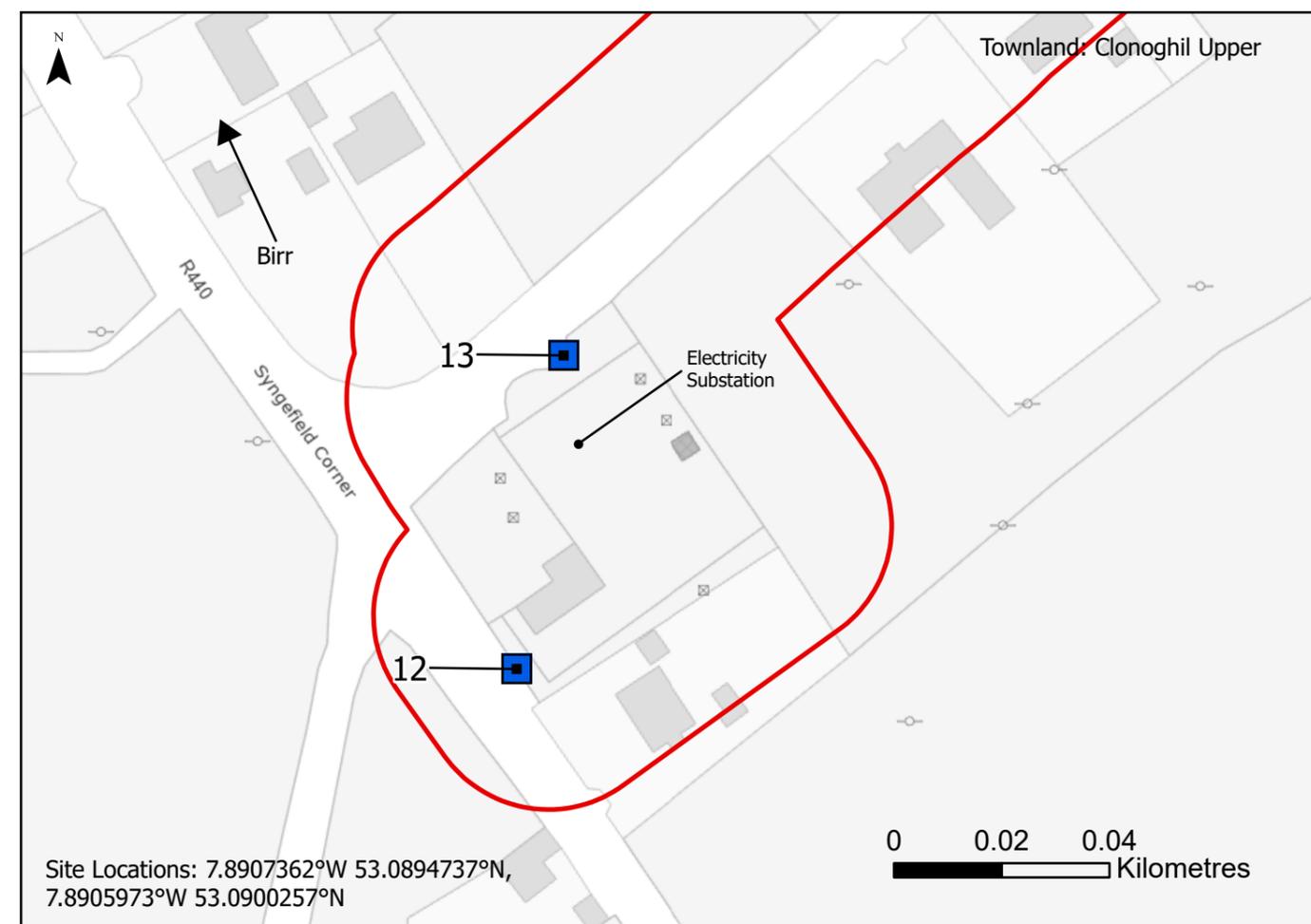
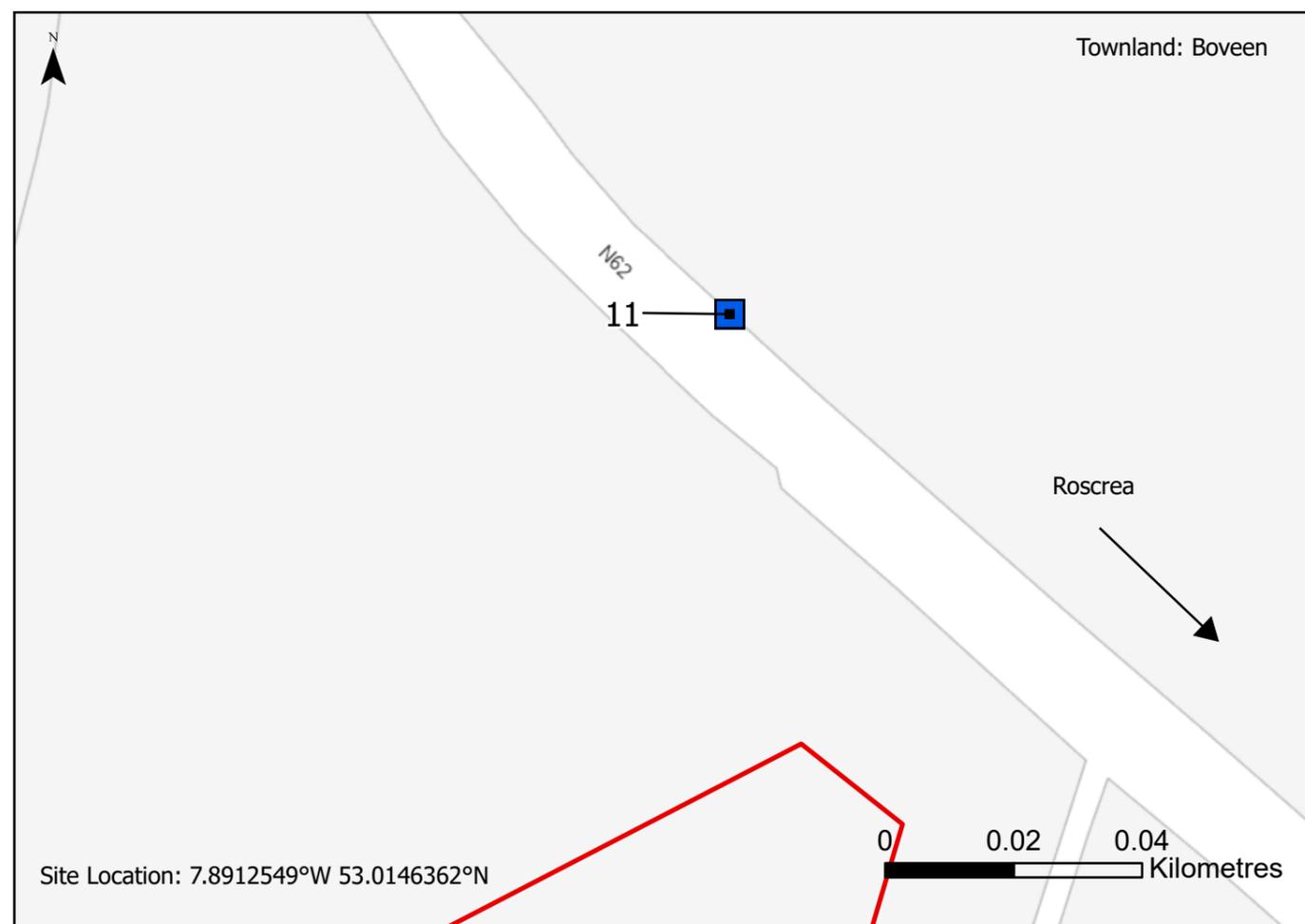
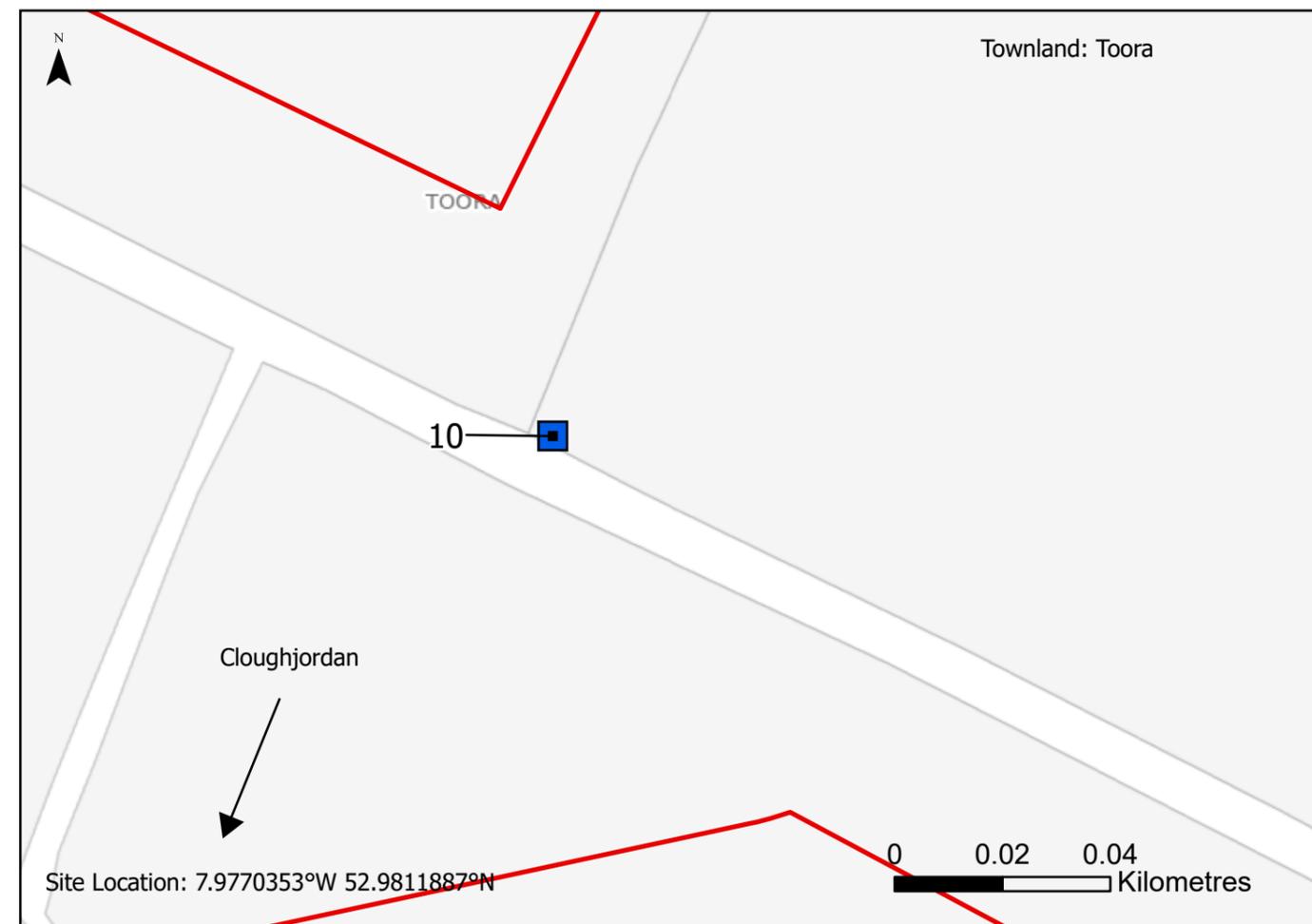
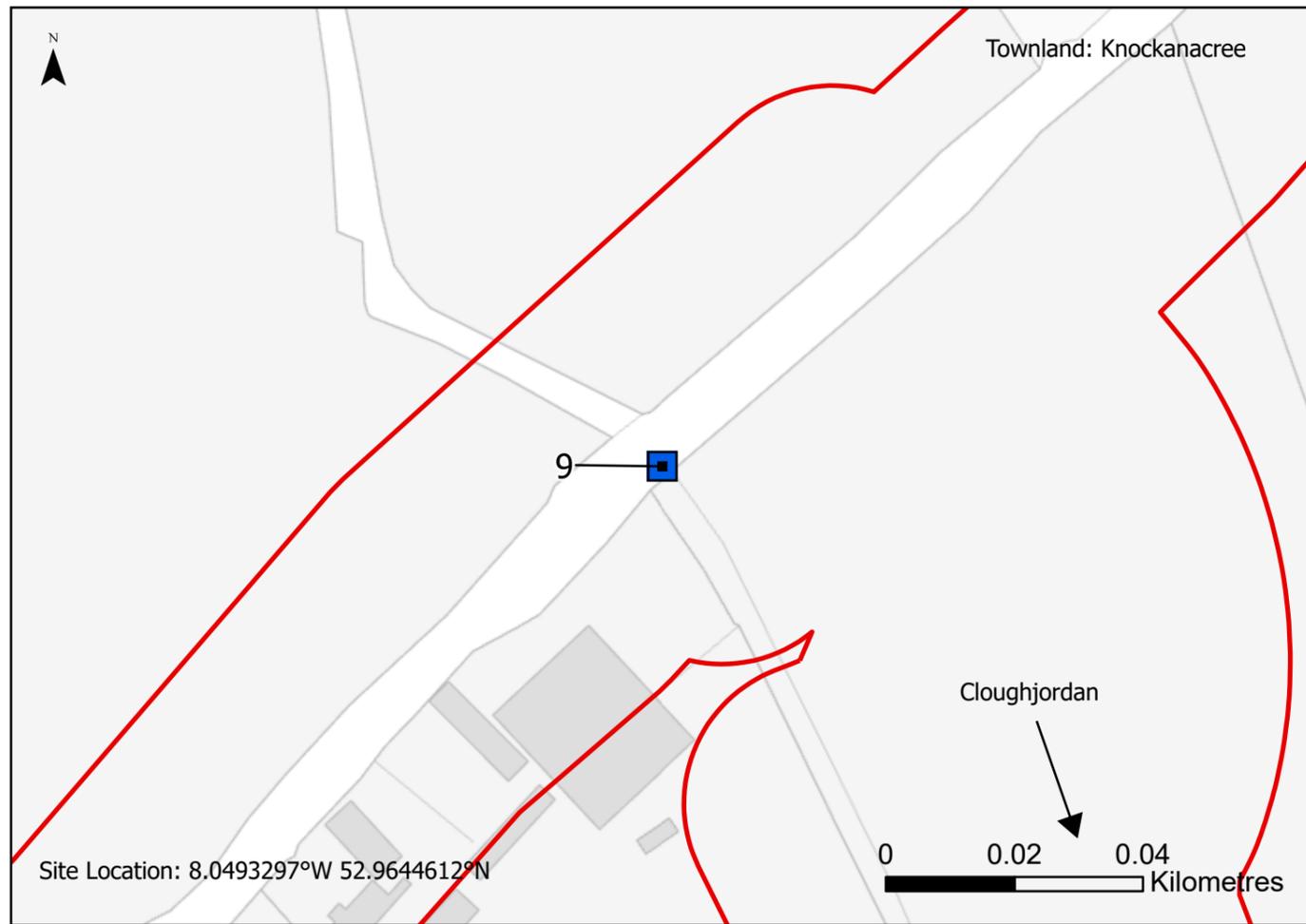
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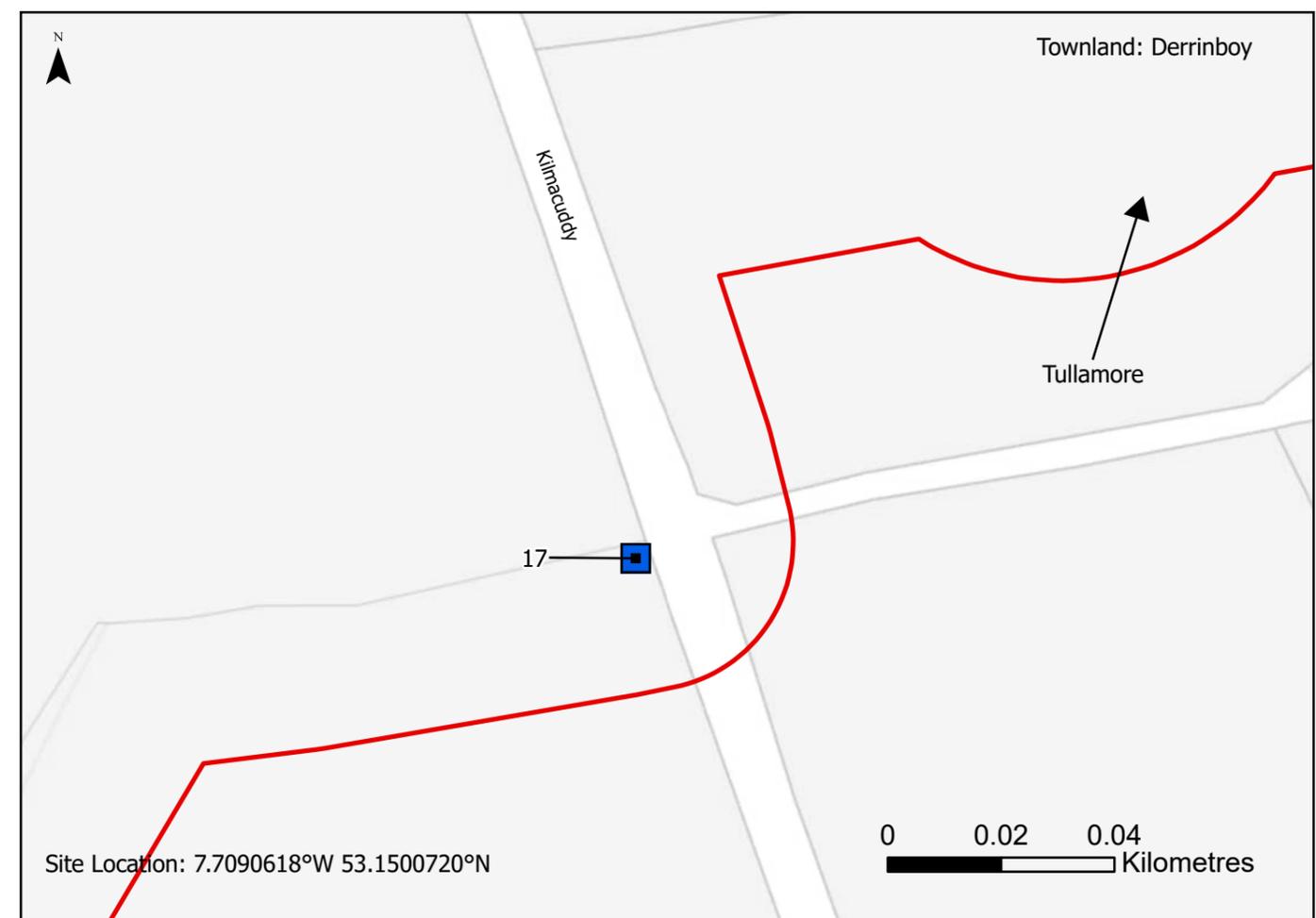
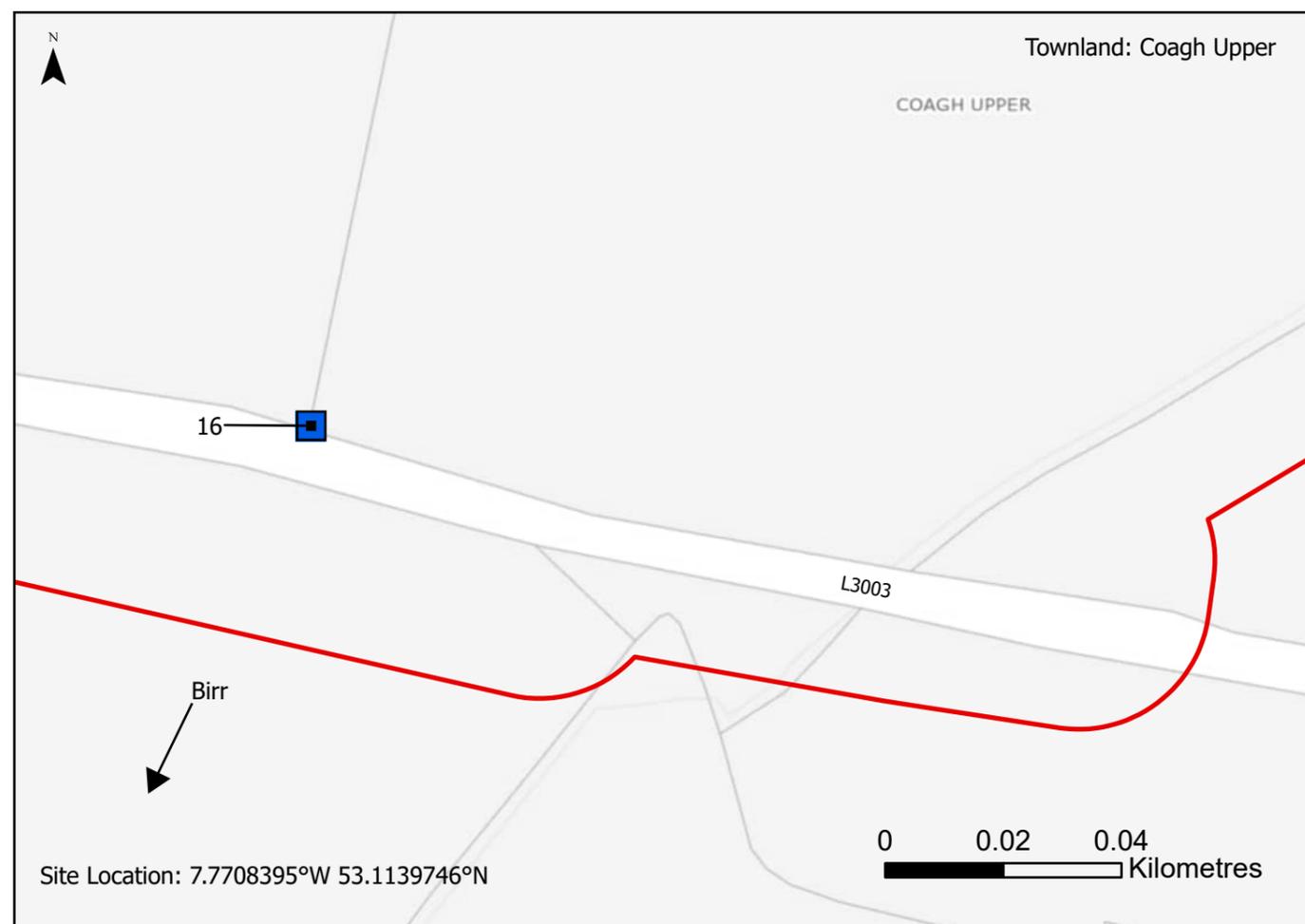
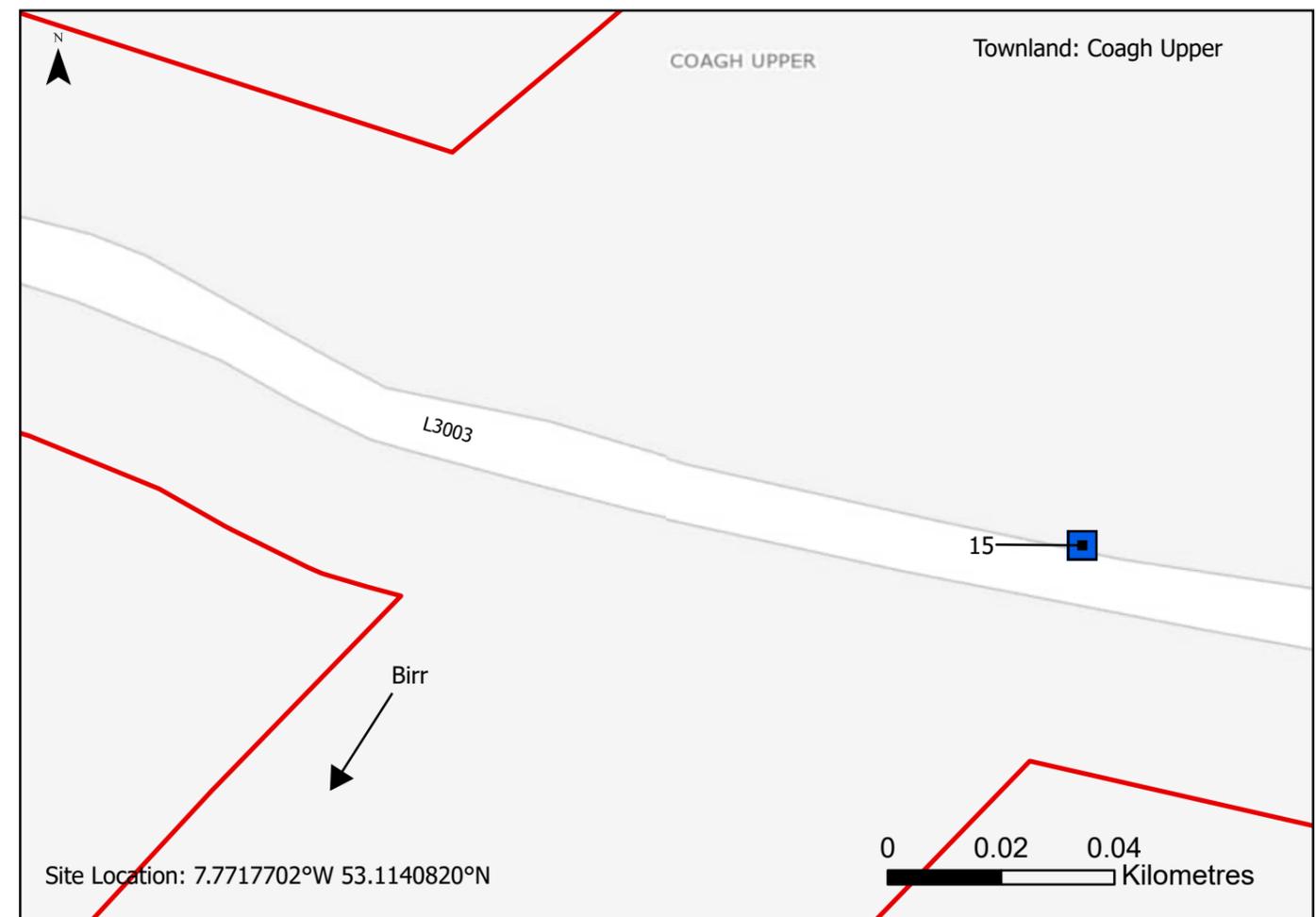
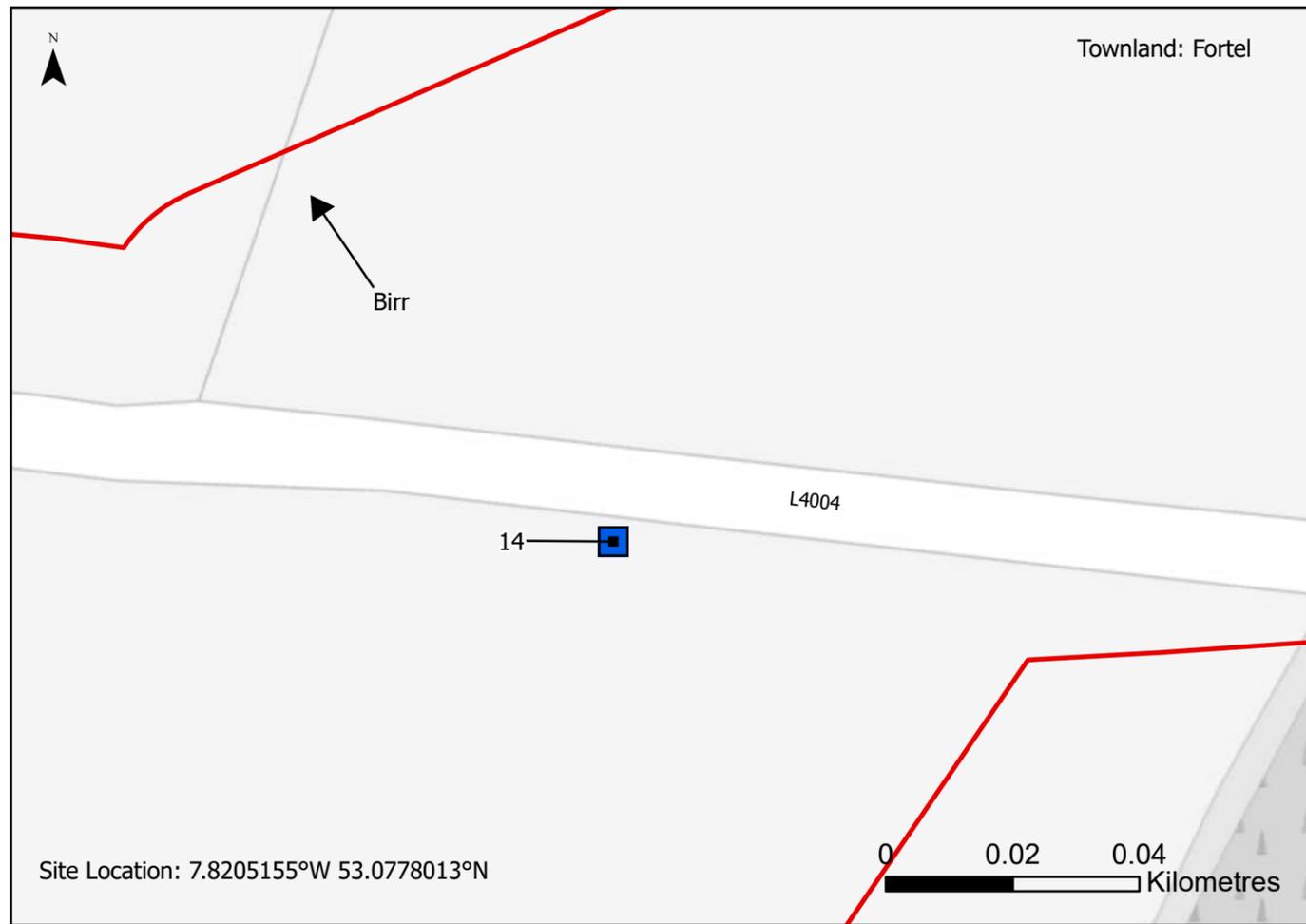
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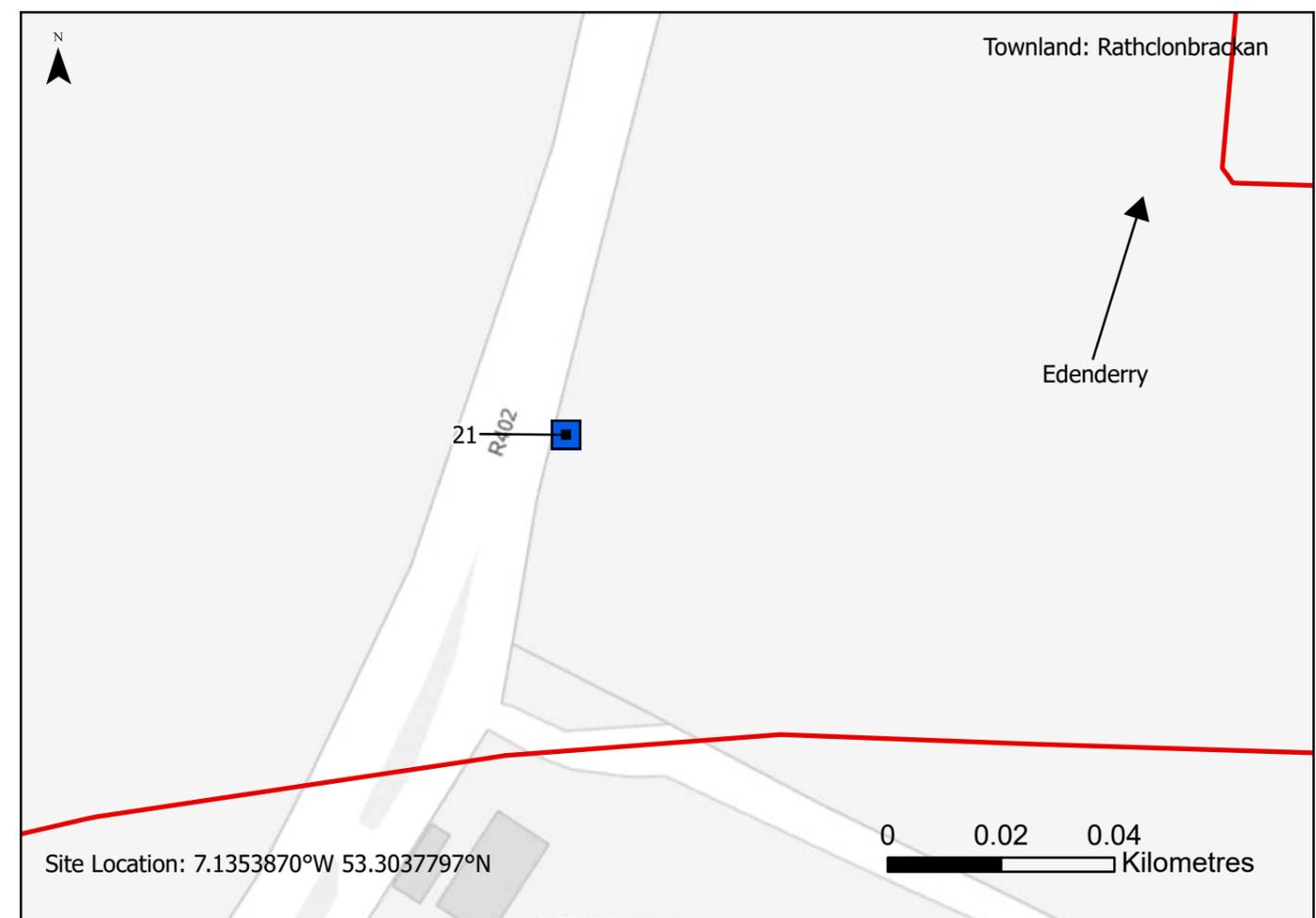
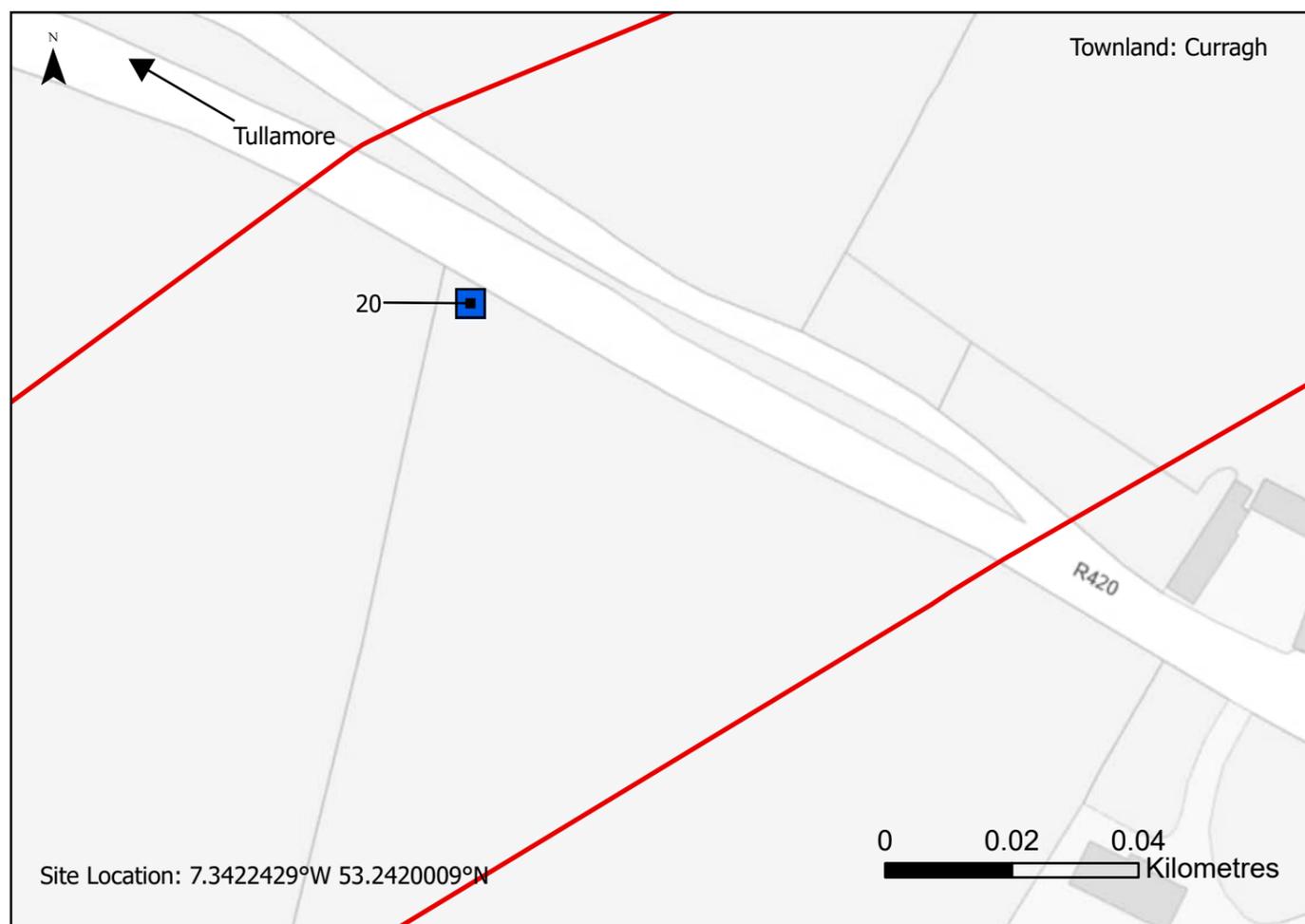
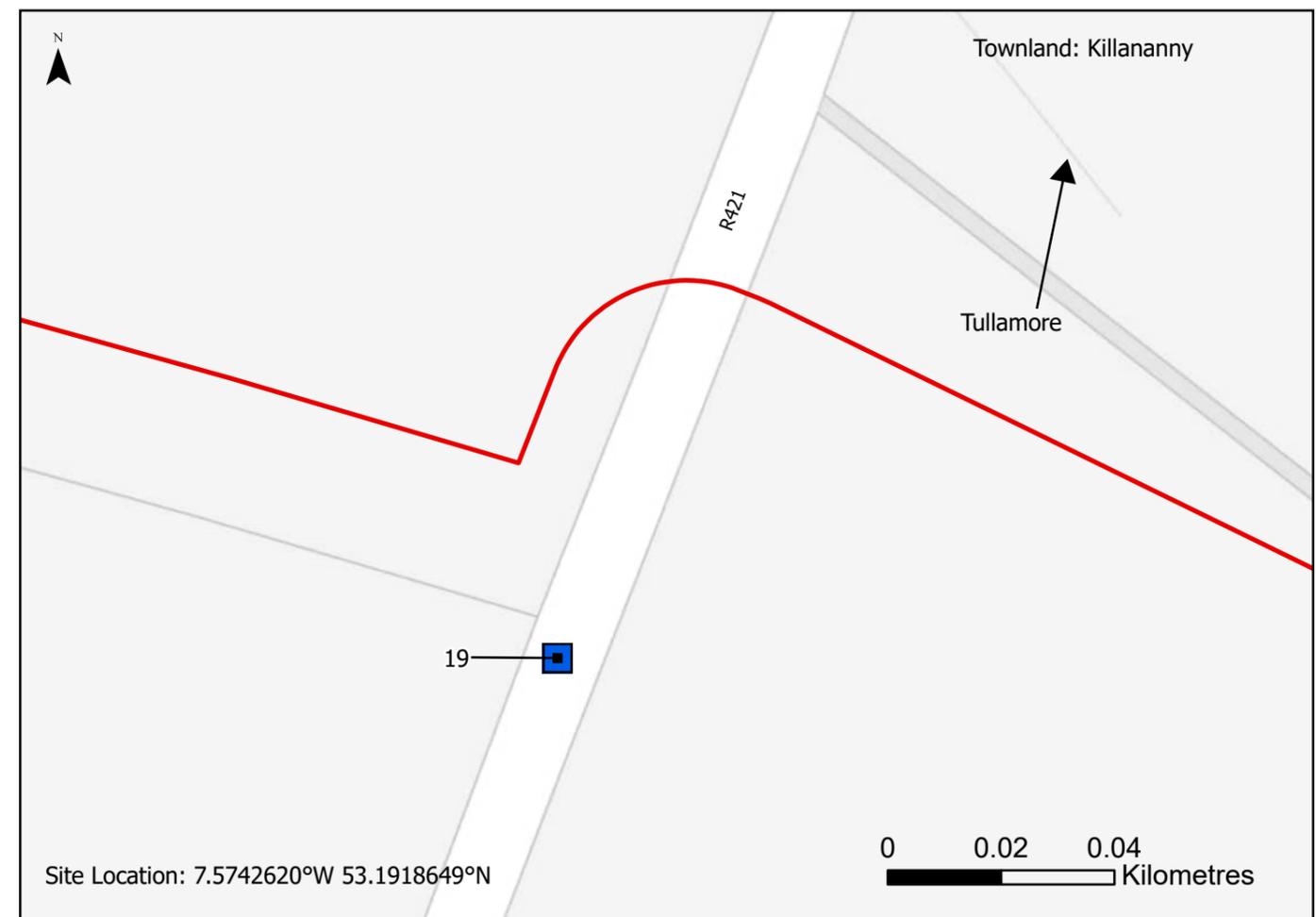
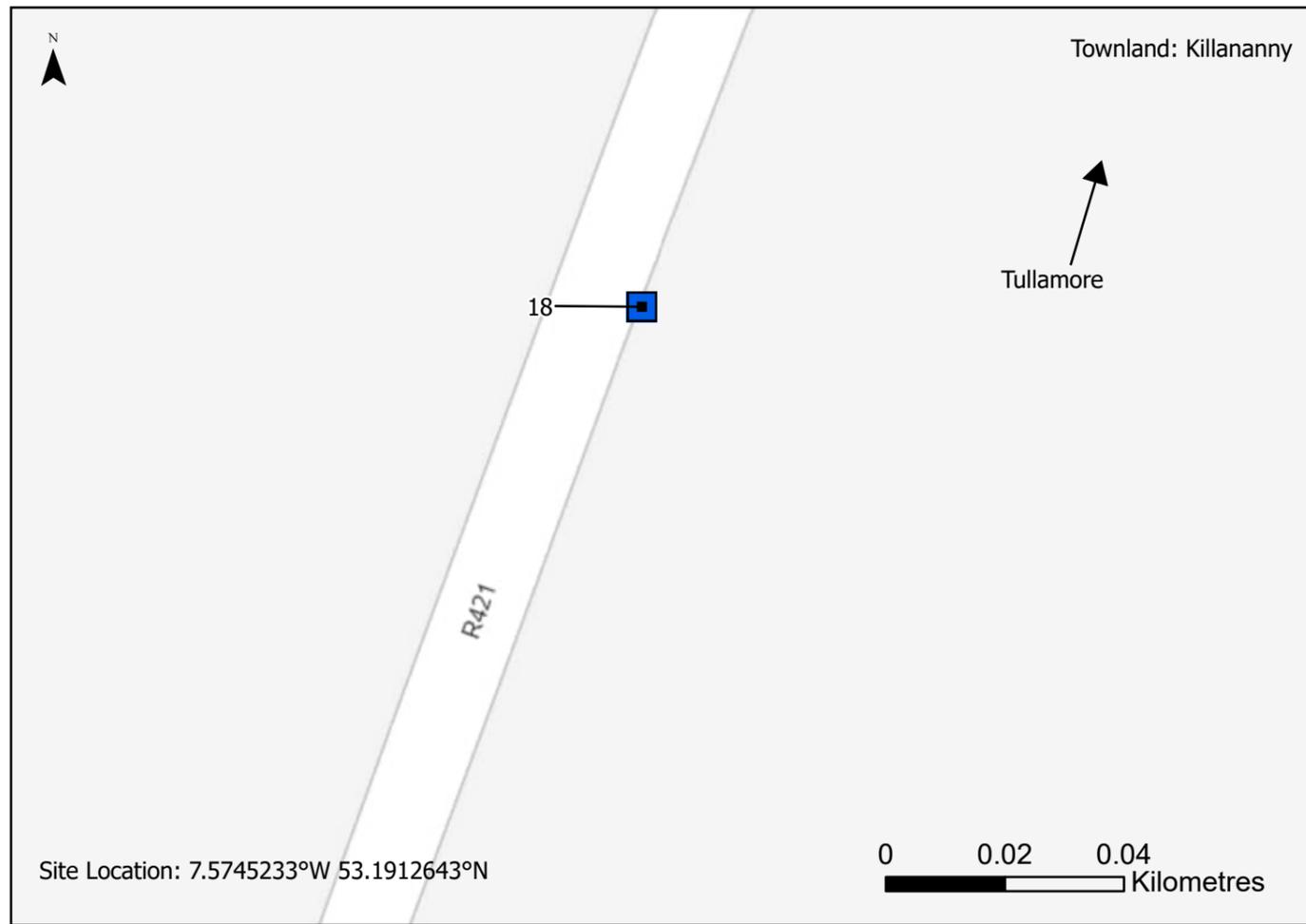


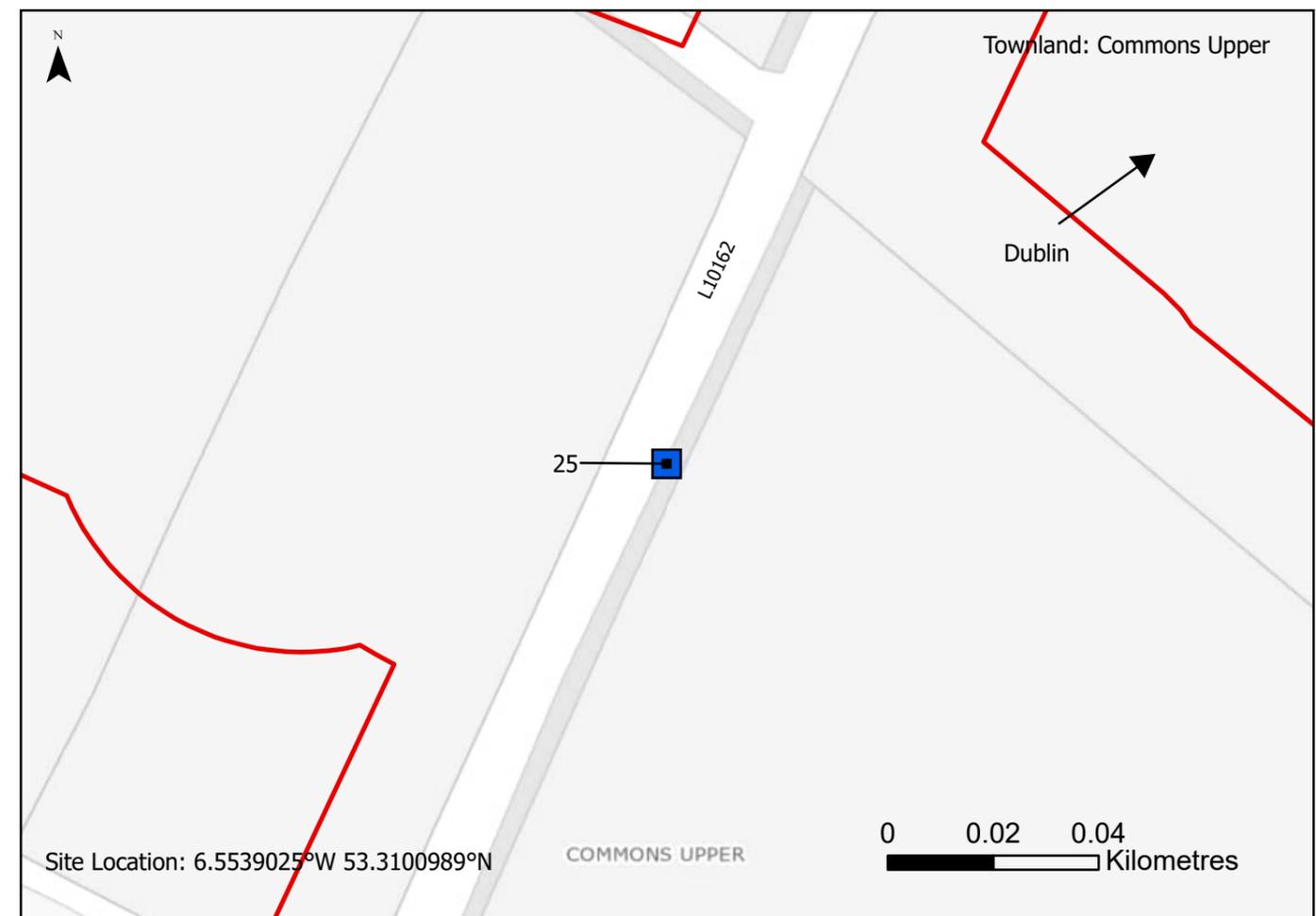
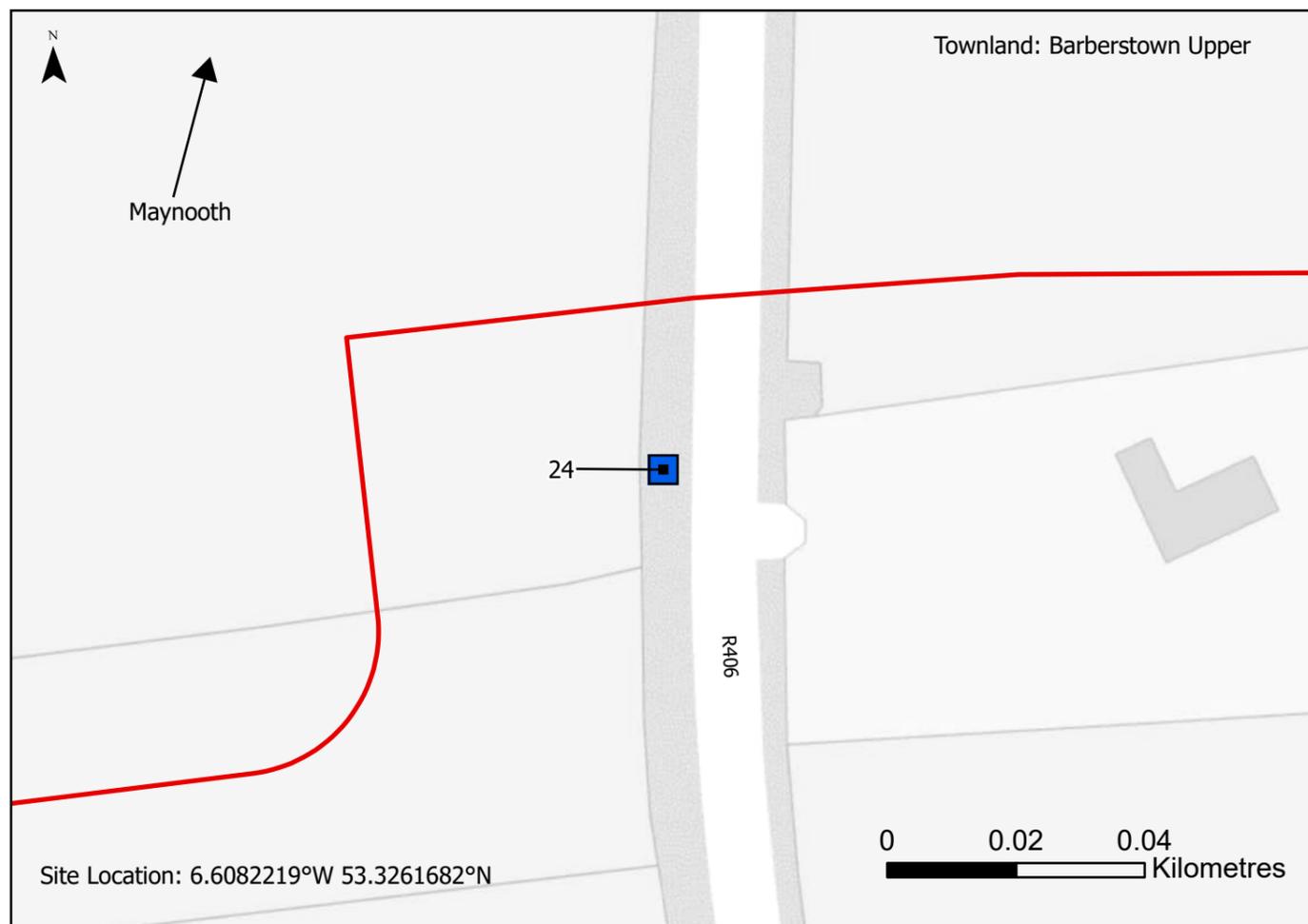
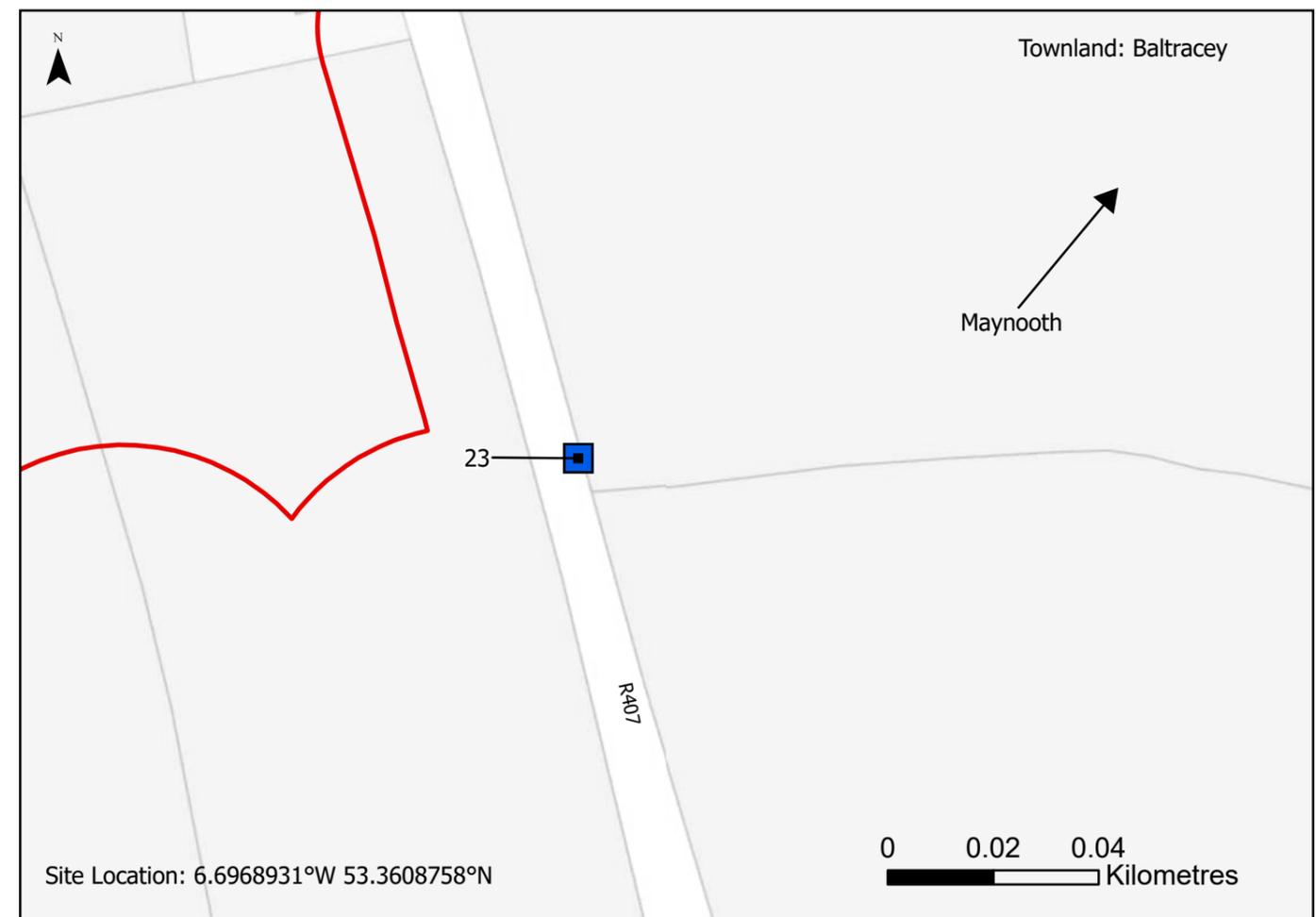
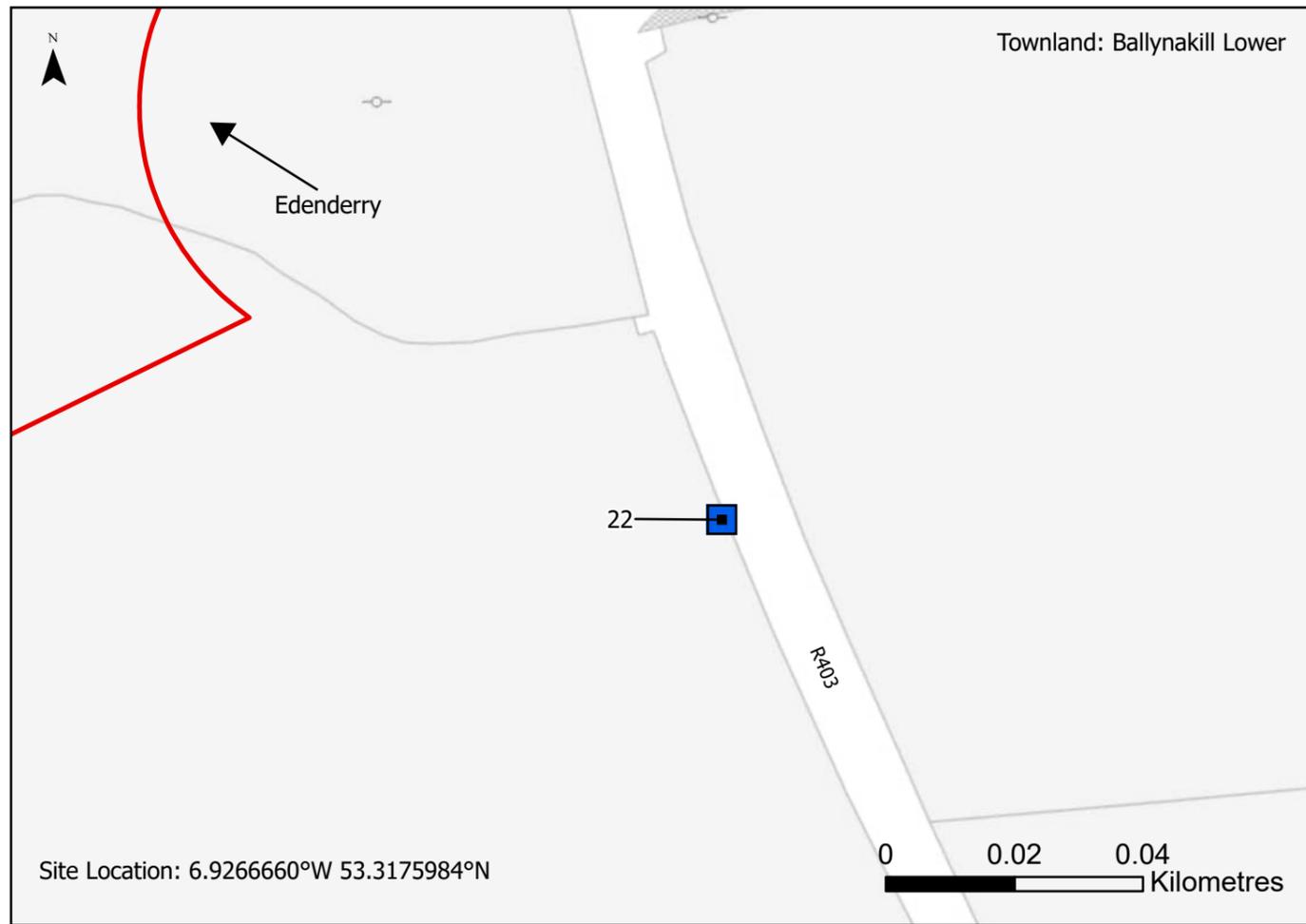


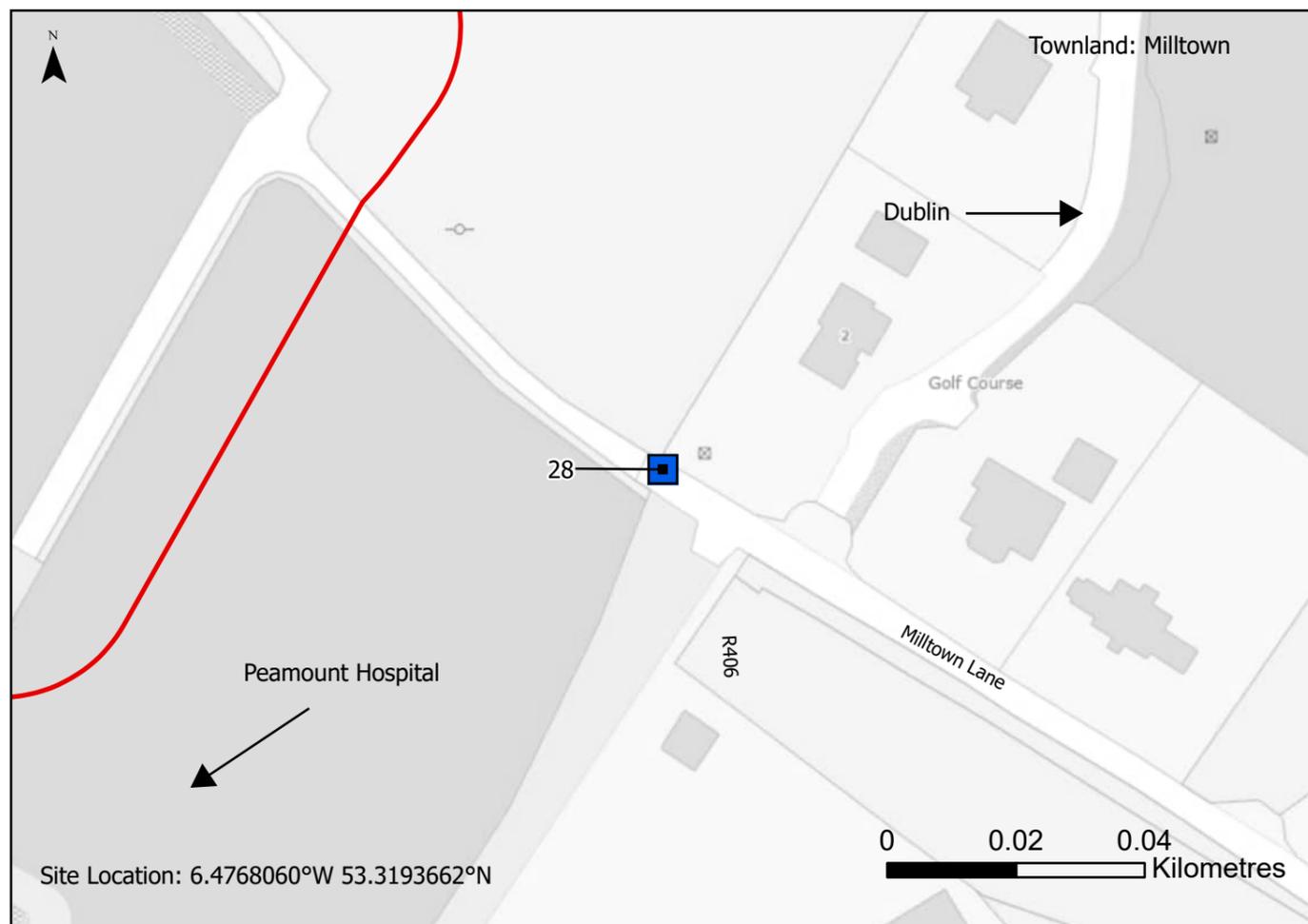
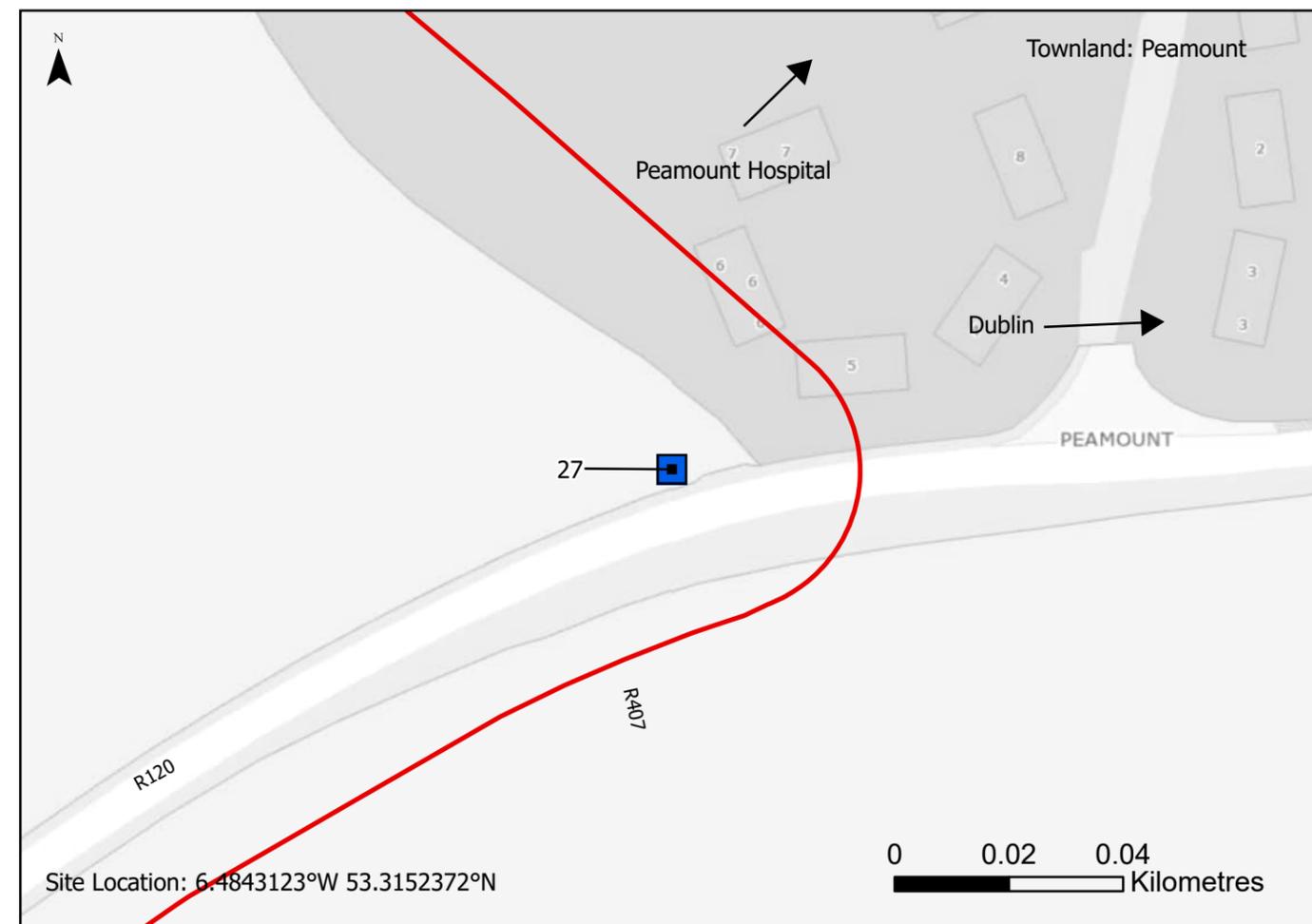
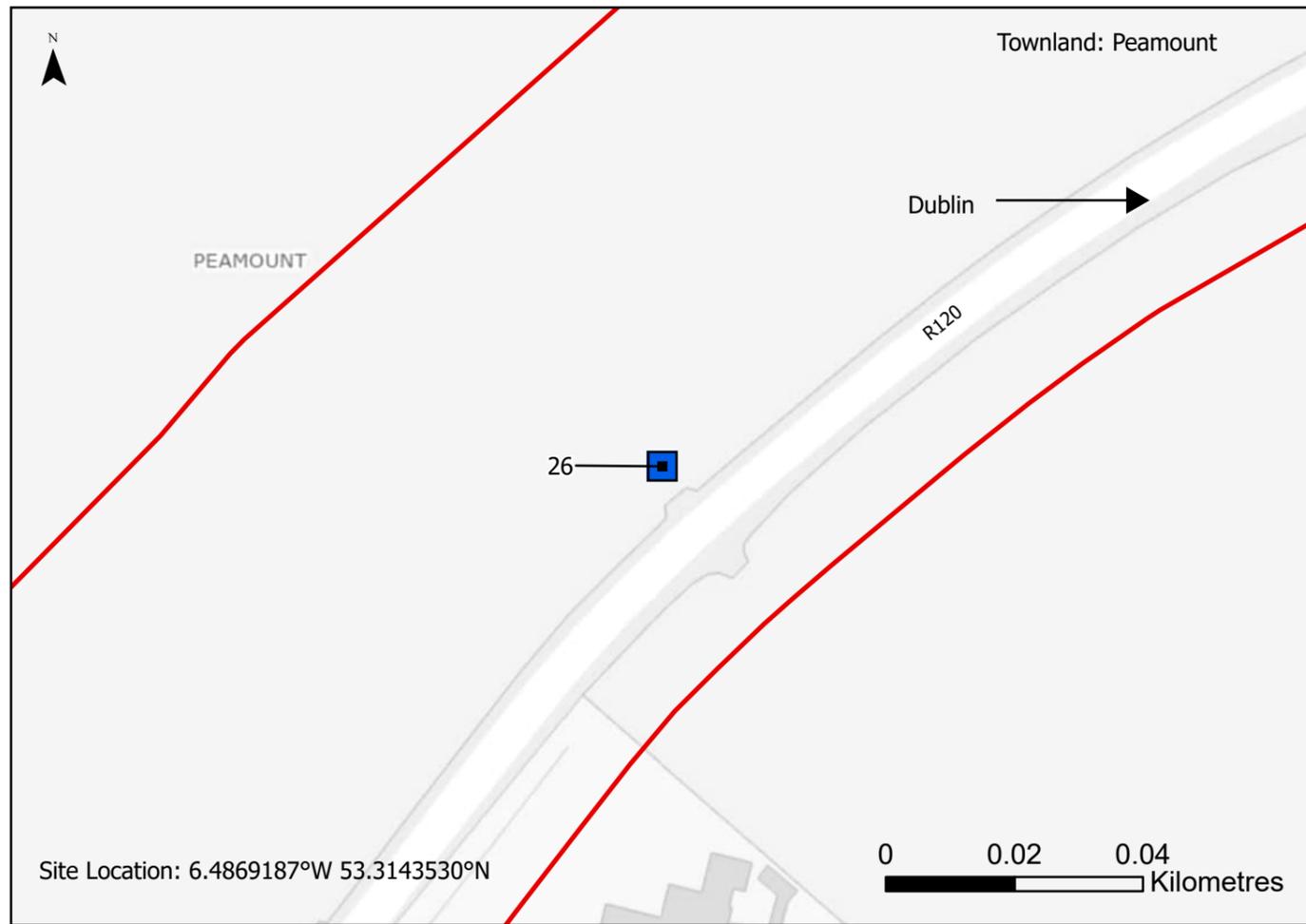












Application Form

Appendix 8 – List of Prescribed Bodies

List of Prescribed Bodies

1. Department of Housing, Local Government and Heritage
2. Department of Climate, Energy and the Environment
3. Department of Culture, Communications and Sport
4. Clare County Council
5. Kildare County Council
6. Limerick City and County Council
7. Offaly County Council
8. South Dublin County Council
9. Tipperary County Council
10. South Regional Assembly
11. Eastern and Midlands Regional Assembly
12. Transport Infrastructure Ireland
13. The Heritage Council
14. An Comhairle Ealaíon
15. Fáilte Ireland
16. An Taisce
17. Inland Fisheries Ireland
18. Waterways Ireland
19. Environmental Protection Agency
20. Health Service Executive
21. Health and Safety Authority
22. Office of Public Works
23. Electricity Supply Board
24. Eirgrid

Application Form

Appendix 9 – Letters Sent to Prescribed Bodies



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2nd Floor
3 Arkle Road
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Ireland

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18 December 2025

An Chomhairle Ealaíon
70 Merrion Square
Dublin 2
D02NY52

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

Dear Sir/Madam,

Please be advised that Uisce Éireann, Colvill House, 24-26 Talbot Street, Dublin 1, gives notice of its intention to seek permission from An Coimisiún Pleanála for the development of the Water Supply Project Eastern and Midlands Region, herein referred to as the 'Proposed Development'.

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- I. The implications of the proposed development for proper planning and sustainable development;
 - II. The likely effects on the environment of the proposed development, if carried out; and
-

Date: 18 December 2025

Jacobs

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

- III. The likely significant effect of the proposed development on the integrity of a European site, if carried out.

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(Article 217 of the Planning and Development Regulations, 2001, as amended, refers).

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- (b) refuse to grant the permission.

Any enquires relating to the application process should be directed to the Strategic Infrastructure Development section of An Coimisiún Pleanála (Tel: 01 8588100), sids@pleanala.ie.

We trust that the documentation provided is in order and is sufficient for your consideration of this proposed development.

Yours faithfully,



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18 December 2025

Seán O'Callaghan,
Planning and Environmental Policy Officer,
An Taisce – The National Trust for Ireland,
5 Foster Place,
Temple Bar,
Dublin,
D02 V0P9

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

Dear Sir,

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Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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18 December 2025

Clare County Council
New Road
Lifford
Ennis
Co. Clare
V95 DXP2

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

Dear Sir/Madam,

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18 December 2025

The Manager
Development Applications Unit
Government Offices
Newtown Road
Wexford
Y35AP90

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

Dear Sir/Madam,

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Date: 18 December 2025

Jacobs

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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Yours faithfully,



Zoe Dalton

+353 1 261 4473

Zoe.Dalton@jacobs.com

18 December 2025

The Minister
Department of Culture, Communications and Sport
Leeson Lane
Dublin
D02 R5Y3

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

Dear Minister,

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Date: 18 December 2025

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Zoe.Dalton@jacobs.com

18 December 2025

The Minister
Department of Housing, Local Government and Heritage
Custom House
Dublin
D01 W6X0

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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Ireland

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18 December 2025

The Manager, Eastern Midlands Regional Assembly
3rd Floor North
Ballymun Civic Centre
Main Street, Ballymun
Dublin 9
D09 C8P5

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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Yours faithfully,



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Zoe.Dalton@jacobs.com



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18 December 2025

Eirgrid PLC
Block 2, The Oval
160 Shelbourne Road
Ballsbridge
Dublin 4
D04 FW28

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

Dear Sir/Madam,

Please be advised that Uisce Éireann, Colvill House, 24-26 Talbot Street, Dublin 1, gives notice of its intention to seek permission from An Coimisiún Pleanála for the development of the Water Supply Project Eastern and Midlands Region, herein referred to as the 'Proposed Development'.

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18 December 2025

ESB Networks
27 Fitzwilliam Street Lower
Dublin
D02 KT92

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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18 December 2025

EIA Planning
Office of Environmental Sustainability
Environmental Protection Agency
PO Box 3000
Johnstown Castle Estate
Co. Wexford
Y35 W821

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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18 December 2025

Health and Safety Authority
Metropolitan Building
James Joyce Street
Mountjoy
Dublin 1
D01K0Y8

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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18 December 2025

HSE National Environmental Health Service
National Business Service Unit
Oak House
Millenium Park
Naas
Co. Kildare
W91KDC2

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18 December 2025

Róisín O'Callaghan
Senior Fisheries Environmental Officer
Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
Dublin 24
D24 CK66

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18 December 2025

Jane Gilleran
Senior Environmental Officer for the Limerick/Shannon Area
Inland Fisheries Ireland
Ashbourne Business Park
Dock Road
Limerick
V94 NPEO

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Kildare County Council
Devoy Park
Naas
Co. Kildare
W91 X77F

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- I. The implications of the proposed development for proper planning and sustainable development;
 - II. The likely effects on the environment of the proposed development, if carried out; and
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Date: 18 December 2025

Jacobs

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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3 Arkle Road
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Ireland

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18 December 2025

Limerick City and County Council
City Hall
Merchants Quay
Englishtown
Limerick
V94 EH90

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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Jacobs

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18 December 2025

Offaly County Council
Áras an Chontae
Charleville Road
Spollanstown
Tullamore
Co. Offaly
R35 F893

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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Jacobs

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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Zoe.Dalton@jacobs.com

18 December 2025

Office of Public Works
Jonathan Swift Street,
Manorland (2nd Division)
Trim
Co. Meath
C15 NX36

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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18 December 2025

South Dublin County Council
County Hall
Belgard Square North
Tallaght
Dublin 24
D24 A3XC

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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18 December 2025

The Manager,
Southern Regional Assembly
Assembly House
30 O'Connell Street
Waterford
X91 F8PC

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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18 December 2025

The Heritage Council
Church Lane
Gardens
Kilkenny
R95 X264

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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Dublin D18 C9C5
Ireland

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18 December 2025

Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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Submissions can be made by hand, post, or email to laps@pleanala.ie.

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- (iii) grant permission in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind),
- and any of the above decisions may be subject to or without conditions, or
- (b) refuse to grant the permission.

Any enquires relating to the application process should be directed to the Strategic Infrastructure Development section of An Coimisiún Pleanála (Tel: 01 8588100), sids@pleanala.ie.

We trust that the documentation provided is in order and is sufficient for your consideration of this proposed development.

Yours faithfully,



Zoe Dalton

+353 1 261 4473
Zoe.Dalton@jacobs.com



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18 December 2025

Tipperary County Council
Civic Offices
Emmet Street
Clonmel
Co. Tipperary
E91 N512

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

Dear Sir/Madam,

Please be advised that Uisce Éireann, Colvill House, 24-26 Talbot Street, Dublin 1, gives notice of its intention to seek permission from An Coimisiún Pleanála for the development of the Water Supply Project Eastern and Midlands Region, herein referred to as the 'Proposed Development'.

The Proposed Development will primarily consist of a proposed Raw Water Intake & Pumping Station at Garrynatineel, Ballina, Co. Tipperary; a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary; a proposed Break Pressure Tank at Knockanacree, Cloughjordan, Co. Tipperary; a proposed Booster Pumping Station at Coagh Upper, Birr, Co. Offaly; a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare; a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin; c. 172km of pipeline connecting the water infrastructure sites; upgrading and associated works to the existing Ardnacrusha – Birdhill 38kV line and Ardnacrusha – Birdhill – Nenagh 38kV line, works at the existing Birdhill 38 kV electricity substation, power connections to infrastructure and all ancillary works above and below ground.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) have been prepared in respect of the Proposed Development. A copy of this application is enclosed herewith (in electronic format).

A copy of this application may also be viewed on the application website www.watersupplyproject.ie.

Public consultation in respect of this application runs for the period commencing on the 6th January 2026. Any submission / observation must be received by An Coimisiún Pleanála no later than 5.30pm on the 25th February 2026.

Submissions or observations may be made only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 relating to:

- I. The implications of the proposed development for proper planning and sustainable development;
-

Date: 18 December 2025

Jacobs

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

- II. The likely effects on the environment of the proposed development, if carried out; and
- III. The likely significant effect of the proposed development on the integrity of a European site, if carried out.

Such submissions / observations must also include the following information.

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18 December 2025

Kevin Macken
Senior Hydrologist
Waterways Ireland
Floor 2 Block C
Ashtown Gate
Navan Road
Dublin 15
D15 Y3EK

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

Dear Sir,

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Zoe Dalton

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Zoe.Dalton@jacobs.com

18 December 2025

The Minister
Department of Climate, Energy and the Environment
Tom Johnson House
Haddington Road
Dublin 4
D04 K7X4

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

Dear Minister,

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Date: 18 December 2025

Jacobs

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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18 December 2025

Fáilte Ireland
88 – 95 Amiens Street,
Dublin 1.
D01 WR86

Subject: Water Supply Project Eastern and Midlands Region – Notice of making an Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development

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Application Form

Appendix 10 – EIA Confirmation



[EXTERNAL] EIA Portal Confirmation Number: 2025247

From Housing Eiaportal <EIAportal@housing.gov.ie>

Date Thu 2025-12-11 13:03

To Dalton, Zoe <Zoe.Dalton@jacobs.com>

This Message Is From an External Sender

This message came from outside your organization.

Dear Zoe,

An EIA Portal notification was received on 11/12/2025 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 11/12/2025 under EIA Portal ID number 2025247 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2025247

Competent Authority: An Coimisiún Pleanála

Applicant Name: Uisce Éireann

Location: Generally, a linear water supply project between Garrynatineel, Co. Tipperary and Milltown, Peamount, Co. Dublin, and linear electricity uprating works between Roo West, Co. Clare and Gortybrigane, Co. Tipperary.

Description: A proposed water supply project for the eastern & midlands region consisting of c. 172km of pipeline connecting various infrastructural sites, including but not limited to raw water intake site, water treatment plant, pumping infrastructure and reservoir.

Linear Development: Yes

Date Uploaded to Portal: 11/12/2025

Kindest Regards,

Hugh Wogan,

EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta

Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0

Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2142

www.gov.ie/housing



**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta**
Department of Housing,
Local Government and Heritage

Application Form

Appendix 11 – Application Fee Remittance Copy

