

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, Gortnaskehy, Kilnacrana, 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, Lisgarriiff, 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, Gorteenafoley 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, Killeaskin, 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 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 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 Lisgarriiff, 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**

