

# Strategic Infrastructure Development

## Planning Report

### Water Supply Project - Eastern and Midlands Region

December 2025



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## ACRONYMS AND ABBREVIATIONS

ACRONYM	MEANING
AA	Appropriate Assessment
AAAC	All Aluminium Alloy Conductors
ABP	An Bord Pleanála
ACP	An Coimisiún Pleanála
ACSR	Aluminium Conductor Steel Reinforced
AIPP	All Ireland Pollinator Plan
BPS	Booster Pumping Station
BPT	Break Pressure Tank
CBS	Community Benefit Scheme
CCDP	Clare County Development Plan
CEMP	Construction and Environmental Management Plan
CPO	Compulsory Purchase Order
CRU	Commission for Regulation of Utilities
CWBPMP	Construction Waste and By-Product Management Plan
DCHG	Department of Culture, Heritage and the Gaeltacht
DEHLG	Department of the Environment, Heritage and Local Government (Former Dept.)
DHPLG	Department of Housing, Planning and Local Government
DWD	(EU) Drinking Water Directive
ECoW	Ecological Clerk of Works
EIA	Environmental Impact Assessment
EIAR	Environmental Impact Assessment Report
EMRA	Eastern and Midlands Regional Assembly
EPA	Environmental Protection Agency
ESB	Electricity Supply Board
FCV	Flow Control Valve
GDA	Greater Dublin Area
GDA WRZ	Greater Dublin Area Water Resource Zone
HEFS	High-End Future Scenario
HLPS	High Lift Pumping System
ICAO	International Civil Aviation Organisation
KCDP	Kildare County Development Plan
LCA	Landscape Character Area
LI&IEMA	Landscape Institute and Institute of Environmental Management and Assessment
MASP	Metropolitan Area Spatial Plan
Mid	Megalitres per day
MRFS	Mid-Range Future Scenario
NBDC	National Biodiversity Data Centre
NDP	National Development Plan
NHA	Natural Heritage Area
NIS	Natura Impact Statement
NPF	National Planning Framework
NRA	National Roads Authority
NSS	New Shannon Source
NWRP	National Water Resources Plan
OCDP	Offaly County Development Plan
OPW	Office of the Planning Regulator

<b>ORS</b>	Old River Shannon
<b>PCAS</b>	Peatlands Climate Action Scheme
<b>pNHA</b>	Proposed Natural Heritage Area
<b>PNR</b>	Project Need Report
<b>RSES</b>	Regional Spatial and Economic Strategy
<b>RSO</b>	Regional Strategic Outcome
<b>RWI&amp;PS</b>	Raw Water Intake & Pumping Station
<b>RWRM</b>	Raw Water Rising Mains
<b>SAC</b>	Special Area of Conservation
<b>SDCDP</b>	South Dublin County Development Plan
<b>SEA</b>	Strategic Environmental Assessment
<b>SFRA</b>	Strategic Flood Risk Assessment
<b>SID</b>	Strategic Infrastructure Development
<b>SMP</b>	Soil Management Plan
<b>SPA</b>	Special Protection Area
<b>SRA</b>	Southern Regional Assembly
<b>SuDS</b>	Sustainable Drainage Systems
<b>TCDP</b>	Tipperary County Development Plan
<b>TII</b>	Transport infrastructure Ireland
<b>TPO</b>	Tree Preservation Order
<b>TPR</b>	Termination point reservoir
<b>WAA</b>	Water Environment (Abstractions and Associated Impoundments) Act (WAA) 2022
<b>WFD</b>	(EU) Water Framework Directive
<b>WRZ</b>	Water Resource Zone
<b>WSP</b>	Water Supply Project (Eastern and Midlands Region)
<b>WSPS</b>	Water Services Policy Statement
<b>WSSP</b>	Water Services Strategic Plan
<b>WTP</b>	Water Treatment Plant

## 1.0 PREAMBLE

1. Uisce Éireann<sup>1</sup> has retained Tom Phillips + Associates<sup>2</sup>, Town Planning Consultants to prepare this Planning Report to accompany an application for permission for a Strategic Infrastructure Development (SID) under Section 37E of the Planning and Development Act 2000, as amended. The SID application is being made to An Coimisiún Pleanála (ACP), in respect of the Water Supply Project Eastern and Midlands Region (WSP) (hereafter referred to as the Proposed Project), spanning Counties Clare, Limerick, Tipperary, Offaly, Kildare and Dublin.

## 2.0 INTRODUCTION

2. Uisce Éireann is focused on delivering critical infrastructure necessary to support social and economic development for the country. Therefore, and in accordance with its obligations as the national authority for water services with responsibility for the functions assigned to it by or under the Water Services Acts 2007 to 2022, Uisce Éireann is progressing the Proposed Project.
3. The River Liffey currently provides approximately 85% of source water to the Greater Dublin Area Water Resource Zone (GDA WRZ) and there is almost no spare capacity in the current supply. Being heavily dependent on one source for the majority of water supply in the GDA WRZ means that there is very limited resilience within the existing system. The Proposed Project aims to provide a sustainable water supply from a New Shannon Source to address critical supply issues in the Greater Dublin Area (GDA) and to provide the capacity to meet the supply needs of multiple Water Resource Zones (WRZ) in the region. The Proposed Project will comprise an abstraction of raw water from Parteen Basin on the Lower River Shannon and various elements of water supply infrastructure, which collectively will extend from Parteen Basin in County Tipperary, through the Midlands, to Peamount in County Dublin. The works needed to provide power to two of the Infrastructure Sites (referred to as the 38kV Uprate Works) will cross parts of Counties Clare and Limerick. The Proposed Project aims to deliver a flexible, future-proofed solution that is responsive to change and that will increase the resilience of supplies and the levels of service in the Eastern and Midlands region.
4. The Proposed Project infrastructure would have the capacity to deliver water to meet the projected peak deficit of 280 million litres per day (Mld) of treated water in 2050, as set out in the Regional Water Resources Plan – Eastern and Midlands (the Eastern and Midlands Plan) (Irish Water 2022). A raw water abstraction consent of 300Mld is being sought to cover the operational requirements of providing up to 280Mld of treated water in 2050, with a provision of a further 20Mld to allow for potential future sustainability reductions from existing supply volumes.
5. This report distinguishes between different stages of the development of alternatives by adopting the following terminology: ‘Previous iterations of the project’ refers to the In-Flight Water Supply Project developed prior to the adoption of the National Water Resources Plan including the Regional Water Resources Plan – Eastern and Midlands (the Eastern and Midlands Plan). The ‘Proposed Project’ refers to the project that planning permission is being sought for as described in Chapter 4 (Proposed Project Description) in this EIAR and that has taken account of the

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<sup>1</sup> Colvill House, 24–26 Talbot Street, Dublin 1, D01 NP86

<sup>2</sup> 80 Harcourt Street, Dubin 2, D02 F449 and Mathew House, Father Mathew Street, Cork, T12 TN56

conclusions of the National Water Resources Plan (Irish Water 2021 and 2022) including the Eastern and Midlands Plan (Irish Water 2022). The Proposed Project aligns with the Preferred Approach for the Eastern and Midlands Region, a New Shannon Source with transfers, as set out in the Eastern and Midlands Plan (Irish Water 2022).

6. The works associated with the Proposed Project are required to ensure continued compliance with EU Directives and National Regulations related to drinking water quality and are necessary in order to continue to supply water infrastructure for continued population growth and economic development.
7. As highlighted within this report, significant national, regional and local policies and objectives support the Proposed Project, with relevant supporting policies from each County Development Plan along the route of the proposal. The National Planning Framework (NPF) provides explicit support for the Proposed Project through the following statement on page 31 of that Plan;

*The delivery of critical strategic infrastructure in areas such as transport, water services management, waste management, education, health and community services is essential to the sustainable growth of Dublin into the future. Key priorities include enhanced airport and port access and capacity; expansion of the public transport network including the delivery of DART+, MetroLink, Luas expansion and BusConnects; and enhanced water and wastewater capacity through projects such as the Greater Dublin Drainage Project and the **Water Supply Project, Eastern and Midlands Region.***

**(Our emphasis)**

8. As detailed in Section 6.1 of this Report, the Proposed Project constitutes ‘Strategic Infrastructure’ under the provisions of the Planning and Development (Strategic Infrastructure) Act 2006. This classification is made as a result of the type of development (Environmental Infrastructure) proposed is specified in the Seventh Schedule, and also because it ‘*would contribute substantially to the fulfilment of any objectives in the National Planning Framework or in any regional spatial and economic strategy in force in respect of the area or areas in which it would be situated*’- see Section 37A 2(b) of the *Planning and Development Act 2000 (as amended)*.
9. The need for the Proposed Project is further underlined by the *Accelerating Infrastructure* – Report issued for public consultation by the Department of Public Expenditure, Infrastructure, Public Service Reform and Digitalisation in July 2025. The report describes the Proposed Project as ‘critical’ and confirms that funding has been specifically earmarked to bring it forward.
10. As provided for under S.37B of the Planning and Development Act 2000 (as amended), Uisce Éireann entered into Pre-Application Consultations with An Coimisiún Pleanála (ACP)<sup>3</sup> in relation to the Proposed Project.

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<sup>3</sup> An Bord Pleanála (ABP) was re-established as An Coimisiún Pleanála (ACP) from 18<sup>th</sup> June 2025, following the commencement of Part 17 of the Planning and Development Act 2024. References to both are included throughout this document depending on the timeframe referred to.

11. Nine meetings were held with An Bord Pleanála (ABP) between April 2014 - February 2021, in relation to earlier iterations of the project. A subsequent round of seven pre-application consultation meetings with ABP/ACP held between November 2024 and July 2025 related to the current Proposed Project. Section 6.2 of this Planning Report gives details of the discussions and consultations with the Commission. A copy of the ACP Direction with the decision that the Proposed Project comprises Strategic Infrastructure is attached as Appendix 1.
12. Following the provisions of S.37E of the Act, Uisce Éireann is now making this application for the Proposed Project directly to ACP. This Planning Report should be read in conjunction with the full suite of documents, the Environmental Impact Assessment Report (EIAR), Natura Impact Statement (NIS), the Water Status Impact Assessment Report and all other supporting documentation accompanying this application (A full schedule of documents is outlined in Section 14).

## 2.1 Objectives of the Proposed Project

13. The aims of the Proposed Project, taking account of the Eastern and Midlands Plan, are to:
  - Provide a sustainable water supply from a New Shannon Source.
  - Address critical supply issues in the Greater Dublin Area with provision for future supplies to multiple Water Resource Zones in the Region.
  - Increase resilience of supplies and Levels of Service.
  - Deliver a flexible, future-proofed solution that is responsive to change.

To achieve these objectives, the Proposed Project must provide a new resilient and sustainable supply capable of providing sufficient water to meet the projected deficit in supplies in 2050 for the GDA WRZ and a further 35 WRZs<sup>4</sup> across the Eastern and Midlands Region, in accordance with the Framework Plan and the Eastern and Midlands Plan.

## 2.2 Purpose and Structure of Report

14. This Planning Report presents a summary of the various planning considerations associated with the Proposed Project. The report also identifies and outlines the existing policy support for the Proposed Project in the context of relevant EU, national, regional and local planning policy. The purpose of this report is to assist ACP in determining whether the Proposed Project is in accordance with the principles of proper planning and sustainable development, and whether planning permission should be granted for the Proposed Project.
15. The structure of this planning report is as follows;
  - Section 1- Preamble
  - Section 2- Introduction
  - Section 3- Description of the Proposed Project

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<sup>4</sup> 37 Water Resource Zones were identified in the Eastern and Midlands Plan consisting of the GDA WRZ and 36 other WRZs. Subsequently Barndarrig WRZ and Redcross WRZ have been rationalised and combined and so the total is now 36 Water Resource Zones consisting of the GDA WRZ and 35 other WRZs.

- Section 4- Strategic Overview of the Project
  - Section 5- Non-Statutory Consultations
  - Section 6- Application Process
  - Section 7- Legislative Basis for the Project
  - Section 8- National and Sectoral Planning Context
  - Section 9- Local Planning Context
  - Section 10- Community Gain
  - Section 11- Environmental Assessment
  - Section 12- Planning Assessment
  - Section 13- Documents Submitted as part of the Application
  - Section 14- Conclusion
16. The Proposed Project represents one of the most significant infrastructural projects undertaken in the State, spanning an area of approximately 1,233 hectares (ha) across 6 County Council jurisdictions. Given the scale and geographic spread of the Proposed Project, Section 9 of this report will provide an overview of the project in stages, from west to east. As each county has its own Development Plan with various policies and objectives that are applicable to the Proposed Project, it was determined that this review of planning policy should be undertaken on a county by county basis. The Development Plans for counties Clare and Limerick have been assessed together as the proposed works in these jurisdictions are limited to upgrading of existing 38kV lines only, to be carried out by Electricity Supply Board Networks (ESBN), as the statutory undertaker in that regard. In addition, there are 4 sections outlining the elements of the scheme in Tipperary, Offaly, Kildare and Dublin and the various Development Plan policies that we consider to be applicable.

### 3.0 DESCRIPTION OF THE PROPOSED PROJECT

#### 3.1 Outline Description of the Proposed Project

17. The Proposed Project would comprise an abstraction of raw water from Parteen Basin on the Lower River Shannon and various elements of water supply infrastructure and ancillary associated works, which collectively would extend from Parteen Basin in County Tipperary, through the Midlands, to Peamount in County Dublin.

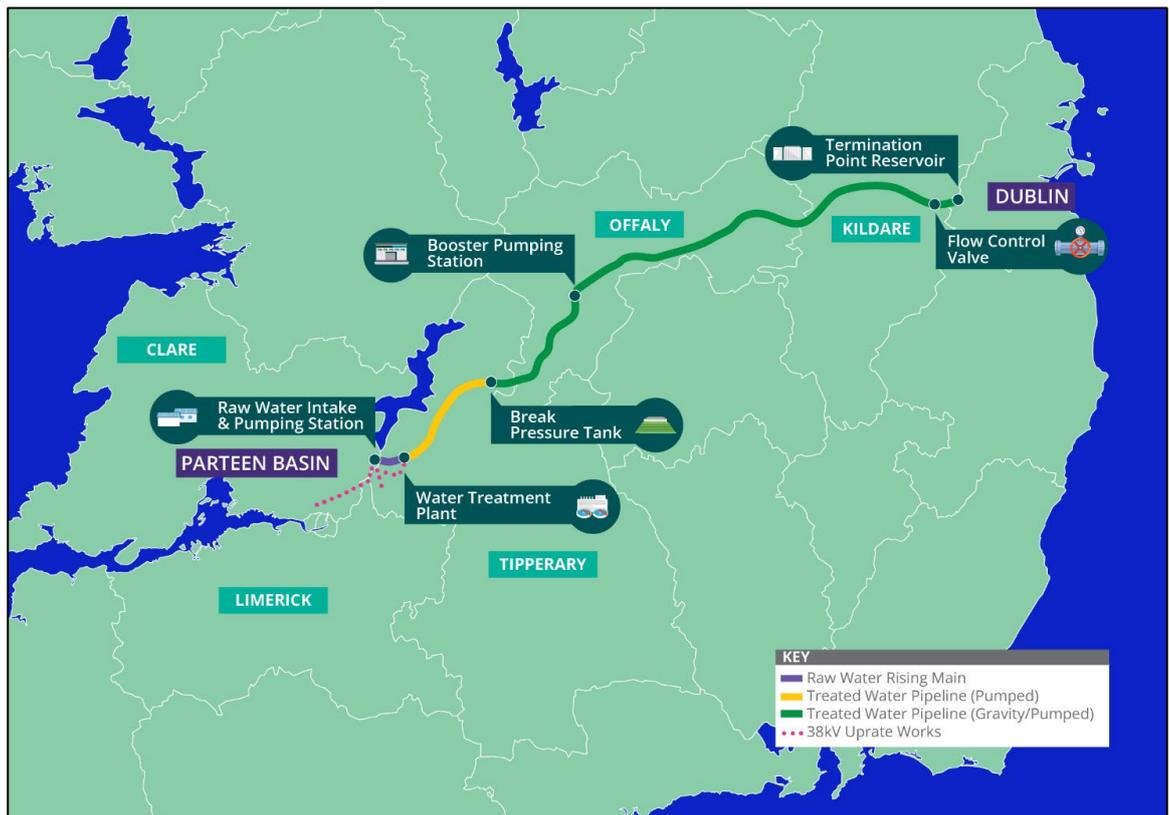


Figure 3.1 – Overview of the Proposed Project (Source: Uisce Éireann)

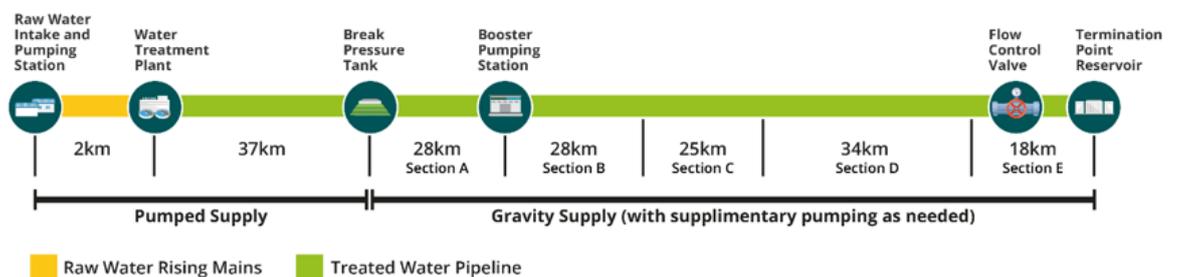


Figure 3.2- Diagram illustrating the various sections of the proposed pipeline between the proposed Infrastructure Sites (Source: Uisce Éireann)

18. The Proposed Project design includes the following permanent provisions:

### **3.1.1 A Raw Water Intake and Pumping Station (RWI&PS)**

19. The Raw Water Intake and Pumping Station is needed in order to abstract the raw water from Parteen Basin and pump raw water up to the Water Treatment Plant. It is designed to abstract a maximum of 300Mld of raw water from the River Shannon at Parteen Basin. The abstraction would take place from the eastern shore of Parteen Basin, downstream of Lough Derg on the Lower Shannon, in the townland of Garrynatineel. The abstraction point would be located to the north of the linear reservoir embankment (Fort Henry embankment). This is approximately 3.3km northeast of the Parteen Weir and approximately 14.3km upstream of the Electricity Supply Board (ESB) Ardnacrusha Generating Station.
20. On the outside of the intake chamber the existing bed of Parteen Basin itself would be re-profiled to finished levels (along the wall of the intake chamber) and tapered over an area of 55m by 27m at the intake site. Flexible concrete revetment mats would be placed on that area and covered with gravel and native bed material. The depth of the re-profiled bed, which would be up to 5m would require a retaining wall on the bank of the Parteen Basin approximately 20m upstream and downstream of the Intake Chamber.
21. The power supply for the RWI&PS site would be provided by ESNB from the Birdhill 38 kV Substation, through underground cable ducts that would be laid in the R494 from Birdhill to the RWI&PS access road. In order to provide the power supply required for the RWI&PS, ESNB would uprate the existing 38 kV overhead lines between Ardnacrusha and Birdhill. For further details on the uprating works please refer to Section 3.1.10.

### **3.1.2 Raw Water Rising Mains (RWRM)**

22. The purpose of the Raw Water Rising Mains (RWRMs) is to transfer the raw water from the Raw Water Intake and Pumping Station to the Water Treatment Plant. The Raw Water Rising Mains would consist of two steel pipelines, approximately 2km long, each with a nominal diameter of 1,500mm. They would extend in a generally east-south-easterly direction from the Raw Water Intake and Pumping Station for approximately 830m towards the R494. From the R494, the Raw Water Rising Mains would continue in an east-north-easterly direction to the Water Treatment Plant at Incha Beg.

### **3.1.3 Water Treatment Plant (WTP)**

23. The Water Treatment Plant is needed in order to treat the raw water to a sufficiently high standard to be fit for drinking. This is a complex process involving multiple stages. The proposed WTP site is located in the townland of Incha Beg in County Tipperary, approximately 2.6km north-east of the village of Birdhill. The site is located within a sparsely populated rural area which is broadly bounded within a triangle formed by the R496, R445 and R494 regional roads.
24. The power supply for the WTP site would be provided by ESNB from the Birdhill 38 kV Substation through two bundles of underground cable ducts that would be laid in the R445 from Birdhill to the entrance of the WTP access road. In order to provide the power supply required for the WTP, ESNB would uprate the existing 38 kV overhead lines between Ardnacrusha and Birdhill.

### 3.1.4 Treated Water Pipeline – Water Treatment Plant to Break Pressure Tank

25. The Treated Water Pipeline from the WTP to the BPT would consist of a single 1,600mm underground steel pipeline which would be approximately 37km long. The water would be pumped through the Treated Water Pipeline from the WTP to the BPT.

### 3.1.5 Break Pressure Tank (BPT)

26. The Break Pressure Tank provides a point where the pressure in the pipeline can be managed and would be used to transition to the use of gravity to maintain a flow of water in the pipeline under normal conditions. The water would be pumped from the Water Treatment Plant to the Break Pressure Tank but from the Break Pressure Tank the water would usually be moved through the pipe by gravity pressure. This avoids the need for the water to be pumped through the whole length of the pipeline all the time and consequently, would reduce the amount of energy needed during operation. In order to do this, the Break Pressure Tank is intentionally located at the highest point on the route of the Proposed Project. The proposed Break Pressure Tank site is located in the townland of Knockanacree in County Tipperary, approximately 1.8km north of Cloughjordan.

### 3.1.6 Treated Water Pipeline – Break Pressure Tank to the Termination Point Reservoir

27. The second section of the Treated Water Pipeline would transfer clean, treated drinking water from the Break Pressure Tank approximately 133km to the Termination Point Reservoir, which would be located adjacent to, and immediately north-west of, Peamount Hospital in County Dublin. From the Break Pressure Tank, the proposed pipeline would extend in an east to north-east direction through northern County Tipperary and Counties Offaly and Kildare before terminating in County Dublin. Through this section the pipeline would primarily be routed through agricultural land but there are extensive areas of peatland in County Offaly and eastern County Kildare through which the pipeline would be constructed. The pipeline would run full at all times and would be kept pressurised by a combination of the water level in the Break Pressure Tank and the back pressure governed by the Flow Control Valve located at the low point prior to the Termination Point Reservoir.

### 3.1.7 Booster Pumping Station (BPS)

28. The purpose of the Booster Pumping Station is to facilitate the movement of the water from the Break Pressure Tank to the Termination Point Reservoir through the Treated Water Pipeline when higher flow rates are required. Flows up to approximately 165Mld can move from the Break Pressure Tank to the Termination Point Reservoir under gravity pressure without further intervention. However, when the demand for water increases above approximately 165Mld, additional pumping would be needed to provide the additional pressure required to deliver flows up to the peak demand. The Booster Pumping Station would contain the pumps needed to do this. The proposed Booster Pumping Station site is located to the east of Birr, in the townland of Coagh Upper, County Offaly, approximately 66km east of the proposed Water Treatment Plant.
29. The power connection to the BPS site would be provided by ESBN from its 38 kV electricity substation at Clonoghil Upper, Birr via buried cables along the R440, L7004 and L3003, terminating at a 38 kV Electricity Substation at the BPS site.

### 3.1.8 Flow Control Valve (FCV)

30. Approximately 5km west of the Termination Point Reservoir would be the Flow Control Valve. This is a specific set of valves that provides fine control of the flows in the pipeline, water level at the BPT and would be used to manage the volume of water arriving at the Termination Point Reservoir. It would consist of three below ground valves and a small above ground facility and compound including parking.

### 3.1.9 Termination Point Reservoir (TPR)

31. The purpose of the Termination Point Reservoir is to store water supplied through the Treated Water Pipeline to manage the distribution of water to consumers in the GDA WRZ. It would provide the link between the Treated Water Pipeline and the local distribution network in the GDA WRZ and would act as a balancing tank between the steady output of the Water Treatment Plant and the normal variation in demand of the local distribution network. It would have a capacity of 75ML. The proposed Termination Point Reservoir is located adjacent to the existing Uisce Éireann service reservoir site at Loughtown Upper, Peamount in County Dublin.

### 3.1.10 38 kV Uprate Works

32. The purpose of the 38 kV Uprate Works is to provide the new power supply needed for the RWI&PS and WTP. The works needed would entail uprating the existing Ardnacrusha – Birdhill (38 kV overhead) Line running from poleset 6B north of Ardnacrusha Substation, in County Clare, in a north-easterly direction and terminating at the Birdhill 38 kV Substation in County Tipperary.
33. The works would also include the removal of polesets on the Ardnacrusha – Birdhill – Nenagh Line and replacement with a 38 kV double-circuit underground cable.
34. The works at the Birdhill 38 kV Substation comprise a new 38 kV gas insulated switchgear modular building, provision of electrical plant and equipment and all associated site works.

### 3.1.11 Pipeline Features

35. The RWRMs and Treated Water Pipeline have several ancillary features:
- Line valves to allow sections of the pipeline to be isolated for operation and maintenance purposes
  - Chambers around the Line Valves to protect the valve and enable access for maintenance purposes
  - Lay-bys at Line Valves to allow safe access to the valves
  - Cathodic Protection beds at the Line Valves to monitor the pipeline
  - Washout Valves to allow sections of the pipeline to be drained down, if required
  - Air Valves to facilitate remove air from the pipeline
  - Manways to provide access to the pipe once operational
  - Potential future connection points to the pipeline within the Water Supply Area

### 3.2 Summary of Proposed Project Infrastructure

Proposed Project Infrastructure	Outline Description of Proposed Project Infrastructure
<b>Permanent Infrastructure</b>	
<b>Raw Water Intake and Pumping Station (RWI&amp;PS)</b> <b>(Infrastructure Site)</b> <b>County Tipperary</b>	<ul style="list-style-type: none"> <li>• The RWI&amp;PS would be located on a permanent site of approximately 4ha on the eastern shore of Parteen Basin in the townland of Garrynatineel, County Tipperary. In addition, approximately 1ha of land would be required on a temporary basis during construction.</li> <li>• The RWI&amp;PS has been designed to abstract enough raw water from the River Shannon at Parteen Basin to provide up to 300Mld of treated water by 2050.</li> <li>• The RWI&amp;PS site would include a bankside Inlet Chamber, the Raw Water Pumping Station Building, two Microfiltration Buildings, an Electricity Substation and Power Distribution Building, and Dewatering Settlement Basins. The tallest building on the RWI&amp;PS site would be the Microfiltration Buildings which would be 10.9m above finished ground level. Additionally, there would be a telemetry mast, the top of which would be 14m above finished ground level.</li> <li>• Power for the RWI&amp;PS would be supplied via an underground connection to the existing Birdhill 38 kV electricity substation.</li> <li>• A new permanent access road from the R494 would be constructed to access the proposed RWI&amp;PS site. This access road would be 5m in width and 670m in length.</li> <li>• The RWI&amp;PS site boundary would be fenced with a stock proof fence and a 2.4m high paladin security fence 5m inside the boundary. The site would be landscaped in line with the surrounding environment to reduce its visual impact.</li> </ul>
<b>Raw Water Rising Mains (RWRMs)</b> <b>(Pipeline)</b> <b>County Tipperary</b>	<ul style="list-style-type: none"> <li>• The RWRMs would consist of two 1,500mm underground pipelines made from steel that would carry the raw water approximately 2km from the RWI&amp;PS to the Water Treatment Plant (WTP) at Incha Beg, County Tipperary. The water would be pumped from the pumping station at the RWI&amp;PS to the WTP.</li> <li>• Twin RWRMs have been proposed so that one RWRM can be taken out of service for cleaning and maintenance while still providing an uninterrupted flow of raw water through the other RWRM.</li> <li>• The RWRMs would include Line Valves, a Lay-By, Air Valves and Cathodic Protection.</li> <li>• A 20m wide Permanent Wayleave would provide Uisce Éireann with operational access to the RWRMs.</li> </ul>
<b>Water Treatment Plant (WTP)</b> <b>(Infrastructure Site)</b> <b>County Tipperary</b>	<ul style="list-style-type: none"> <li>• The WTP would be located on a permanent site of approximately 31ha at Incha Beg, County Tipperary, 2.6km north-east of the village of Birdhill, and 2km east of the proposed RWI&amp;PS. In addition, approximately 2.5ha of land would be required on a temporary basis during construction.</li> <li>• The WTP would treat the raw water received from the RWI&amp;PS via the RWRMs. Once treated, the High Lift Pumping Station (HLPS) would</li> </ul>

	<p>deliver the treated water onwards from the WTP to the Break Pressure Tank (BPT) at Knockanacree, County Tipperary, via the Treated Water Pipeline.</p> <ul style="list-style-type: none"> <li>• The WTP would comprise of a series of tanks and buildings including the Raw Water Balancing Tanks, Water Treatment Module Buildings, Sludge Dewatering Buildings, Sludge Storage Buildings, Clear Water Storage Tanks and HLPS, an Electricity Substation and Power Distribution Building, and the Control Building. The tallest building on the WTP site would be the Water Treatment Module Buildings which would be up to 15.6m above finished ground level. Additionally, there would be a telemetry mast, the top of which would be 14m above finished ground level.</li> <li>• There would also be a potential future water supply connection point at the junction between the permanent access road and the R445.</li> <li>• Power for the WTP would be supplied via an underground connection to the existing Birdhill 38 kV electricity substation. Solar panels would be placed on the roofs of the Chemical Dosing Manifold Building, the Water Treatment Module Buildings, Clear Water Storage Tanks and Sludge Storage Buildings, and at a number of locations on the ground to supplement the mains power supply.</li> <li>• A new permanent access road from the R445 would be constructed and would be 6m in width and 640m in length.</li> <li>• The WTP site boundary would be fenced with a stock proof fence and a 2.4m high palisade security fence 5m inside the boundary. The site would be landscaped in line with the surrounding environment to reduce its visual impact.</li> </ul>
<p><b>Treated Water Pipeline from the WTP to the BPT (Pipeline) County Tipperary</b></p>	<ul style="list-style-type: none"> <li>• The Treated Water Pipeline from the WTP to the BPT would consist of a single 1,600mm underground steel pipeline which would be approximately 37km long. The water would be pumped through this section of the Treated Water Pipeline by the HLPS.</li> <li>• The Treated Water Pipeline would include Line Valves, Washout Valves, Air Valves, Manways, Cathodic Protection and Lay-Bys.</li> <li>• A 20m wide Permanent Wayleave would provide Uisce Éireann with operational access to the pipeline (this Wayleave has been extended to approximately 30m at some Line Valves to provide access between the Lay-Bys and Line Valves). There would be an additional 10m wide Permanent Wayleave at certain locations for operational access to smaller pipes connecting Washout Valves with permanent discharge locations.</li> </ul>
<p><b>Break Pressure Tank (BPT) (Infrastructure Site) County Tipperary</b></p>	<ul style="list-style-type: none"> <li>• The BPT would be located on a permanent site of approximately 7ha in the townland of Knockanacree, County Tipperary. In addition, approximately 0.8ha of land would be required on a temporary basis during construction.</li> <li>• The BPT would be located at the highest point of the pipeline. It marks the end of the Treated Water Pipeline from the WTP to the BPT and the start of the Treated Water Pipeline from the BPT to the Termination Point Reservoir (TPR) in the townland of Loughtown Upper, at Peamount, County Dublin. It would act as a balancing tank</li> </ul>

	<p>and would be required to manage the water pressures in the entire Treated Water Pipeline during flow changes, particularly during start-up and shut-down.</p> <ul style="list-style-type: none"> <li>• The BPT site would include the BPT and a Control Building. The BPT would be a concrete tank divided into three cells covered with an earth embankment. The BPT tanks would be 5m in height and partially buried below finished ground levels. The Control Building would be 7.5m over finished ground level. Additionally, there would be a telemetry mast, the top of which would be 14m above finished ground level.</li> <li>• Access to the BPT site would be via a new permanent access road from the L1064 which would be 5m wide and 794m in length.</li> <li>• Power for the BPT would be supplied via an underground connection from the existing overhead power line. Solar panels would be placed on the south facing side of the control building roof, on the BPT and at ground level to the south of the site to supplement the mains power supply.</li> <li>• The BPT site boundary would be bounded by the existing hedgerow / tree line with a 2.4m high palisade security fence around the permanent infrastructure. The site would be landscaped in line with the surrounding environment to reduce its visual impact.</li> </ul>
<p><b>Treated Water Pipeline from the BPT to the TPR (Pipeline)</b> <b>Counties Tipperary, Offaly, Kildare and Dublin (within the administrative area of South Dublin County Council)</b></p>	<ul style="list-style-type: none"> <li>• The Treated Water Pipeline from the BPT to the TPR would consist of a single 1,600mm underground steel pipeline, approximately 133km long.</li> <li>• The water would normally travel through the Treated Water Pipeline by gravity; however, flows greater than approximately 165Mld would require additional pumping from the Booster Pumping Station (BPS) in the townland of Coagh Upper, County Offaly.</li> <li>• The Treated Water Pipeline would include Line Valves, Washout Valves, Air Valves, Manways, Cathodic Protection, Lay-Bys and potential future connection points.</li> <li>• A 20m wide Permanent Wayleave would provide Uisce Éireann with operational access to the pipeline (this Wayleave has been extended to approximately 30m at some Line Valves to provide access between the Lay-Bys and Line Valves). There would be an additional 10m wide Permanent Wayleave at certain locations for operational access to smaller pipes connecting Washout Valves with permanent discharge locations.</li> </ul>
<p><b>Booster Pumping Station (BPS) (Infrastructure Site)</b> <b>County Offaly</b></p>	<ul style="list-style-type: none"> <li>• The BPS would be located on a permanent site of approximately 2.6ha in the townland of Coagh Upper, County Offaly. It would be located approximately 30km downstream from the BPT. In addition, approximately 3ha of land would be required on a temporary basis during construction.</li> <li>• The BPS would be required when the demand for water causes the flow through the pipeline to exceed approximately 165Mld.</li> <li>• The BPS site would consist of a single-storey Control Building with a basement below. It would have a finished height of 7.6m above finished ground level. There would also be a separate Electricity</li> </ul>

	<p>Substation and Power Distribution Building. Additionally, there would be a telemetry mast, the top of which would be 14m above finished ground level.</p> <ul style="list-style-type: none"> <li>• Power to the BPS would be supplied from an existing 38 kV electricity substation at Birr, through cable ducting laid within the public road network. There would be ground mounted solar panels on the southern side of the BPS site to supplement the mains power supply.</li> <li>• The site would be accessed directly from the L3003.</li> <li>• The BPS site boundary would be fenced with a stock proof fence and a 2.4m high palisade security fence between 5m -12m inside the boundary. The site itself would be landscaped in line with the surrounding environment to reduce its visual impact.</li> </ul>
<p><b>Flow Control Valve (FCV)</b> <b>(Infrastructure Site)</b> <b>County Kildare</b></p>	<ul style="list-style-type: none"> <li>• The FCV controls the flows in the Treated Water Pipeline from the BPT to the TPR. It would be a small permanent site of approximately 0.5ha in the townland of Commons Upper in County Kildare. In addition, approximately 0.6ha of land would be required on a temporary basis during construction.</li> <li>• It would consist of three 700mm diameter FCVs and three flow meters installed in parallel with the Line Valve and housed within an underground chamber.</li> <li>• Access to the FCV site would be directly off the L1016 Commons Road Upper.</li> <li>• Power supply to the FCV site would be provided from the existing low voltage network via a combination of overhead lines and buried cables. There would be ground mounted solar panels on the north-eastern side of the site to supplement the mains power supply.</li> <li>• Kiosks at the FCV site would house the Programmable Logic Controller, telemetry and power supply for the Line Valve. There would also be a telemetry mast, the top of which would be 14m above finished ground level.</li> <li>• The site boundary would be fenced with a stock proof fence and a 2.4m high palisade security fence 5m inside the boundary.</li> </ul>
<p><b>Termination Point Reservoir (TPR)</b> <b>(Infrastructure Site)</b> <b>County Dublin (within the administrative area of South Dublin County Council)</b></p>	<ul style="list-style-type: none"> <li>• The TPR would be located on a permanent site of approximately 8.3ha adjacent to an existing treated water reservoir in the townland of Loughtown Upper, at Peamount, County Dublin (within the administrative area of South Dublin County Council) and would have capacity for 75ML of treated water supply. In addition, approximately 1.1ha of land would be required on a temporary basis during construction.</li> <li>• It would be located at the downstream end of the Treated Water Pipeline from the BPT to the TPR and would be the termination point for the Proposed Project. It would be at this location that the Proposed Project would connect to the existing water supply network of the Greater Dublin Area Water Resource Zone (GDA WRZ).</li> <li>• The TPR would consist of an above-ground storage structure, associated underground Scour Water and Overflow Water tanks and a Chlorine Dosing Control Building. The TPR would be a concrete tank divided into three cells and covered with an earth embankment. The</li> </ul>

	<p>top of the TPR would be 11.2m above finished ground level. The Chlorine Dosing Control Building would be 8.4m over finished ground level. Additionally, there would be a telemetry mast, the top of which would be 14m above finished ground level.</p> <ul style="list-style-type: none"> <li>• Power for the TPR would be supplied via an underground connection to the existing electricity substation at Peamount Reservoir. There would be solar panels on top of a portion of the northern cell of the TPR to supplement the mains power supply.</li> <li>• A new permanent access road from the R120 would be constructed and would be 5m wide and 342m in length.</li> <li>• The TPR site would be bounded by the existing hedgerow to the west and existing fence to the east with a 2.4m high palisade security fence around the permanent infrastructure. The site itself would be landscaped in line with the surrounding environment to reduce its visual impact.</li> </ul>
<p>• <b>Proposed 38 kV Uprate Works – Power Supply to RWI&amp;PS and WTP</b></p>	
<p><b>Proposed 38 kV Uprate Works</b> <b>Ardnacrusha – Birdhill</b> <b>(Power Supply)</b> <b>Counties Clare,</b> <b>Limerick and Tipperary</b></p>	<ul style="list-style-type: none"> <li>• The proposed 38 kV Uprate Works would be necessary to deliver adequate electrical power to the RWI&amp;PS and WTP.</li> <li>• The proposed works would include the uprating of the existing Ardnacrusha – Birdhill Line and the replacement of polesets/structures with an underground cable along a section of the Ardnacrusha – Birdhill – Nenagh Line.</li> <li>• There would also be works at the existing Birdhill 38 kV electricity substation including the provision of a new 38 kV modular Gas Insulated Switchgear Modular Building, new electrical equipment and lighting, together with new fencing and associated works.</li> </ul>
<p>• <b>Temporary Infrastructure – Required for Construction Phase Only</b></p>	
<p><b>Construction Compounds</b> <b>Counties Tipperary,</b> <b>Offaly, Kildare and</b> <b>Dublin (within the</b> <b>administrative area of</b> <b>South Dublin County</b> <b>Council)</b></p>	<ul style="list-style-type: none"> <li>• Eight Construction Compounds would be temporarily required to facilitate the works to construct the Proposed Project. Five Construction Compounds would be located along the route of the Treated Water Pipeline at the following Infrastructure Sites: RWI&amp;PS, WTP, BPT, BPS and TPR, with an additional three Construction Compounds located at Lisgarriff (County Tipperary), Killananny (County Offaly) and Drummond (County Kildare). Construction Compounds would act as a hub for managing the works including plant/material/worker movement, general storage, administration and logistical support.</li> <li>• The Principal Construction Compound at the WTP would require 30ha of land during construction.</li> <li>• The other three Principal Construction Compounds would require land temporarily during construction ranging between approximately 12ha and 16ha.</li> <li>• The four Satellite Construction Compounds at the other permanent Infrastructure Sites (excluding the FCV) would require land during construction ranging between approximately 3ha and 12ha.</li> </ul>

<b>Pipe Storage Depots Counties Tipperary, Offaly, and Kildare</b>	<ul style="list-style-type: none"><li>• Nine Pipe Storage Depots would be temporarily required to supplement the Construction Compounds and would serve the installation of pipe between the WTP and the TPR.</li><li>• Pipe Storage Depots would take direct delivery of the pipe for storage before onward journey to the required location along the Construction Working Width.</li><li>• The Pipe Storage Depots would vary in size and require land temporarily during construction generally ranging between approximately 2ha and 7ha but with one site being larger at 11ha.</li></ul>
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36. For the purposes of this Report, 'Infrastructure Sites' is the collective term that has been used for the RWI&PS, WTP, BPT, BPS, FCV and TPR sites.

#### 4.0 STRATEGIC OVERVIEW OF THE PROJECT

37. To provide a new source of drinking water for the Eastern and Midlands Region and meet the deficit in supply described in Section 4.3, the Proposed Project involves the abstraction and pumping of raw water from the Lower River Shannon at Parteen Basin, the treatment of the water nearby at Birdhill, County Tipperary, and pumping of the treated water to a high point near Cloughjordan, County Tipperary. From this high point near Cloughjordan, the treated water will flow generally by gravity through the Midlands, to a termination point at Peamount, in County Dublin (within the administrative area of South Dublin County Council), where it will connect into the existing GDA WRZ network. The design is based on the following principles / requirements:
- Sizing of the Raw Water Intake and Pumping Station to facilitate a maximum abstraction of 300Mld during the short peak demand periods.
  - The Raw Water Rising Mains must be capable of transferring raw water up to a maximum throughput of 300Mld.
  - Sizing of the Water Treatment Plant to facilitate the supply of treated water to meet the full range of flows up to the peak production requirement of 300Mld.
  - The inclusion of take-off points at strategic locations along the Proposed Project route to enable future connections to water resource zones in the Water Supply Area.
  - A Break Pressure Tank at the point where the treated water pipeline transitions from a pumped rising main to a gravity main.
  - A Booster Pumping Station on the treated water pipeline to facilitate transition from normal average flows to peak flows.
  - The Treated Water Pipeline must be capable of transferring water up to the maximum throughput of 300Mld.
  - The Termination Point Reservoir is to have a capacity of 75Ml.
  - The Proposed Project will be constructed and operated within predominantly open countryside, generally avoiding towns and villages. Farming is the primary land use within the Proposed Project Boundary, with the Proposed Project crossing approximately 500 agricultural landholdings.
38. The Proposed Project will traverse the administrative area of six Local Authorities: Tipperary County Council, Clare County Council, Limerick City & County Council, Offaly County Council, Kildare County Council and South Dublin County Council.

#### 4.1 Summary of the In-flight Water Supply Project

39. The In-flight Water Supply Project, as set out in the Final Options Appraisal Report (FOAR), published in 2016, was an abstraction of water from the Lower River Shannon at Parteen Basin in County Tipperary with water treatment nearby at Birdhill. Treated water would then be piped 170km to a termination point reservoir at Peamount in south County Dublin, with provision being made for supplies to communities along the route of the pipeline, and ultimately connecting into the Greater Dublin network at Peamount.
40. The National Water Resource Plan noted that, understandably, planning for many projects had been and continued to be underway at the time the plan was being developed and that certain projects

had been initiated prior to the development of the Framework Plan. These projects are called 'in-flight' projects and the Water Supply Project was one of the 'in flight' projects.

## 4.2 National Water Resource Plan

41. Uisce Éireann's National Water Resources Plan (NWRP) represents the first such plan for the entire public water supply in Ireland. It integrates government policy and legislation into the planning and operation of the existing and future supply asset base. Additionally, it incorporates external factors such as climate change that have the potential to impact water supply.
42. The objective of the NWRP is to implement a strategic plan to meet Ireland's water requirements over the short, medium and long term by ensuring a safe, secure, sustainable and reliable water supply for all customers.
43. The NWRP was delivered in two phases.
  - Phase 1: the NWRP Framework Plan (the "Framework Plan") set out the approach to identifying water supply needs and quantifying those needs up to year 2044. It also described the approach to identifying solutions to address the water supply needs across all of Uisce Éireann's water supplies. The Framework Plan, following public consultation, was finalised and adopted in Spring 2021.
  - Phase 2: comprised the development of four Regional Water Resource Plans to identify the optimal technical solutions (the "Preferred Approaches") required to address the needs outlined in the Framework Plan. The Regional Water Resource Plan – Eastern and Midlands Region (the "Eastern and Midlands Plan") following public consultation was adopted in Autumn 2022.
44. The Framework Plan's Supply Demand Balance and Preferred Approach Methodology were applied to projects identified in Uisce Éireann's RC3 Capital Investment Plan 2020 to 2024 including the In-Flight Water Supply Project.
45. Following the adoption of the Framework Plan and the Eastern and Midlands Plan, all in flight projects were to be compared against the relevant Preferred Approaches identified. Uisce Éireann would then consider to what extent the in-flight project can or should be adapted in light of the Preferred Approaches, on a "case by case" basis.

## 4.3 Regional Water Resources Plan

46. Following the adoption of the NWRP Framework Plan in the summer of 2021, Uisce Éireann commenced with Phase 2 of the NWRP, involving publishing four Regional Water Resources Plans for public consultation. The Regional Water Resources Plan Eastern and Midlands ('Eastern and Midlands Plan') assesses the status of the Eastern and Midlands region in terms of population, development, and natural environment and identifies specific challenges within the Eastern and Midlands Region.

### 4.3.1 Summary of the Framework Plan and Eastern and Midlands Plan Outcomes

47. The Eastern and Midlands Region Plan assessed the public water supply requirements over a 25-year planning period. The conclusion of the 8 stage Options Assessment determined that a New Shannon Source, comprising of an abstraction from Parteen Basin and a transfer of treated water

- to a termination point reservoir in Dublin was the Preferred Approach to address the water needs for direct supply to the GDA Water Resource Zone (WRZ).
48. In the Eastern and Midlands Plan, the options appraisal process was initially applied locally to each WRZ within an individual Study Area in the region. After that a wider assessment area was considered to determine whether there were larger scale options that might resolve deficits across multiple WRZs within the same Study Area. Consequently, the assessment area size was further increased, and the methodologies were applied at a regional level.
  49. The Eastern and Midlands Plan identified that a new source from the River Shannon is the Preferred Approach at Regional Level for supplying multiple WRZs in the Midlands and East including the GDA.
  50. As part of the Approach Development Process, there were six “Approach Categories” used. The Preferred Approach performed better in terms of four of the six categories when compared against the Regional Approaches, including Least Cost, Best Environmental, Most Resilient and Best AA Approaches.
  51. The Proposed Project aligns with the Preferred Approach identified in the NWRP and the Eastern and Midlands Plan including to:
    - Provide a sustainable water supply from a New Shannon Source
    - Address critical supply issues in the Greater Dublin Area with provide the capacity for future supplies to multiple Water Resource Zones in the Region
    - Increase resilience of supplies and Levels of Service
    - Deliver a flexible, future-proofed solution that is responsive to change.
  52. In accordance with the Regional Water Resources Plan – Eastern and Midlands (the Eastern and Midlands Plan) (Uisce Éireann, 2022), the Proposed Project, once completed, would provide the capacity to meet the drinking water need for a Water Supply Area consisting of 36 Water Resource Zones across the Eastern and Midlands Region. It would do this by providing the capacity to supply up to 300 megalitres of water per day (Mld). A raw water abstraction consent of 300Mld is being sought to cover the operational requirements of providing up to 280Mld of treated water in 2050, with a provision of a further 20Mld to allow for potential future sustainability reductions from existing supply volumes. This would;
    - Meet the identified need (Section 4.4) for water within the Greater Dublin Area Water Resource Zone (GDA WRZ) to 2050 and beyond;
    - Enable the future supply to a further 18 WRZs across the Midlands from potential future connection points along the pipeline and facilitate the consolidation of those WRZ into four new WRZ, when future projects are brought forward by Uisce Éireann; and
    - Make provision for potential reductions in existing supply volumes due to sustainability requirements anticipated under the new abstraction licensing regime.
  53. For additional history of the Proposed Project and a full examination of reasonable alternatives, please refer to Chapter 3 (Consideration of Reasonable Alternatives) of the EIAR.

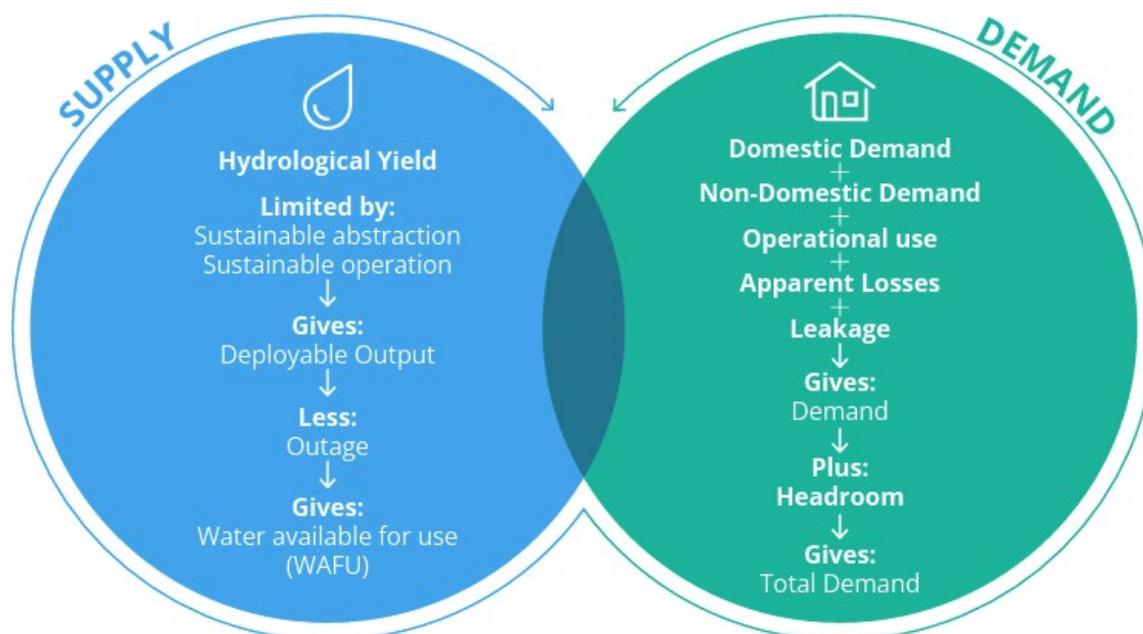
#### 4.4 Need for the Proposed Development - Water Supply Requirement Calculation

54. By 2050, the demand of water required by the GDA is calculated to be 197 Mld. The 35 other WRZs are calculated as requiring 83 Mld giving a forecast deficit of 280Mld. Also included in the demand calculation is the provision for the risk of reductions in volumes of water available from the current levels of abstraction from a number of existing sources when they are licenced. Overall, the total peak volume of water required is 300 Mld.

##### 4.4.1 Supply Demand Balance

55. The Proposed Project is intended to address a 'deficit' in water supply and provide resilience in supply. This is the 'need' for water. The deficit is the 'gap' or difference between the water available for supply compared with the demand for water.
56. Level of Service refers to the reliability of the supply that Uisce Éireann customers can expect to receive and is expressed as a frequency or return period of supply failure based on statistics. For example, if the Level of Service is stated as 1 in 50, a consumer would only ever expect to experience a water outage or severe limitations to supply, on average, once every 50 years. This would be a 2% chance that in any given year that there would be a supply failure.
57. The current Level of Service in Ireland varies according to location, ranging from lower than 1 in 10 to better than 1 in 50.
58. In the Framework Plan, Supply Demand Balance (SDB) assessments have been developed for each WRZ based on a 1 in 50 Year Level of Service. This means Uisce Éireann will aim to provide a uniform minimum of a 1 in 50-year Level of Service across the entire public water supply over time.
59. The difference between the water available for supply compared with the demand for water is referred to as the Supply Demand Balance (SDB). Therefore, the SDB defines the volume of water that needs to be provided to meet a 1 in 50 year Level of Service.
60. In Uisce Éireann's assessment of Project Need for the In-Flight Water Supply Project, it previously projected supply and demand to year 2050. Given the strategic nature of the Proposed Project, it is considered prudent that the project would continue to adopt 2050 as the forecast year for the purposes of identifying how much water it needs to supply. Therefore, the SDB, to calculate the deficit to be addressed by the Proposed Project is based on applying the Framework Plan SDB methodology for year 2050.

61. In terms of supply availability, the SDB considers water availability in the natural environment, current abstractions, water treatment capacity, process losses, trunk main constraints, and required allowances to ensure continuity of supply during planned and unplanned events. When all of these factors have been considered, the Water Available for Use (WAFU) for each water resource zone can be developed. The SDB calculation process including the WAFU calculation is illustrated in Figure 4.1 below.



**Figure 4.1 – Supply Demand Balance (Source: Uisce Éireann)**

62. The supply forecasts must also consider that the availability of supplies could reduce due to climate change and that allowable abstraction from certain waterbodies may be reduced in order to ensure that they are sustainable into the future. This may result in an increase in the need for water from other sustainable supplies to address these reductions.
63. In terms of demand for water, the SDB considers domestic demand, non-domestic demand, operational usage (such as flushing water mains and fire hydrants), apparent losses and leakage. In addition, demand forecasting, must consider, leakage reduction, growth in demand, and allow for uncertainties (provision of headroom).
64. As a result, the need for the Proposed Project is established by the National Water Resource Plan (NWRP) and the Regional Water Resources Plan for the Eastern and Midlands Region 2022.

#### 4.4.2 Water Supply Requirement

65. Supply Demand Balance Deficit calculations are based on the methodology set out in the adopted NWRP and extends the project to year 2050, the planning horizon for the Proposed Project. The forecast deficit for the Water Supply Area in 2050 is 280Mld based on the critical supply demand balance deficit as summarised in Table 4.1.

**Table 4.1 Treated Water Requirement in the GDA & 35 Other WRZs By 2050**

Component - GDA	2020 Mid*		Component - GDA	2050 Mid*
Domestic Usage	209	→	Domestic Usage	257
Non-domestic Usage	142		Non-domestic Usage	241
Operational	6		Operational	6
Illegal Connections	6		Illegal Connections	6
Leakage	207		Leakage	122
Total Distribution Input	569		Total NYAA Demand	633
Headroom 8%				51
Peaking (DYCP)				91
Water Requirement for GDA (DYCP)				774
Water available for GDA (DYCP)				578
GDA Deficit (DYCP)				-197
Deficit in 35 <sup>8</sup> other WRZs (DYCP)				-83
<b>Total Deficit (DYCP)</b>				<b>-280</b>

#### 4.4.3 Provision for Reductions in Existing Supplies

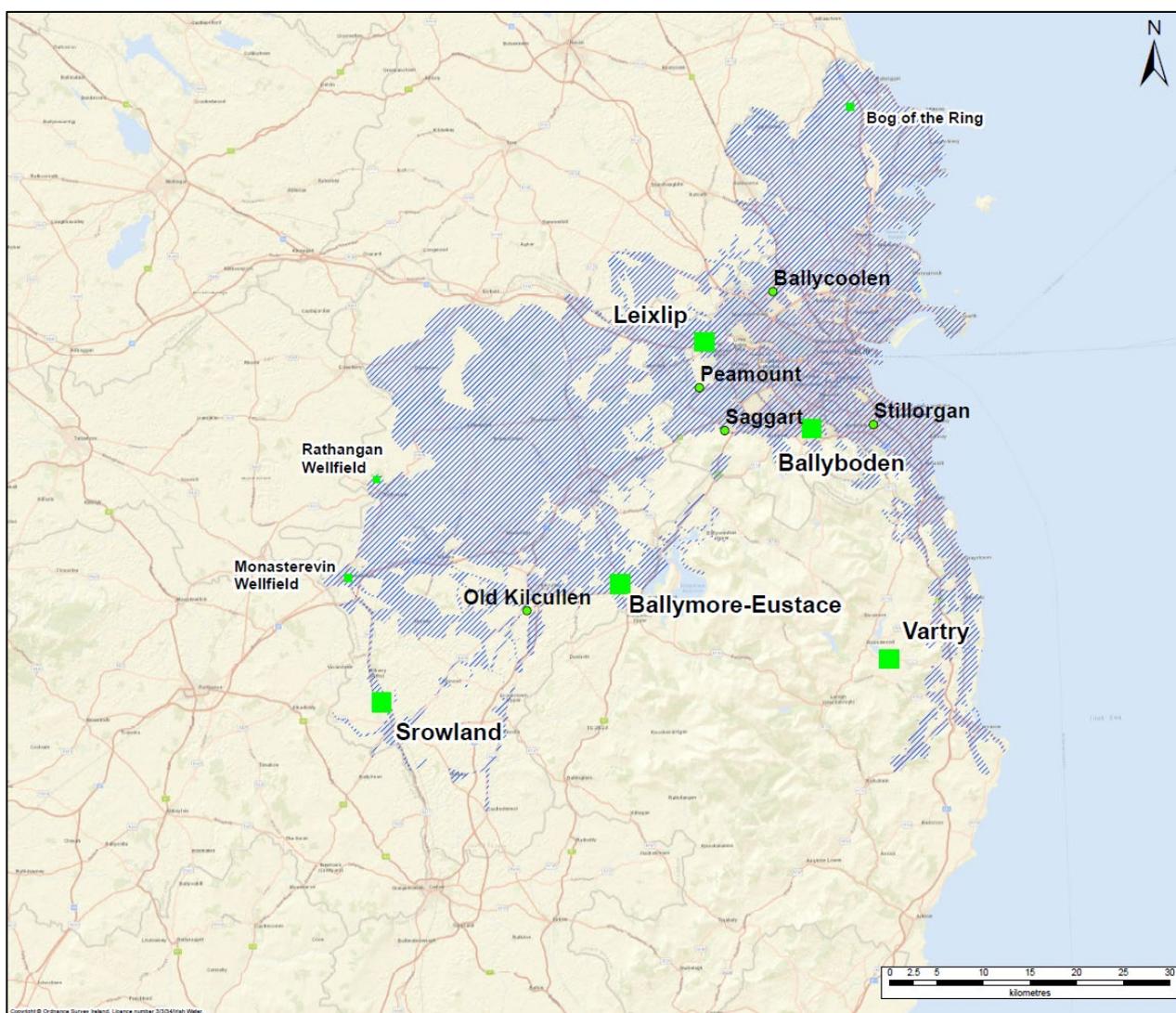
66. The NWRP baseline Supply Demand Balance projections could not take account of some anticipated reductions in the amount of water that the Environmental Protection Agency (EPA) will permit to be abstracted from some existing sources for sustainability reasons under the incoming abstraction licensing regime.
67. It has been acknowledged in the NWRP, that there is a risk of reductions in volumes of water available from the current levels of abstraction from a number of existing sources when they are licensed. It is known that this will occur but it is uncertain as to the extent of these reductions and therefore, the reduction is currently unquantifiable. Nevertheless, it is considered prudent that Uisce Éireann should make an allowance for sustainability reductions to existing sources when determining its maximum abstraction required from the Lower Shannon for the purposes of progressing the design and statutory consents for the Proposed Project.
68. It is not possible to determine a precise figure, (because the extent of any reductions in abstraction volumes as a result of the EPA licensing regime is not information that is currently known), and it is impossible to predict. Given that, provision must be made for this eventuality, Uisce Éireann considers that an allowance of an additional 20Mld to the forecast deficit of 280Mld at 2050 is appropriate on a prudent provision basis. This allowance of 20Mld is Uisce Éireann's best current estimate of what will be required to address these potential reductions to existing supplies.

#### 4.4.4 Total Volume of Water Required

69. On the basis of a current forecast supply demand balance deficit of 280Mld and an additional prudent provision of 20Mld, the Proposed Project infrastructure shall be designed and developed on the basis of having the capacity to abstract and deliver 300Mld as set out in Table 4.2.

**Table 4.2: Total Volume of Water to be Supplied by the Proposed Project**

Demand	2050 Mld
GDA	197
35 WRZs	83
Provision for potential sustainability reductions from existing supply volumes due to future abstraction licensing	20
<b>Total Peak Volume of Water</b>	<b>300</b>



**Figure 4.2 Greater Dublin Area Water Resource Zone and Major Water Treatment Plants (Source: Uisce Éireann)**

#### 4.4.5 GDA WRZ

70. The GDA WRZ is the WRZ which includes the vast majority of County Dublin, including Dublin City, along with significant parts of the population in Counties Kildare, Meath and Wicklow. The GDA WRZ serves an estimated 1.7 million people with estimated growth to 2.1 million by 2050.
71. The GDA WRZ comprises a range of infrastructure elements covering water abstraction, treatment, storage and distribution networks. The water treatment plants, reservoirs and the geographical extent of the GDA WRZ is illustrated in Figure 4.2.

#### 4.4.6 Water Supply Area

72. The Proposed Project must be able to supply sufficient water to meet a deficit in supply for 36 WRZs, which once connected to the new supply from the River Shannon, would be rationalised into five WRZs as follows:
- GDA Regional WRZ (from 2041).
  - Tullamore/ Mountbolus WRZ (from 2041).
  - Mullingar Regional WRZ (from 2032).
  - Dunkerrin/Moneygall/ Borrisokane WRZ (from 2041).
  - Newport / Killaloe WRZ (from 2041).
73. Figure 4.3 provides an overview of the pipeline and the proposed take-off points needed to facilitate transfers via future connections and future projects to deliver water within the Water Supply Area.

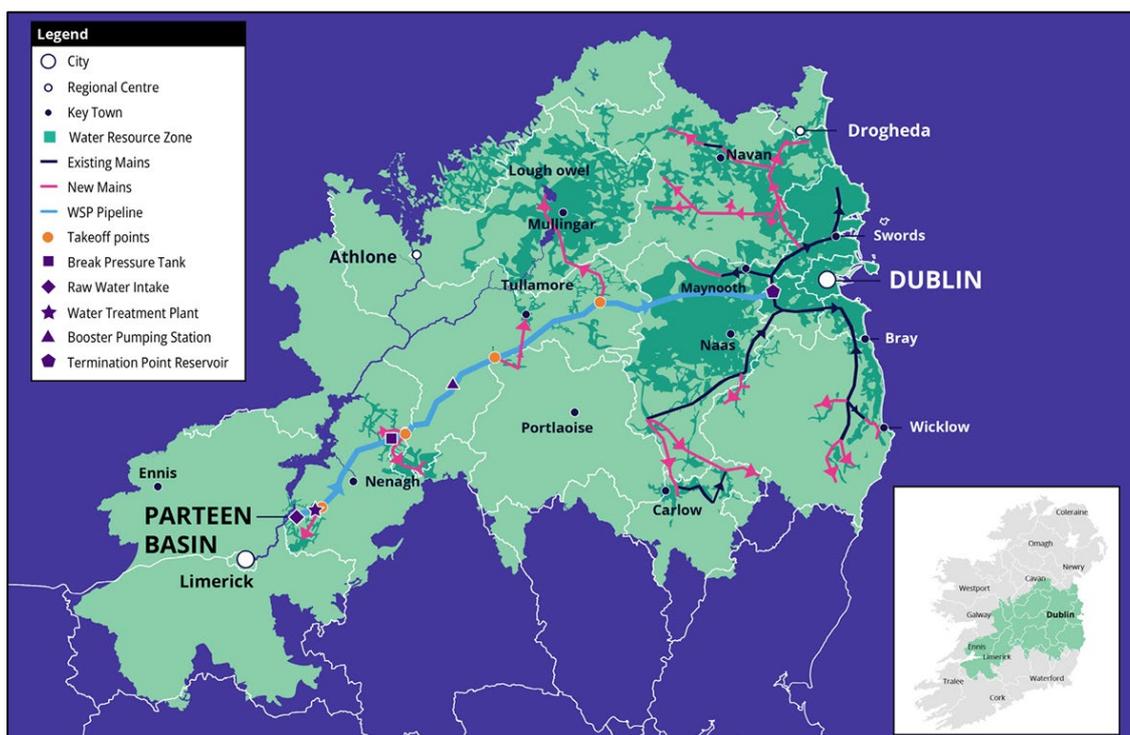


Figure 4.3 – Overview of the Pipeline and Proposed Take-off Points. (Source: Uisce Éireann)

74. The Proposed Project infrastructure will deliver the capacity to meet the domestic, commercial and industrial water supply needs of up to 50% of Ireland's population into the medium to long-term future and provide safe, secure, resilient and sustainable drinking water supplies across the region. This, in turn, will facilitate economic development in suitable locations throughout the region as the Proposed Project will demonstrate to potential investors that Ireland offers modern, efficient and sustainable water supply infrastructure to support the needs of their businesses well into the future.

## 5.0 NON-STATUTORY CONSULTATIONS

75. Prior to the adoption of the Eastern and Midlands Regional Water Resources Plan, the previous iterations of the project had progressed through a number of non-statutory public consultation processes as shown in Table 5.1 below.

**Table 5.1 Timeline for Previous Iterations of the Project**

Stage	Date	Description
<b>'The Plan – Water Supply Project Dublin Region' Draft</b>	2006	An initial SEA (Phase 1) was published in 2006, following a Feasibility Study of three water supply options which commenced in 2004. The three options comprised: <ul style="list-style-type: none"> <li>• Liffey / Barrow Conjunctive Use</li> <li>• Lough Ree on the River Shannon</li> <li>• Desalination in North County Dublin.</li> </ul>
<b>'The Plan – Water Supply Project Dublin Region' Final</b>	2008	Feasibility Studies on the ten options were completed in 2007/08, in conjunction with the Plan ('The Plan – Water Supply Project Dublin Region') and SEA (Phase 2) process which commenced in early 2008. The SEA (Phase 2) and Appropriate Assessment (AA) processes were carried out in respect of The Plan, thus ensuring that consultation and the environmental significance of the ten options were considered and informed certain changes to the Plan.
<b>Project Need Report (PNR)</b>	February 2015	The PNR confirmed the need for a new water supply source for the Dublin Water Supply Zone and a Benefiting Corridor <sup>5</sup> , based on demographic projections, economic assessment of water supply in the regional and national economy, water demand projections and on considerations of resilience of supply.
<b>Options Working Paper (OWP)</b>	June 2015	The ten water supply options, initially considered in The Plan, and subject to SEA and AA, were subsequently reviewed in the OWP. It determined that four of the options identified in The Plan, were technically viable and therefore appropriate to be brought forward for further consideration.
<b>Preliminary Options Appraisal Report (POAR)</b>	November 2015	The POAR set out the detail of the assessment process for the four technically viable options and considered and evaluated them, taking into account preliminary results of investigative surveys and modelling at the time, which had been continuing over the interim period. This consultative assessment was done to identify an Emerging Preferred Option from the four water supply options determined as technically viable in the OWP. The consultative assessment incorporated: <ul style="list-style-type: none"> <li>• A review of the submissions from the public consultation on the OWP</li> <li>• Investigative studies recommended by the SEA, including a water quality survey and model of Lough Derg and a full geophysical survey of the soil</li> </ul>

<sup>5</sup> The Benefiting Corridor was an area defined by the infrastructure and transfer pipeline, where the proximity of treated water supplies from the in-flight project offered opportunities for future consolidation of existing smaller and more vulnerable public water supply schemes, in a resilient, well-supported configuration. Future connecting infrastructure would be subject to separate consenting processes. This has subsequently been replaced by the Water Supply Area as set out in Section 4.3.6.

		<p>and bedrock conditions at the potential raw water storage site at Garryhinch, County Offaly</p> <ul style="list-style-type: none"> <li>• A multi-criteria analysis (MCA) of each of the options, based on published criteria reviewed following consultation.</li> </ul> <p>The POAR determined that, following investigative surveys, options involving abstraction from the north-east quadrant of Lough Derg, (Option B and F2) did not meet environmental and technical requirements.</p>
<b>Final Options Appraisal Report (FOAR)</b>	November 2016	The FOAR examined the two remaining options, using a calibrated hydrodynamic model of Lough Derg, providing more detailed assessment of the distribution of impact on residence times under a range of scenarios, and Cost Benefit Analysis of both options.

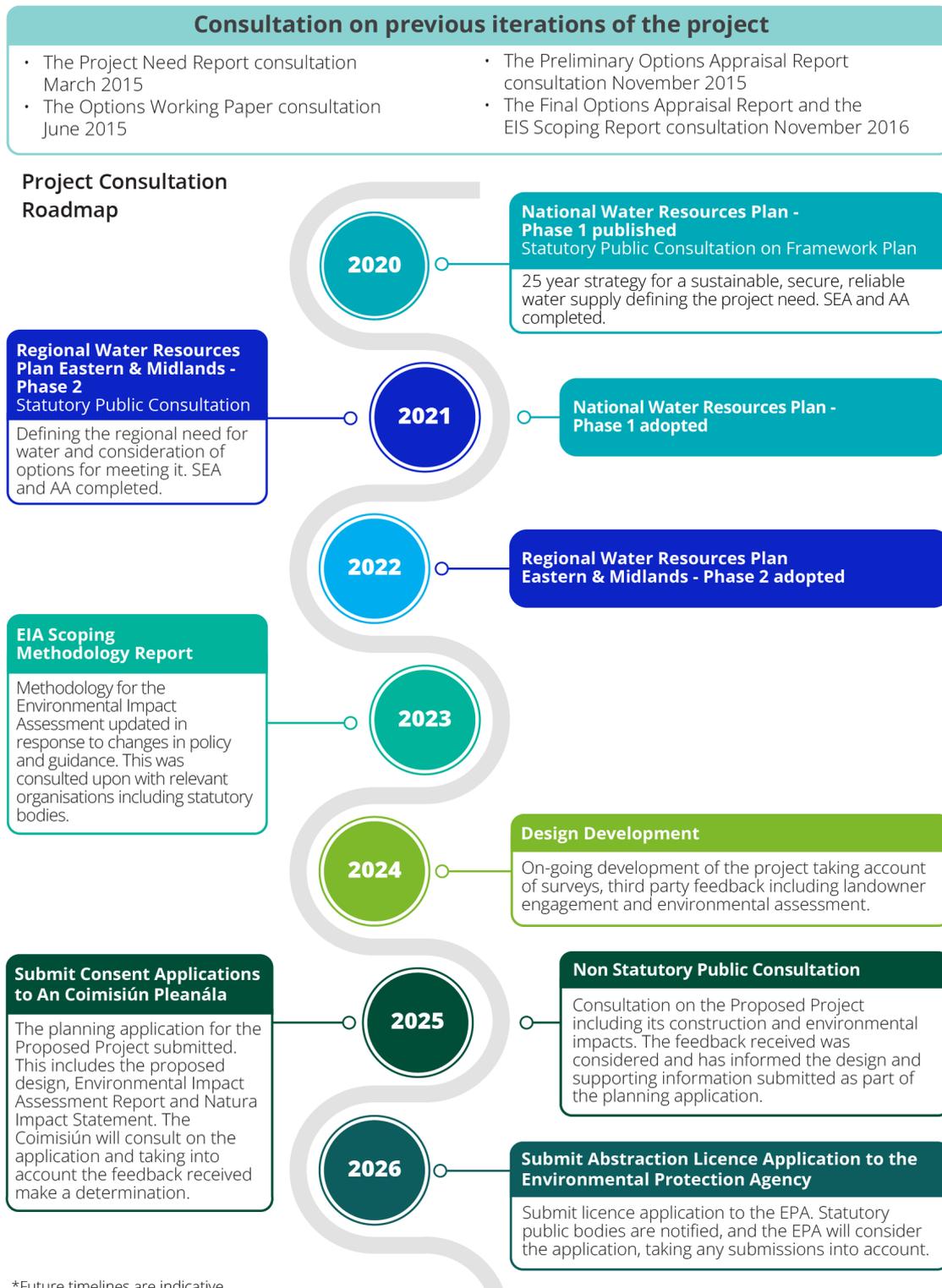
76. More recently, between January and March 2025, an eight-week non-statutory public consultation took place for the Proposed Project.
77. The overarching objective of the public consultation and engagement process was to provide members of the public, communities, businesses, landowners and interested stakeholders and organisations with information and allow them to contribute to the design and inform the EIA process. All communications were designed to be accessible, meaningful and accountable, allowing the process to be transparent.
78. There were various information channels including but not limited to; a project website, email address, postal address and phonenumber as well as the publication of reports and other materials, public open days and stakeholder briefings, all of which were made live in January 2025.
79. A suite of materials was developed and made available including a Project Summary Report, supporting figures, including overview component maps and landscape reinstatement plans, artistic visualisations for the RWI&PS, WTP, BPT, BPS, FCV, and TPR, and a series of factsheets summarising the pipeline, infrastructure sites, and ancillary pipeline features such as valves.
80. Uisce Éireann also carried out several public information days held locally to the Proposed Project study area in Ballina, Nenagh, Killaloe, Tullamore, Birr, Johnstownbridge and Maynooth.
81. Figure 5.1 below provides an overview of Uisce Éireann's Project Consultation Road Map showing the timeline of the Proposed Project from 2020-2025.

## 5.1 Water Supply Project Eastern and Midlands Region – Consultation Report

82. The Consultation Report outlines the consultation and engagement activities undertaken by the Project Team throughout the development of the Proposed Project with prescribed and Statutory Bodies and An Coimisiún Pleanála. It also notes consultation on previous iterations of the project and how they have informed the Proposed Project.
83. Included within the Consultation Report is the Submissions Report, describing how all submissions from the consultation process were logged, acknowledged and given full consideration, and informed the writing of *The Water Supply Project: Eastern and Midlands Region – Consultation Report*, submitted as part of this application. This report details the public consultation process

undertaken for the Proposed Project and how public participation and landowner engagement has informed the development of the Proposed Project.

## Water Supply Project Eastern & Midlands Region



**Figure 5.1 – Proposed Project Consultation Roadmap (Source: Uisce Éireann)**

## 6.0 APPLICATION PROCESS

### 6.1 SID Application

84. This planning application is being made directly to An Coimisiún Pleanála (ACP) following Pre-Application Consultations confirming that the Proposed Project is considered Strategic Infrastructure Development (SID), and the Direction that it will be submitted for Planning permission under S.37E of the Planning and Development Act 2000 (as amended) (the Act).

85. The Proposed Project includes a surface water abstraction from Parteen Basin exceeding an annual abstraction of 2 million cubic metres and as such was deemed Environmental Infrastructure as specified in the Seventh Schedule of the Act:

*'A groundwater abstraction, artificial groundwater recharge scheme or a surface water abstraction, where the annual volume of water abstracted or recharged is equivalent to or exceeds 2 million cubic metres.'*

86. ACP determined that the Proposed Project falls within the scope of paragraphs 37A(2)(a), (b), and (c) of the Act:

*(a) the development would be of strategic economic or social importance to the State or the region in which it would be situate,*

*(b) the development would contribute substantially to the fulfilment of any of the objectives in the National Spatial Strategy or in any regional planning guidelines in force in respect of the area or areas in which it would be situate,*

*(c) the development would have a significant effect on the area of more than one planning authority.*

87. Accordingly, the Commission decided that the Proposed Project “*would be strategic infrastructure within the meaning of section 37A of the Planning and Development Act 2000, as amended. Any application for permission for the proposed development must therefore be made directly to An Coimisiún Pleanála under section 37E of the Act.*” The direction issued by ACP on the SID determination is enclosed as Appendix 1.

88. The Planning and Development Act 2024 repeals and replaces the 2000 Act, commencing on a phased basis from 2025. Under the Planning and Development Act 2024, Strategic Infrastructure Development comes within the definition of ‘Chapter 4 Development’, for which an application for permission is to be made directly to An Coimisiún Pleanála, subject to the necessary Regulations that will give effect to the new Act. At present, the relevant sections of the Planning and Development Act 2024 have not been commenced, and no regulations have been issued, thus the Proposed Project continues to be under the jurisdiction of the 2000 Act and will be submitted as a Strategic Infrastructure Development (SID).

### 6.2 Pre-Application Consultations with ACP

89. As provided for under S.37B of the Planning and Development Act 2000 (as amended), Uisce Éireann entered into Pre-Application Consultations with An Coimisiún Pleanála (ACP), formerly An Bord Pleanála (ABP), in relation to the Proposed Project. Nine discussions with ACP have taken place since 2014 for previous iterations of the project. The most recent round of comprehensive Pre-

Application Consultations took place between November 2024 and July 2025 for the Proposed Project.

90. Listed below are the dates of the Pre-Application Consultations that have taken place since 2014. The dates that are under the ‘SID Pre-Application Consultations (PC0124)’ heading refer to Pre-Application Consultations for the Proposed Project, as opposed to the previous Pre-Application Consultations for previous iterations of the project. Please refer to Appendix 2 of this report which provides a brief overview of the topics discussed.

<b>Pre-Application Consultations held with ACP on previous iterations of the project</b>	24/04/2014 30/07/2014 11/11/2014 24/05/2016 02/11/2016 23/01/2018 21/11/2018 16/10/2019 16/02/2021
<b>SID Pre-Application Consultations (PC0124)</b>	21/11/2024 18/02/2025 08/04/2025 20/05/2025 17/06/2025 25/06/2025 02/07/2025

## **7.0 LEGISLATIVE BASIS FOR THE PROJECT**

91. There are various Directives, Acts and Regulations at both European and national level that underpin the Proposed Project.

### **7.1 EU Legislative Framework**

#### **7.1.1 The Recast Drinking Water Directive (EU DWD)**

92. The Recast Drinking Water Directive (EU DWD) (2020/2184) of the European Parliament and the Council of 16 December 2020 sets the standards to govern the quality of water for human consumption across Member States.

#### **7.1.2 The European Union (Drinking Water) Regulations 2023**

93. The European Union (Drinking Water) Regulations 2023 (S.I. 99 of 2023) transpose the EU DWD into national legislation. Under these regulations, Uisce Éireann must ensure that all water intended for human consumption supplied by them is wholesome and clean and does not present a risk to human health.

#### **7.1.3 The European Communities (Water Policy) Regulations 2003**

94. The European Communities (Water Policy) Regulations 2003 (S.I. No. 772 of 2003) transpose the WFD into Irish Law.

### **7.2 The EIA Directive (as amended)**

95. The Proposed Project requires an Environmental Impact Assessment (EIA), as required by Directive 2011/92/EU of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment as amended by Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 (the 'EIA Directive').

### **7.3 The Habitats Directive**

96. An NIS has been prepared in accordance with the provisions of Part XAB of the Planning and Development Act, 2000 (as amended); and in accordance with the requirements of Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive).

### **7.4 National Legislative Framework**

#### **7.4.1 The Water Services Acts of 2007-2022**

97. The Water Services Acts of 2007-2022, set down the legislative code governing functions, standards, obligations and practice in relation to the planning, management, and delivery of water supply and wastewater collection and treatment services. The Act focuses on management of water "in the pipe", as distinct from broader water resources issues such as river water quality.
98. The Water Services Act, 2013 and the Water Services (No. 2) Act, 2013 (as amended) also set out the governance arrangements, as well as providing for the transfer of water services functions and

infrastructure assets from Local Authorities to Irish Water. The 2013 Act also sets out specific duties and functions of the Commission for Regulation of Utilities (CRU), including those requiring the preparation of Irish Water's Water Service Strategic Plan (WSSP), and the time period for which Irish Water's Investment Plans apply.

99. The WSSP and the Investment Plans must take into account statutory spatial planning policy and the requirements of river basin management plans prepared under the Water Framework Directive.

#### **7.4.2 The Water Environment (Abstractions and Associated Impoundments) Act 2022**

100. The Water Environment (Abstractions and Associated Impoundments) Act 2022 (WAA) requires abstractions of 25 cubic metres or more in any 24-hour period to be registered with the EPA, and all abstractions of 2000 cubic metres or more in any 24-hour period now require a licence from the EPA. The abstraction for the Proposed Project will be greater than 2000 cubic metres in any 24-hour period and as such, there will be an application for an abstraction licence.

#### **7.4.3 The Planning and Development Act 2000 (as amended)**

101. The Planning and Development Act 2000 (as amended) revises and consolidates the law to provide for proper planning and sustainable development. Uisce Éireann must comply with the statutory requirements of the Act and Regulations when planning the development of water services infrastructure.

#### **7.4.4 The Planning and Development Act 2024**

102. The Planning and Development Act 2024 will repeal and replace the 2000 Act commencing on a phased basis from 2025. Under the Planning and Development Act 2024, the Proposed Project would fall within the definition of 'Chapter 4 Development' as opposed to Strategic Infrastructure Development under the Act. At present, the relevant sections of the Planning and Development Act 2024 have not been commenced, and no regulations have been issued, thus the Proposed Project continues to be considered a Strategic Infrastructure Development under the jurisdiction of the 2000 Act.

#### **7.4.5 Climate Action and Low Carbon Development Act 2015 (as amended)**

103. The Climate Action and Low Carbon Development Act 2015 (the 'Climate Act') committed the State to 2030 and 2050 legally binding targets for reducing greenhouse gas emissions and providing the governance framework by which this is to be realised. We note section 15 of the Act which states that:

*15. (1) A relevant body shall, in the performance of its functions, have regard to—*

*(a) the most recent approved national mitigation plan,*

*(b) the most recent approved national adaptation framework and approved sectoral adaptation plans,*

*(c) the furtherance of the national transition objective, and*

*(d) the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State*

104. The Climate Act therefore imposes obligations on both Uisce Éireann and An Coimisiún Pleanála as relevant bodies to comply with the Act.

#### **7.4.5.1 Compliance With Climate Act Statement**

105. An Coimisiún Pleanála and Uisce Éireann are required in so far as practicable to carry out their functions in a manner consistent with the objectives stated in section 15 of the Climate Action and Low Carbon Development Act 2015 (as amended). The EIAR includes a greenhouse gas emissions assessment of the Proposed Project's resilience/adaptation to climate change. The Climate chapter of the EIAR, in particular demonstrates how the Proposed Project is consistent with the objectives of section 15 of the Acts.
106. Assessment of greenhouse gas (GHG) emissions– this assessment considers the Proposed Project's GHG emissions over its lifetime and analyses these emissions in the context of the relevant carbon budgets, targets and policies. This is to ensure consistency with the most recent approved climate action plan and the most recent approved national long term climate action strategy, and with measures in furtherance of the national climate objective, as discussed in particular in Section 13.6 of Chapter 13 of the EIAR. This complies with subsections 15 (1) (a), (b), and (d) of the Act;
107. Assessment of climate change vulnerability – This assessment identifies the impact of a changing climate on the Proposed Project and receiving environment in the context of the most recent approved national adaptation framework and approved sectoral adaptation plans. The assessment considers the Proposed Project's vulnerability and adaption to climate change and identifies adaptation measures to increase project resilience, as discussed in Section 13.4.5.7 of Chapter 13 of the EIAR. This covers Section 15(1)(c) and (e) of the Act.
108. In addition, the purpose of the Proposed Project is ensuring resilience in the water supply to the Eastern and Midlands region. Climate change is one of the factors which increases the vulnerability of this supply and therefore the need for the Proposed Project is directly linked to future climate adaptation.
109. The above measures pursue the furtherance of the national climate objective and the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State as far as practicable as required by section 15(1)(d) and (e).

The delivery of the Proposed Project will ensure compliance with the EU legislation listed in this section and is also necessary for Uisce Éireann to fulfil its obligations as the national authority for water services under the Water Services Act 2007 (as amended), and as a relevant body under the Climate Action and Low Carbon Development Act 2015 (as amended). The Proposed Project is in accordance with the EU and national legislation in this Section.

## 8.0 NATIONAL AND SECTORAL PLANNING CONTEXT

### 8.1 Introduction

110. The need for a new water supply source for the Greater Dublin Area has long been identified in national, regional, and local planning policies. The various policies in support of the Proposed Project are identified and highlighted below to demonstrate compliance.
111. It should be noted that review of Development Plan policies has been carried out later in the report in each of the individual County Sections (Sections 9.3 – 9.7). The Proposed Project traverses six administrative boundaries and the respective County Development Plans for each Local Authority will be discussed below in Section 9 – Local Planning Context.

### 8.2 National Planning Policy

#### 8.2.1 National Planning Framework – First Revision: April 2025 (Project Ireland 2040) (NPF)



112. The NPF is the long term, 20-year strategy shaping the future growth and development of Ireland. The Framework was published in 2018 with the First Revision being finalised in April 2025. It is a framework to guide public and private assessment, to create and promote opportunities for people, and to protect and enhance the environment.

113. The document highlights the delivery of critical strategic infrastructure in areas such as transport, water services management, waste management, education, health and community services which will be essential to the sustainable growth of Dublin into the future. The Proposed Project is listed among the key priorities for Dublin.

114. The NPF notes the importance of the clean water to create a healthy society, and to support a growing economy and states that;

*“it is essential that we have a resilient water supply to serve the existing population and for the additional 1 million people projected by 2040.”*

#### **National Policy Objective 92**

*Ensure the alignment of planned growth with the efficient and sustainable use and development of water resources and water services infrastructure, in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment*

115. The NPF highlights the importance of investing in water services infrastructure as it is critical to the implementation of the National Development Plan.
116. Key priorities of the NPF include ‘*enhanced airport and port access and capacity; expansion of the public transport network including the delivery of DART+, MetroLink, Luas expansion and BusConnects; and enhanced water and wastewater capacity through projects such as the Greater Dublin Drainage Project and the **Water Supply Project, Eastern and Midlands Region.***’

**[Our emphasis]**

117. Key future growth enablers for Dublin include: Ensuring that key water supply and waste-water projects needed to support long term growth within the metropolitan area are delivered, including the Greater Dublin Drainage Project and **Eastern and Midlands Water Supply Project**;

*[Our emphasis]*

118. The following National Strategic Outcome is deemed relevant to the Proposed Project, described on Page 15 of the NPF:

**National Strategic Outcome 9: Sustainable Management of Water and other Environmental Resources**

*Ireland has abundant natural and environmental resources such as our water sources that are critical to our environmental and economic wellbeing into the future. Conserving and enhancing the quality of these resources will also become more important in a crowded and competitive world as well as our capacity to create beneficial uses from products previously considered as waste, creating circular economic benefits.*

*(P.g 148)...Investment in water services infrastructure is critical to the implementation of the National Development Plan. The current Water Services Strategic Plan by Irish Water will be updated in the light of the policies in the National Planning Framework addressing the requirements of future development, while also addressing environmental requirements such as obligations under EU Water Framework Directive mandated River Basin Management Plans.*

***A new long-term water supply source for the Eastern and Midland Region, which includes the Dublin Water Supply Area (DWSA), is needed by the mid-2020s, to provide for projected growth up to 2050 and contribute to resilience and security of supply for the region. This requires infrastructure provision to be guided and prioritised in a manner that can benefit the greatest possible number of areas within the country.***

*[Our emphasis]*

**8.2.2 The National Development Plan (NDP) 2021 – 2030**



119. The National Development Plan outlines investment priorities that will support the National Planning Framework to be implemented in a successful manner. The NDP sets out the Government’s over-arching investment strategy on a national, regional and local level to achieve a high quality stock of infrastructure throughout Ireland.

120. The NDP addresses water infrastructure and addresses the investment plans for the Proposed Project;

*“Significant continued investment in water and waste water infrastructure and services will also involve increased delivery of new connections, co-ordinated with the planning process to support economic growth and meet the needs of priority housing developments and urban renewal areas, while at the same time supporting implementation of national strategies in relation to public health, safety and environmental compliance.*

*In the period from 2021-2025 almost €6bn investment will be undertaken by Irish Water of which over €4.5 billion will be Voted Exchequer funded.*

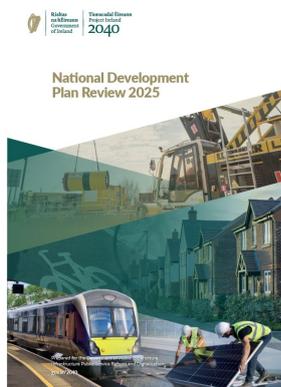
*This investment includes the projects and programmes committed to in Irish Water's Capital Investment Plan 2020-2024 approved by the Commission for Regulation of Utilities under Revenue Control 3.5, including major projects such as the Water Supply Project – Eastern and Midlands Region (WSP-EMR) and the Greater Dublin Drainage Project (GDD).*

*This valuable investment in public water infrastructure will deliver critical outcomes for customers and communities across the strategic objective themes of Quality, Conservation and Future Proofing. Investment will continue to be prioritised to improve water and waste water quality through significant capital projects and delivery of national programmes. This investment is also needed to meet changing legislative and regulatory requirements such as the recast Drinking Water Directive.”*

121. The NDP states that the Proposed Project is one of the Water Quality Strategic Investment Priorities;

*Delivering Significant Infrastructure Development projects to meet future economic, housing and population demands such as the Water Supply Project – Eastern and Midlands Region and the Greater Dublin Drainage Project.*

### 8.2.3 National Development Plan Review 2025



122. The Programme for Government set out a review of the National Development Plan as a key priority to enhance the delivery of transformative, critical and growth-enhancing infrastructure over the next five years. The Government has increased investment levels in water infrastructure amongst other sectors to support the core ambition of the review – to deliver 300,000 additional homes by 2030 and boost Ireland's competitiveness.

123. The Government's decision to maximise investment in infrastructure has allowed for an additional allocation of €10 billion, which will ensure ongoing investment in the critical foundational infrastructure necessary for the Country.

124. In terms of water specifically, an additional injection of €4.5 billion on top of the NDP provision has been provided specifically for water services:

- The government will make a €2 billion equity injection into Uisce Éireann in 2025 to ensure additional capacity for housing developments, to meet the core ambition of the review of 300,000 homes by 2030 and also to meet regulatory requirements.
- €2.5 billion has been allocated for 2026-2030 specifically to support large scale water infrastructure projects

125. In total across all sources, including the NDP investment, €12 billion has been released and earmarked specifically for critical water infrastructure investment.

#### 8.2.4 Budget 2026 Expenditure Report

126. We note the recently published Budget 2026 expenditure report which further underlines the Government's commitment to the delivery of water services infrastructure and states the following:

*€2 billion in equity funding is being provided to Uisce Éireann in 2025 to enable the delivery of additional homes and a further €2.5 billion will be provided to Uisce Éireann for large scale water infrastructure projects over the period to 2030.*

127. Programme B – Water Services further outlines that:

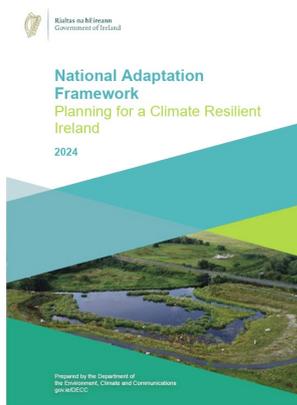
*Current expenditure of €790 million in 2026 for Uisce Éireann to ensure the continued operation, repair, and upgrading of the water and wastewater infrastructure across the country. A further €1,410 million in capital provided to Uisce Éireann, this investment is vital to support housing delivery, economic development, and for delivering environmental compliance.*

The Proposed Project is consistent with the objectives of the National Planning Framework and the NDP. The Proposed Project will create a new, sustainable source of clean water that will help support a growing economy, and the projected one million population increase by 2040.

The Proposed Project is considered to be in accordance with the provisions and objectives of the NDP. The investment priorities outlined in the NDP include the Proposed Project, as it will meet future economic, and population demands, and meet the needs of priority housing developments and urban renewal areas. The Proposed Project will allow the objectives of the NDP to be delivered, thereby meeting the changing legislative and regulatory requirements such as the EU DWD.

The commitment of the Government to the delivery of water infrastructure is further underlined in the expenditure plans contained in Budget 2026.

#### 8.2.5 National Adaptation Framework (NAF) – Planning for a Climate Resilient Ireland



128. The second National Adaptation Framework (NAF) was published in June 2024 in line with the requirements of the Climate Action and Low Carbon Development Act 2015 (as amended). The NAF outlines the national strategy for adapting to climate change and reducing vulnerability of the country to negative effects of climate change and to avail of positive impacts.

129. The NAF outlines a government and society approach to climate adaptation in Ireland, aiming 'to improve the enabling environment for adaptation through ongoing engagement with civil society, the private sector and the research community.' It introduces a broader set of guiding principles, emphasising the urgency for more intelligent, rapid, and far-reaching adaptation strategies.

130. The NAF describes what a climate resilient Ireland will look like, having energy efficient buildings and investment in the water infrastructure will provide resilience to droughts and floods.

The Proposed Project aligns with the National Adaptation Framework as it will enhance and improve resiliency in the water supply for the Eastern and Midlands Region.

### 8.2.6 Accelerating Infrastructure - Department of Public Expenditure, Infrastructure, Public Service Reform and Digitalisation July 2025

131. The *Accelerating Infrastructure* – Report issued for public consultation by the Department of Public Expenditure, Infrastructure, Public Service Reform and Digitalisation in July 2025 highlights that capital investment by the State has never been higher and Ireland’s legacy of inadequate infrastructure is slowly being addressed. However, there is evidence that the lifecycle for infrastructure projects, how long it takes to develop a project from inception to completion, has lengthened considerably.
132. The development of this report has been led by the new Infrastructure Division within the Department of Public Expenditure, Infrastructure Public Service Reform and Digitalisation (DPER). The work programme of the new Division is focused on accelerating the provision of infrastructure, particularly in the electricity, transport and water sectors. These sectors were identified as their provision is critical to underpin the development of all other infrastructure, whether social or economic.
133. Public consultation on the proposal closed on 4<sup>th</sup> July 2025. At the time of writing this report there were no further updates on the Department’s website.

The Accelerating Infrastructure report highlights the need to reduce the length of the lifecycle for infrastructure projects, particularly for the water sector to allow for the development of all other infrastructure. The delivery of the Proposed Project is consistent with the aims of the Accelerating Infrastructure Report.

### 8.2.7 National Biodiversity Action Plan 2023-2030

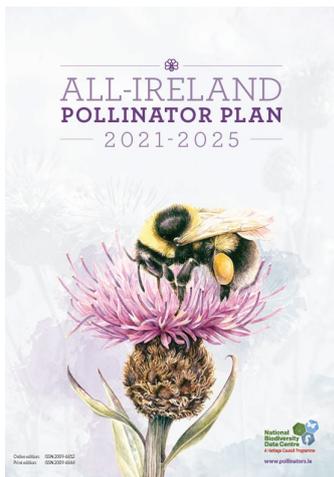
134. Ireland’s 4<sup>th</sup> National Biodiversity Action Plan (NBAP) sets the national biodiversity agenda for the 2023-2030 period, taking account of the wide range of policies, strategies, conventions, laws and targets at the global, EU and national level that influence our shared environment in order to scale up biodiversity action.
135. The Plan sets out the following five objectives:
1. Adopt a Whole-of-Government, Whole-of-Society Approach to Biodiversity
  2. Meet Urgent Conservation and Restoration Needs
  3. Secure Nature’s Contribution to People
  4. Enhance the Evidence Base for Action on Biodiversity
  5. Strengthen Ireland’s Contribution to International Biodiversity Initiatives
136. Outcome 2D relating to Objective 2 sets out the following target:

*By 2027, protection and restoration measures detailed in Ireland’s third RBMP are implemented to ensure that our natural waters are sustainably managed; that freshwater resources are protected so that there is no further deterioration; and*

where required, Ireland's rivers, lakes and coastal water bodies are restored to at least good ecological status

137. Identified as Action Number 2D2, Uisce Éireann are named as the Partner to achieve this target by implementing the Water Services Strategic Plan, in particular its objective to protect and enhance the environment, together with Uisce Éireann's Biodiversity Action Plan.

### 8.2.8 All-Ireland Pollinator Plan 2021-2025



138. The All-Ireland Pollinator Plan (AIPP) 2021-2025 is a five-year roadmap that aims to help bees, other pollinating insects and the wider biodiversity.

139. The AIPP has 186 actions spread across six objectives, funded by organisations that have volunteered and committed to taking action.

140. Uisce Éireann is one of the AIPP 2021-2025 partner organisations. Under Target 2.4- Organisations with site networks on public land to manage these in a pollinator-friendly way, the AIPP states the following action:

**Action 54** Irish Water to adopt pollinator-friendly management across site network, where appropriate.

The Proposed Project has been designed having regard to the policies and objectives contained in the National Biodiversity Action Plan 2023 – 2030 and the All-Ireland Pollinator Plan 2021-2025.

## 8.3 Sectoral Policy Context

### 8.3.1 Water Services Strategic Plan 2050 – July 2025

141. The Water Services Strategic Plan (WSSP), approved in July 2025, presents Uisce Éireann's objectives for the next 25 years and the strategy to achieve them, aligning with the requirements set out in the Water Services (No. 2) Act 2013. The WSSP 2050 sets out strategic aims stemming from four strategic objectives:

1. Safe & reliable drinking water
  - Ensuring safe drinking water
  - Delivering reliable water supplies
  - Conserving our precious resources
2. Support our customers, communities and the economy
  - Delivering for customers
  - Engaging with communities
  - Providing for growth
3. Protect and restore our environment

- Protecting our water environment
  - Playing our part under the water framework directive
  - Contributing to positive biodiversity
4. Sustainable services for the future
- Achieving net zero carbon
  - Adopting circular approaches
  - Managing our assets
  - Gaining value from innovation
  - Securing long-term funding
142. The WSSP uses the Proposed Project as a Case Study for ‘Delivering Reliable Water Supplies’, describing the need, solution and benefits of the Proposed Project and stating the following:

*“The Water Supply Project has been identified in the National Planning Framework as a ‘National Strategic Outcome’ and is also listed as one of the key ‘Strategic Investment Priorities’ of the National Development Plan.”*

*“The Water Supply Project Eastern and Midlands Region forms a key part of our long-term strategy to increase water supply resilience and levels of service in the region by creating a major new source of water to meet water supply demands of up to 50% of the State’s population to 2050 and beyond. It will enable us to meet the challenges of climate change by diversifying our water supplies. It will provide the greater area of Dublin, Meath, Kildare and Wicklow with a resilient, safe, secure water supply. Crucially it will also have capacity to serve communities along the route in Tipperary, Offaly and Westmeath. In addition, it also means 17 supplies currently serving Dublin can be redirected back to Louth, Meath, Kildare, Carlow and Wicklow, which will support balanced regional development. The interconnection of supplies will provide improved security of supply to homes and businesses and reduce the vulnerability to drought events and enables us to move away from providing supply from sources which currently struggle to provide the volumes required during dry weather events.”*

The Proposed Project is a critical element of the Water Services Strategic Plan 2050.

### **8.3.2 National Water Resources Plan - 2021**

143. As previously discussed in this Report, the objective of the NWRP was to implement a strategic plan to meet Ireland’s water requirements over the short, medium and long term by ensuring a safe, secure, sustainable and reliable water supply for all customers. The NWRP was delivered over two phases, details of which can be found at Section 4.2 of this Report.

### **8.3.3 Regional Water Resources Plan – Eastern and Midlands Region**

144. The Regional Water Resources Plan Eastern and Midlands (‘Eastern and Midlands Plan’) assesses the status of the Eastern and Midlands region in terms of population, development, and natural environment and identifies specific challenges within the Eastern and Midlands Region. For a

summary and the outcomes of the Eastern and Midlands Plan, please refer to Section 4.3 of this Report.

The delivery of the Proposed Project would allow the fulfilment of the policies and objectives set out in the Strategic Plans described in this section, including the implementation of the NWRP.

As demonstrated in Section 4.0 of this Report - Strategic Overview of the Project, the National Water Resources Plan proposed a preferred approach for the Greater Dublin Area Water Resource Zone and the Water Supply Area, and the Proposed Project has been developed to reflect this preferred policy approach, and therefore aligns with the National Water Resources Plan and the Regional Water Resources Plan Eastern and Midlands Region.

#### 8.3.4 Water Action Plan 2024: A River Basin Management Plan for Ireland

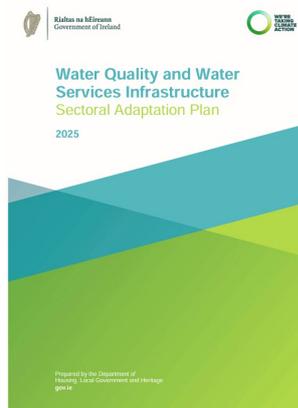
145. The Water Action Plan 2024: A River Basin Management Plan (RBMP) for Ireland sets out the measures that are necessary to protect and restore water quality in Ireland. The aim of the plan is to ensure that Ireland's 'natural waters are sustainably managed and that freshwater resources are protected as to maintain and improve Ireland's water environment'.

***Econ 4** Uisce Éireann to implement the National Water Resources Plan and associated regional plans and to maintain national water and wastewater capacity registers to ensure security of supply and sufficient capacity in drinking and wastewater networks to inform decisions on balanced regional development in line with the National Planning Framework.*

***Econ 8:** Uisce Éireann will update the current Water Services Strategic Plan to cover the 25 year period of water services management up to 2050.*

Whilst not required directly for the delivery of water, the RBMP includes measures in relation to water supply and delivery of water infrastructure to meet the requirements of the NWRP and the WSSP. The need for the Proposed Project is established in the NWRP, and the WSSP lists the Proposed Project as a case study for delivering reliable water supplies, stating that it "forms a key part of our long-term strategy to increase water supply resilience and levels of service in the region". This confirms that the Proposed Project aligns with the sustainable water management objectives in line with the RBMP.

### 8.3.5 Water Quality and Water Services Infrastructure - Sectoral Adaptation Plan



146. The Sectoral Adaptation Plan was published on the 13<sup>th</sup> November 2025, including the Water Quality and Water Services Infrastructure - Sectoral Adaptation Plan (WQWSI SAP). The plan was prepared under the National Adaptation Framework in respect of two sectors: water quality (WQ) and water services infrastructure (WSI).

147. Following multi-stakeholder engagement, the vision for the WQWSI SAP was developed:

*“Provide climate-resilient and sustainable water management systems that protect and enhance freshwater quality, comply with regulatory standards, deliver wholesome and clean water for human consumption, and support the development of robust and adaptive water services infrastructure.”*

148. The plan highlights Uisce Éireann’s role as Ireland’s national public water services provider and its responsibility to supply water services to nearly 87% of the Irish population. When describing the WSI sector in Ireland, the plan lists significant pressures facing the sector:

- Population growth and demographic changes which put increased demands on available water resources;
- Degradation of the water environment which presents significant challenges to the treatment and provision of water;
- Ageing infrastructure which requires major investment to upgrade and replace to meet future water demands;

149. The plan describes how climate change impacts may compound these existing pressures and pose challenges for adaptation planning and finance, and the emergence of economic growth as a significant driver of water resource pressure.

150. The plan also describes ‘cascading risks’, and states that:

*‘the Water Quality and Water Services Infrastructure sectors comprise a range of systems and are intricately linked with various other systems and associated sectors, exerting both positive and negative influences through direct and indirect pathways. Conversely, sectors like Biodiversity, Agriculture, and Electricity and Gas Networks also impact Water Quality and Water Services Infrastructure, highlighting a complex web of interdependencies.’*

151. The WQWSI SAP describes the need for cross-sector collaboration and coordination on relevant climate adaptation measures in order to avoid missed synergies or maladaptation from sectors working in silos which historically has been the approach.

Goals	Objectives
<b>Goal 1: Good Governance and Collaboration</b>	1.1 Enhance resilience of the water sector through effective multi-stakeholder engagement
	1.2 Monitor and share data and information to increase resilience and promote adaptation
	1.3 Establish mechanisms to report on progress in adaptation implementation
<b>Goal 2: Protect and Enhance Waterbodies</b>	2.1 Protect and enhance aquatic ecosystems, while preventing further deterioration
	2.2 Protect, improve and restore freshwater quality and quantity
<b>Goal 3: Secure, Resilient, and Adaptable Water Services</b>	3.1 Enhance existing and where required provide new drinking water services infrastructure
	3.2 Ensure wastewater management and wastewater services are delivered in a safe and reliable manner

**Figure 8.1 – Goals and Objectives of the Water Quality and Water Services Infrastructure Sectoral Adaptation Plan. (Source: Figure 5-1 of WQWSI SAP, Department of Housing, Local Government and Heritage - gov.ie)**

152. The delivery of the Proposed Project will contribute to achieving ‘Goal 3’. The WQWSI SAP identifies the Proposed Project:

*Uisce Éireann’s Water Supply project will develop a new, climate-resilient, long-term water source to meet the demands of a growing population and economy.*

### 8.3.6 Uisce Éireann’s Draft Capital Investment Plan 2025-2029

153. The Draft Capital Investment Plan (CIP) states that the scale of the proposed investment for the RC4 period is a significant increase compared to the investment delivered during RC3, however the confirmation of available investment will be agreed through the Strategic Funding Plan, and the regulatory control process, and a draft investment portfolio is included as Appendix 4 of the Strategic Funding Plan.
154. The draft investment portfolio consists of a draft list of projects and investments which are expected to commence, progress or be completed during the RC4 period, included in which is the Proposed Project. The Draft CIP also refers to the Proposed Project as one of the two critical intergenerational projects which will deliver vital water/wastewater infrastructure for the Country, and have also been identified as having a significant impact on Uisce Éireann’s delivery strategy and are being actively considered in the overall planning particularly with regard to the spend profile and acknowledging the impact on the Uisce Éireann supply chain.

### 8.3.7 Uisce Éireann Strategic Funding Plan 2025-2029

155. The Uisce Éireann Strategic Funding Plan sets out Uisce Éireann’s multi-annual strategic funding requirement of €16.9bn to 2029, comprised of a €10.3bn investment in infrastructure and assets and €6.6bn in operating costs. This funding requirement will be met through a combination of non-

domestic revenue, excess usage charges, government subventions, non-domestic funding and capital contributions. The plan sets out the capital and operation costs expected to be incurred by Uisce Éireann over a multiannual period and how these costs fall to be recovered and will ensure a shared understanding between Government and Uisce Éireann of the broad financial parameters and investment priorities.

The Proposed Project is consistent with Uisce Éireann's Strategic Funding and Capital Investment Plans for the coming years.

### 8.3.8 The Water Services Policy Statement 2024-2030

156. The Water Services Policy Statement 2024-2030 (WSPS) was prepared by the Department of Housing, Local Government and Heritage in accordance with the Water Services Acts and sets the high-level policy framework in relation to the provision of water services generally, including meeting the obligations to protect and enhance the environment.
157. It defines the Government's Strategic policy objectives and priorities that must be pursued in delivering water and wastewater services. The WSPS discusses the growing influence of environmental factors on water services policy, and states that water services will have to adapt if the ambitious targets are to be met within the timeframes agreed by the Government. The three key objectives are Availability & Reliability, Safety & Quality, and Sustainability.

The delivery of the Proposed Project would allow the fulfilment of the policies and objectives set out in the Strategic Plans described in this section. Examples of policies and objectives that would be realised include helping achieve 'Goal 3' of the WQWSI SAP, implementing the NWRP, adapting to climate change and building climate resilience and investment in water infrastructure, and the direct support for the Proposed Project demonstrates that this is a project of national and strategic importance.

### 8.4 Regional Planning Policy

158. A Regional Spatial and Economic Strategy (RSES) is a strategic plan and investment framework to shape future growth and to better manage regional planning and economic development throughout the Region. It identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives.
159. The principal statutory purpose of the RSES is to support the implementation of Project Ireland 2040 and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the Region.
160. The Proposed Project passes through the areas of two Regional Assemblies, namely the Eastern and Midlands Regional Assembly and the Southern Regional Assembly.

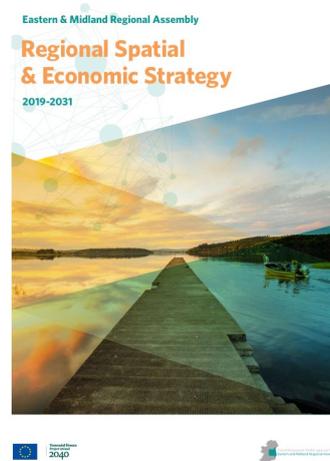
#### 8.4.1 Eastern and Midland Regional Assembly (EMRA) Regional Spatial and Economic Strategy 2019-2031

161. The EMRA is one of the three Regional Assemblies in Ireland comprising the counties of Longford, Westmeath, Offaly, Laois, Louth, Meath, Kildare, Wicklow, and Dublin.

162. The region is described as being the primary economic engine of the state providing more than 1 million jobs.

163. The vision for the EMRA is as follows;

*“To create a sustainable and competitive Region that supports the health and wellbeing of our people and places, from urban to rural, with access to quality housing, travel and employment opportunities for all”*



164. The EMRA RSES sets out 16 Regional Strategic Outcomes (RSOs), of which the following two are deemed to be relevant to the Proposed Project;

**RSO 7. Sustainable Management of Water, Waste and other Environmental Resources**  
*Conserve and enhance our water resources to ensure clean water supply, adequate waste water treatment and greater resource efficiency to realise the benefits of the circular economy.*

**RSO 10. Enhanced Green Infrastructure**  
*Identify, protect and enhance Green Infrastructure and ecosystem services in the Region and promote the sustainable management of strategic natural assets such as our coastlines, farmlands, peatlands, uplands woodlands and wetlands.*

#### 8.4.2 Resilience of Critical Infrastructure

165. The EMRA RSES describes the role of Critical Infrastructure;

*Critical infrastructure (CI) provides the essential functions and services that support European societal, economic and environmental systems.*

*As both natural, including extreme weather events, and man-made disaster and crises situations become more common place, the need to ensure the resilience of CI so that it is capable of withstanding, adapting and recovering from adverse events is paramount. Critical infrastructure includes transport Infrastructure, electricity and gas networks, flood risk management, and water services infrastructure.*

#### RPO 7.43: Resilience of Critical Infrastructure

*Climate Action Regional Offices and local authorities should consider the identification of critical infrastructure within their functional areas, and particularly of the interdependencies between different types of sectoral infrastructure, as a first step in ‘future-proofing’ services and to help to inform longer term adaptation planning and investment priorities.*

166. Section 10.2 of the EMRA RSES describes the Sustainable Management of Water, and the current critical levels of demand for water that the wider Dublin area is currently facing. The RSES states that water supply investment should be prioritised to facilitate further growth in line with NPF population growth projections and to ensure it remains a competitive location.
167. The RSES names the Proposed Project as one of the key projects for the region to support planned development and maintain and improve existing services and is listed in Table 10.1: Strategic Water Services Projects. The EMRA RSES states;

*Specifically, the Water Supply Project for the Eastern & Midlands Region is required to ensure sufficient treated water is available to meet the long-term water supply needs of the Region to provide for projected growth up to 2050 and contribute to resilience and security of supply for the Region. In the absence of the Water Supply Project there will be an issue with servicing growth. The benefiting corridor for the project will provide a new water supply for most of the Region and is a key element of realising potential across the Region. The project aims to meet the domestic and commercial needs of over 40% of Ireland's population in the medium to long term future (up to 2050).*

168. The EMRA RSES sets out Regional Policy Objectives relating to water supply, of which the following are deemed relevant to the Proposed Project.

**RPO 10.2:** *EMRA supports the delivery of the strategic water services projects set out in Table 10.1, subject to appropriate environmental assessment and the planning process.*

**RPO 10.3:** *The Regional Assembly and local authorities shall liaise and cooperate with Irish Water to ensure the delivery of Irish Water's Investments and other relevant investment works programme of Irish Water that will provide infrastructure to increase capacity to service settlements in accordance with the settlement strategy of the RSES and local authority core strategies, and provide for long term solutions for waste water treatment for the Region.*

**RPO 10.6** *Delivery and phasing of services shall be subject to the required appraisal, planning and environmental assessment processes and shall avoid adverse impacts on the integrity of the Natura 2000 network.*

**RPO 10.9:** *Local authorities and Irish Water should work together to examine significant raw water sources which may be made redundant by the Water Supply Project for the Eastern and Midlands Region with a view to preserving and protecting them for future back up or 'windfall' type economic development opportunities where high water use is required.*

#### **8.4.3 Dublin Metropolitan Area Spatial Plan (MASP) 2019-2031**

169. The MASP is an integrated land use and transportation strategy for the Dublin Metropolitan Area and is contained within Chapter 5 of the EMRA RSES.
170. The MASP boundary extends beyond Dublin City and suburbs and includes parts of counties Fingal, Meath, Kildare and Wicklow. There are seven local authorities within the Metropolitan Area in total.
171. The MASP is aligned with a number of Regional Strategic Outcomes in the RSES which include managing the sustainable and compact growth of Dublin, the regeneration of cities and better use

of under-used land, integrated transport and land use and the promotion of Dublin as a global city region.

172. In the Enabling Infrastructure section (Section 5.5) of the MASP, the key aim is identified;

*“to unlock the development capacity of strategic development areas within the metropolitan area by identifying the sequencing of enabling infrastructure and by directing the cross sectoral investment required to deliver development. In addition to transport investment priorities, which are set out in the MASP, the Dublin metropolitan area is experiencing capacity issues in relation to both water and wastewater infrastructure.”*

173. The MASP goes on to identify a number of water and wastewater projects including the Proposed Project, that are ongoing to deliver capacity at a large scale to the metropolitan area. It states that;

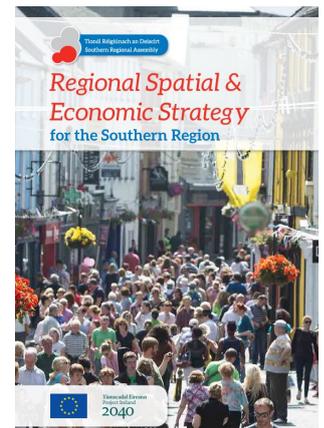
*“it is critical that the timelines for delivery of these projects are aligned with the phased delivery of strategic development areas in the MASP.”*

#### 8.4.4 Southern Regional Assembly Regional Spatial and Economic Strategy

174. The Southern Region represents over 40% of Ireland’s total landmass and one third of the national population, comprising the counties of Cork, Clare, Kerry, Limerick, Tipperary, Waterford, Carlow, Kilkenny and Wexford.

175. The RSES Vision for the Southern Region is as follows;

- Nurture all our places to realise their full potential;
- Protect and enhance our environment;
- Successfully combat climate change;
- Achieve economic prosperity and improved quality of life for all our citizens;
- Accommodate expanded growth and development in suitable locations; and
- Make the Southern Region one of Europe’s most creative, innovative, greenest and liveable regions.



#### **RPO 89 Building Resilience to Climate Change**

*a. It is an objective to support measures to build resilience to climate change throughout the Region to address impact reduction, adaptive capacity, awareness raising, providing for nature-based solutions and emergency planning;*

#### **RPO 111 Water Resources**

*It is an objective to ensure the efficient and sustainable use and development of water resources and water services infrastructure to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment.*

176. Section 8.1 of the RSES describes the strategy for the sustainable management of water supply and wastewater needs. It states that it is a key priority to ensure targeted investment to enable growth at appropriate locations, and that development is phased as such that water services infrastructure is delivered in a timely manner to enable infrastructure-led sustainable growth patterns. The RSES lists the Proposed Project as one of the significant water infrastructure projects that will be required in the lifetime of the RSES (and some beyond its lifetime) to support planned development and maintain and improve existing services:

*Water Supply Project for the Midlands and Eastern Region including key enabling infrastructure to benefit communities adjacent to the pipeline route in accordance with the sustainable approach set out by the NPF (NSO 9).*

**RPO 209 Strategic Water Supply Projects**

*It is an objective to support investment and the sustainable development of strategic water supply projects by Irish Water and relevant local authorities, arising from initiatives including Investment Plans, 25 Year Water Supply Plans for our Region's cities and metropolitan areas, leakage reduction programmes and initiatives through the National Water Resources Plan subject to appropriate environmental assessment and the planning process.*

The Proposed Project is aligned with the Regional Strategic Outcomes in the EMRA RSES as well as the Policy Objectives set out in the EMRA and Southern Regional Assembly (SRA) RSES's, and those of the Dublin MASP. The RSES's policies support the Proposed Project, and the SRA RSES uses the Proposed Project as an example of one of the significant water infrastructure projects that will benefit communities adjacent to the pipeline route in accordance with the sustainable approach set out by the NPF.

## 9.0 LOCAL PLANNING CONTEXT

### 9.1 Preamble

178. The Proposed Project would be one of the most significant linear infrastructural projects undertaken in the state, spanning an area of approximately 1,233 hectares (ha) across 6 County Council jurisdictions. Given the scale and geographic spread of the Proposed Project, this section of the Report will provide an overview of the project in stages, from west to east. As each county has its own Development Plan with various policies and objectives that are applicable to the Proposed Project, it was determined, in consultation with ACP, that this review of planning policy should be undertaken on a county by county basis.

179. The Development Plans for counties Clare and Limerick have been assessed together as the proposed works in these counties are limited to uprating of existing 38kV lines only, to be carried out by Electricity Supply Board Networks (ESBN) as the statutory undertaker in that regard. In addition, there are 4 sections outlining the elements of the scheme in Tipperary, Offaly, Kildare and Dublin and the various Development Plan policies that we consider to be applicable.

### 9.2 Planning History

180. For each county, a planning history search was undertaken on any historical or current planning applications within the planning application boundary.

181. The data sets for the planning history search were obtained from An Coimisiún Pleanála<sup>6</sup> and from the six Local Authorities<sup>7</sup>. The resulting applications were manually filtered to remove those of which were refused, withdrawn or related to a Section 5 Declaration or vacant site levy applied.

182. The search focused on planning permissions issued since 2016, and the latest search was carried out on 6<sup>th</sup> November, 2025. These applications can be found in Appendix 3– Planning History along the Route of the Proposed Project.

183. For the purposes of the EIAR assessment of Cumulative Effects and Interactions, a range of Zols were employed, depending on the subject matter area and as determined by the respective experts. For a detailed assessment of nearby planning applications, please refer to Chapter 21 of the EIAR accompanying the SID application.

### 9.3 Proposed Project - Counties Clare and Limerick

#### 9.3.1 Overview

184. The works associated with the Proposed Project in counties Clare and Limerick are limited to enabling infrastructural upgrades, namely uprating of an existing 38kV line between Ardnacrusha and Birdhill. As such, the Local Planning Context for the minor proposed works in these counties will be identified together.

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<sup>6</sup> <https://data.gov.ie/dataset/cases-2016-onwards-received-or-decided-by-an-bord-pleanala-on-or-after-1st-january-2016>

<sup>7</sup> <https://planning.geohive.ie/datasets/housinggovie::irishplanningapplications/explore?layer=1>

### 9.3.2 Geographical context

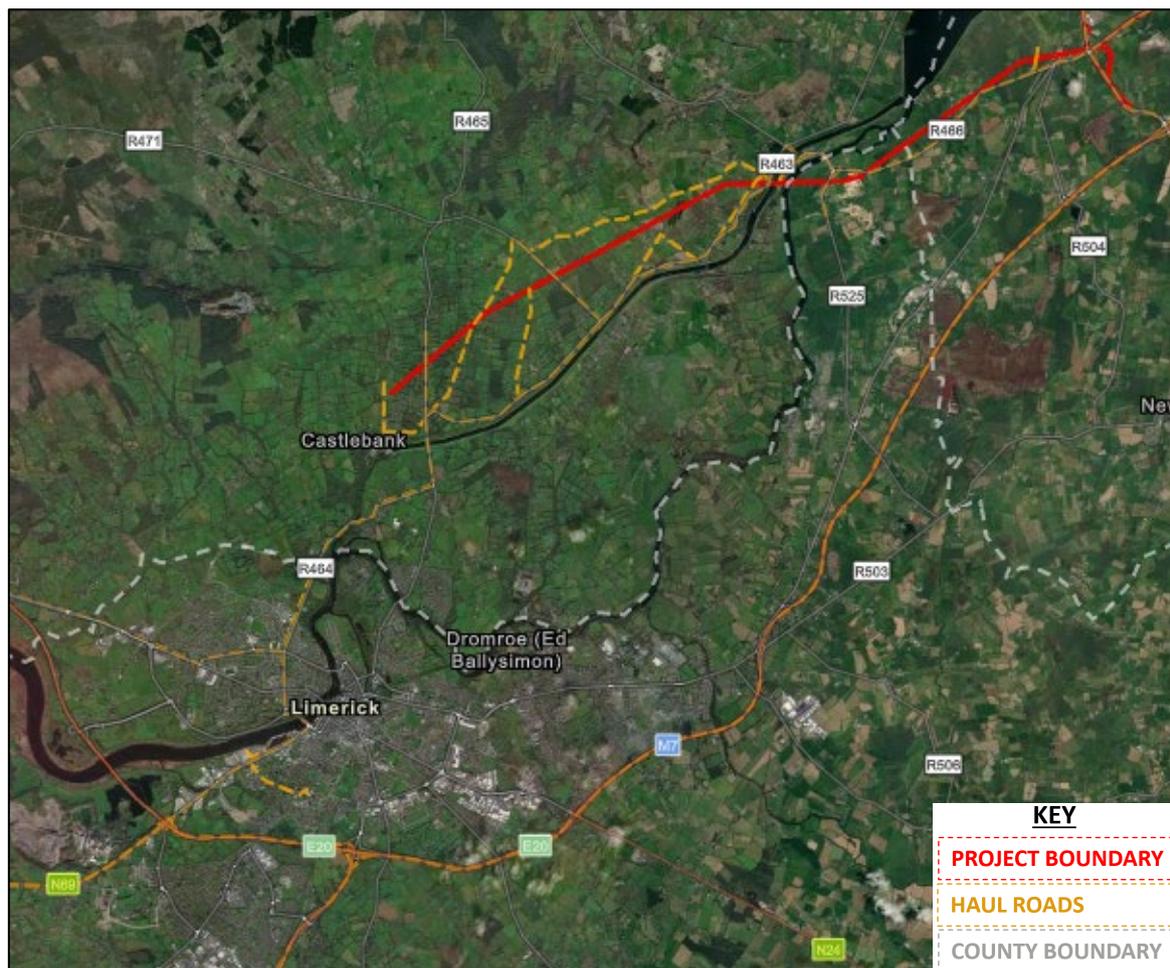


Figure 9.1- Proposed 38kV Uprate Works Location (Source: Arc GIS)

185. The proposed works would entail uprating the existing Ardnacrusha – Birdhill (38 kV overhead) Line running from poleset 6B north of Ardnacrusha Substation, in County Clare, in a north-easterly direction and terminating at the Birdhill 38 kV Substation in County Tipperary. Uprating works in County Tipperary are discussed in Section 9.4.

### 9.3.3 Planning Applications

186. A planning history search was undertaken utilising methodology outlined in Section 9.2.

187. Appendix 3 includes a listing of historical planning applications in each of the counties along the route of the proposed project.

188. Following a review of the planning history relating to the subject lands in Counties Clare and Limerick, the most significant proposal is that of the development of the solar farm permitted under Reg. Ref. 22/951, ACP Ref: 316043 and amended by Reg. Ref. 24/60485. There is a minor overlap crossing the R465 between the planning application boundary of the Proposed Project and the permitted development (Ref: 24/60485).

189. The proposed works within County Clare relate to upgrading of existing 38KV infrastructure, to be carried out by ESBN and as a result there is no potential for the Proposed Project to be in conflict with application Reg. Ref. 24/60485, or preclude the granting of permission for the Proposed Project.
190. There are 2 minor applications submitted to Limerick City and County Council along the Proposed Project route, as listed in Appendix 3. One of these (Ref: 19/1126) involved a minor relocation of part of the existing Ardnacrusha Birdhill 38Kv Line by ESBN.

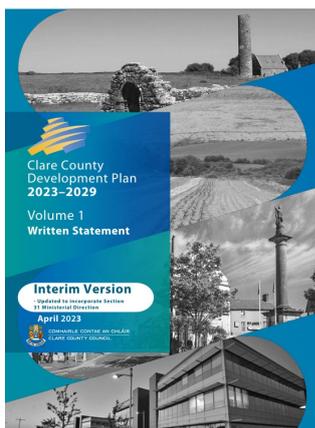
### 9.3.4 Description of Proposed Project Elements in Counties Clare and Limerick.

Permanent Proposed Project Element	Description
Proposed 38kV Uprate Works	<ul style="list-style-type: none"> <li>- The Proposed 38 kV Uprate Works are necessary to deliver adequate electrical power to the RWI&amp;PS and WTP.</li> <li>- The proposed works would include the upgrading of the existing Ardnacrusha – Birdhill Line.</li> </ul>

191. The proposed works in counties Clare and Limerick would entail upgrading the existing Ardnacrusha-Birdhill (38kV overhead) Line running from poleset 6B north of Ardnacrusha Substation in County Clare in a north easterly direction through the north of County Limerick. The line is an existing overhead line, and it is this section that would be subject to upgrade works including line replacement and replacement of polesets as part of the Proposed Project.

### 9.3.5 Local Planning Policy

#### 9.3.5.1 Clare County Development Plan 2023-2029



192. The Clare County Development Plan (CCDP) 2023-2029 came into effect on 20th April 2023. The CCDP states that securing the timely delivery of critical physical infrastructure, primarily in the water services sector, is one of the most important aspects of the plan. The provision of a good quality water supply is critical for future economic development, quality of life and the sustainable growth of the county.

193. The following objectives are relevant to the Proposed Project:

**CDP 11.28** It is an objective of Clare County Council:

- To support investment and the sustainable development of strategic water supply projects of Uisce Éireann and leakage reduction programmes and initiatives through the National Water Resources Plan, the Eastern and Midland Regional Water Resources Plan and subject to appropriate environmental assessment and the planning process;*
- To carefully scrutinise any proposals for the abstraction of water from Lough Derg, either for storage or direct supply outside the county which, due to geographical proximity, may*

*have a significant impact on County Clare taking into account the impacts of climate change and in particular low flow conditions which are now prevalent across the county throughout the year;*

- c) To ensure that any abstraction proposals are in compliance with the environmental requirements of objective CDP 3.3 of this plan, and,*
- d) To carefully scrutinise any proposals for the abstraction of water from Lough Derg or the River Shannon which may have an impact on the proposed South Clare/University of Limerick Economic Strategic Development Zone, an objective of which is the reopening of the Errina Canal.*

The proposed abstraction is water that would otherwise be used in hydropower generation, and a maximum of 2% of the long term annual average flow at Parteen Basin will be diverted for drinking water supply instead of being used for hydropower generation. In addition, the simulated forward flows to the Old River Shannon (ORS) remain unchanged by the inclusion of the Proposed Project abstraction.

The proportion of days (to the nearest whole percent) when the ORS is receiving the minimum required compensation and fish pass flows is simulated to be unchanged by the inclusion of the Proposed Project abstraction, as does the timing of the spill flows down ORS when Ardnacrusha is at full capacity. There should therefore be no impediment to the achievement of Objective CDP 11.28 (d) in terms of reopening of the Errina Canal. Further details of the abstraction modelling at Parteen Basin are outlined in Chapter 9 (Water) and Appendix 9.1 of the accompanying EIAR.

**CDP 3.3** *It is an objective of the Clare County Council:*

- a) To require compliance with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation;*
- b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species, where required together with the preparation of both statutory and non-Statutory Ecological Impact Assessments (EclA);*
- c) To protect, manage and enhance ecological connectivity and improve the coherence of the Natura 2000 Network;*
- d) To require all proposals to ensure there is 'no net loss' of biodiversity within developments;*
- e) To ensure that European sites and Natural Heritage Areas (designated proposed NHAs) are appropriately protected;*
- f) To require the preparation and assessment of all plans and projects to have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 10 of this development plan; and*

*g) to require compliance with the objectives of the Water Framework Directive and support the implementation of the 3rd Cycle River Basin Management Plan (and any other iteration during the lifetime of the plan).*

- Regarding Objective CDP 3.3 d) requiring all proposals to ensure there is no net loss of biodiversity within developments, the proposed works in County Clare are limited to enabling infrastructural upgrades, namely upgrading of an existing 38kV ESBN line between Ardnacrusa and Birdhill, County Tipperary. As such, the minor proposed works within County Clare will not result in material change to the character of the physical environment. With the implementation of proposed mitigation measures there are no residual significant effects on biodiversity expected within County Clare and the Proposed Project is deemed to be compliant with Objective CDP 3.3 d). Compliance with Objective 3.3d) is discussed further in the accompanying Material Contravention Statement, prepared by Tom Phillips & Associates.

### ***Biodiversity and Habitat Protection***

***CDP15.12*** *It is an objective of Clare County Council:*

*a) To protect and promote the sustainable management of the natural heritage, flora and fauna of the County both within protected areas and in the general landscape through the promotion of biodiversity, the conservation of natural habitats, the enhancement of new and existing habitats, and through the integration of Green Infrastructure (GI), Blue Infrastructure and ecosystem services including landscape, heritage, biodiversity and management of invasive and alien species into the Development Plan;*

*b) To promote the conservation of biodiversity through the protection of sites of biodiversity importance and wildlife corridors, both within and between the designated sites and the wider Plan area;*

*c) To support the implementation of the All Ireland Pollinator Plan, National Biodiversity Action Plan and National Raised Bog SAC Management Plan;*

*d) To ensure there is no net loss of potential Lesser Horseshoe Bat feeding habitats, treelines and hedgerows within 2.5km of known roosts;*

*e) To implement and monitor the actions as set out in the Clare County Biodiversity Plan; and*

*f) To promote biodiversity net gain in any new plans/projects/policies to promote development that leaves biodiversity in a better state than before.*

The Proposed Project is in compliance with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, the Water Framework Directive, and all other relevant EU Directives and all relevant transposing national legislation. An NIS was undertaken, concluding that the Proposed Project would not adversely affect (either directly or indirectly) the integrity of any

European site within County Clare, either alone or in-combination with other plans or projects, and there is no reasonable scientific doubt in relation to this conclusion.

Furthermore, the EIAR concludes that there will be no significant residual effects on biodiversity from the Proposed Project within County Clare.

Regarding parts a) and b) of Objective 15.12, the Biodiversity chapter of the accompanying EIAR describes and assesses the likely direct and indirect significant effects of the Proposed Project on biodiversity, including interactions between flora and fauna, with particular attention to species and habitats protected under EU Directive 92/43/EED (Habitats Directive) and EU Directive 2009/147/EC (Birds Directive).

To support the assessment, numerous surveys have taken place relating to biodiversity along the route of the Proposed Project. This includes surveys for habitats and plants (both terrestrial and aquatic), invertebrates, multiple aquatic species, invasive non-native aquatic and terrestrial species, breeding birds and wintering birds.

Mitigation measures form an intrinsic part of the design process and are put in place by a team of competent experts, with a suitably qualified Ecological Clerk of Works to oversee and implement all measures. Through the implementation of well-established approaches to mitigation, which will be implemented in accordance with best practice, it would be possible to reduce the impacts so as not to result in significant effects for the majority of ecological receptors. For further information on the biodiversity mitigation measures, please refer to Chapter 8 of the EIAR submitted as part of this application.

The Biodiversity chapter of the EIAR was prepared in accordance with the All-Ireland Pollinator Plan, National Biodiversity Action Plan 2023-2030, and consultations have been undertaken with BnM regarding any proposed works on peatlands including construction methods, which will align with the National Raised Bog SAC Management Plan. Therefore, the Proposed Project aligns with part c) of Objective 15.12.

Regarding part d) of the objective, the EIAR states that, taking into account the level of construction required for the 38 kV Uprate Works, the effects on roosting bats are considered to be negligible, due to the little vegetation removal that would be carried out. As such, we consider that the works associated with the Proposed Project align with CDP 15.12 d).

As such, we consider that the Proposed Project aligns with Objective 15.12 of the Clare County Development Plan 2023-2029.

**CDP 11.29** *It is an objective of Clare County Council:*

- a) *To work closely with Uisce Éireann to identify and facilitate the timely delivery of the water services required to realise the development objectives of this plan;*
- b) *To facilitate the provision of integrated and sustainable water services through effective consultation with Uisce Éireann on the layout and design of water services in relation to the selection and planning of development areas and the preparation of masterplans;*
- c) *To ensure that adequate water services will be available to service development prior to the granting of planning permission and to require developers to consult Uisce Éireann regarding available capacity prior to applying for planning permission; and,*

- d) *To ensure that development proposals comply with Uisce Éireann's standards and requirements in relation to water and wastewater infrastructure to facilitate the proposed development.*

**CDP 11.30** *It is an objective of Clare County Council:*

- a) *To support the implementation of Uisce Éireann Investment Plans and to advocate the provision, by Uisce Éireann, of adequate water supply to accommodate the target population and employment potential of the county and in accordance with the statutory obligations set out in the EU and national policy and in line with the Core Strategy and Settlement Hierarchy set out in this plan;*
- b) *To support the role of Uisce Éireann Investment Plans in taking into account seasonal pressures on critical water supply service infrastructure, climate change implications and leakage reduction in the design of all relevant projects;*
- c) *To advocate for the ongoing conservation and upgrade of water supply infrastructure in the county;*
- d) *To maximise the use of existing capacity in water supply services in the planning of new development;*

194. The Plan highlights energy efficiency as one of the central themes and states that an *'efficient and secure energy supply is essential to the future growth and sustainable development of County Clare'*.

**CDP 11.44** *It is an objective of Clare County Council: To promote and facilitate the sustainable development, maintenance and upgrading of electricity and gas network grid infrastructure, to integrate renewable energy sources, thereby creating a secure and efficient energy supply and storage system for County Clare which is ready to meet increased demand as the regional economy grows.*

The applicant welcomes the commitments from Clare County Council to support the implementation of the Uisce Éireann Investment Plans, which includes the delivery of the Proposed Project and will thereby allow for the fulfilment of the Objectives CDP 11.29 and CDP 11.30.

Further details are outlined in Chapter 4 (Project Description) in the accompanying EIAR.

### 9.3.5.2 Land Use Zoning



Figure 9.2 – Proposed Project Application Boundary traversing area of zoned land to south of O'Brien's Bridge, Co. Clare. (Source: Myplan.ie, Annotated by TPA 2025)

195. The 38 kV Uprate Works pass through portions of land zoned as Open Space at Ardataggle, south of O'Brien's Bridge, with the description of the zoning as follows:

*It is intended that lands zoned 'open space' will be retained as undeveloped open space, mainly for passive open space related activities. The open space/park areas could contain active play facilities such as children's play areas, but these should only be a small component of the overall areas involved.*

196. The 38 kV works also pass through land zoned for Agriculture also at Ardataggle, south of O'Brien's Bridge, with the description as follows: "This zone is for the use of land for agricultural purposes and farming-related activities and to preserve the amenity of the town or village setting."

The 38 kV Uprate Works will traverse zoned lands, however due to the minor nature of the works consisting of upgrades to existing power connections, we do not consider that there will be any impact on the zoning objectives of the lands in question.

### 9.3.5.3 Limerick Development Plan 2022-2028



197. The Limerick Development Plan 2022-2028 came into effect on 29<sup>th</sup> July 2022. In Chapter 8: Infrastructure, it is stated that the quality and extent of water services are a determinant of quality of life and a precursor to a strong economy.

198. Water services infrastructure has been identified as one element of the criteria for planning to accommodate future population growth and strategic employment growth at metropolitan, regional and local levels in Limerick.

199. The Council recognises that access to a good quality, uninterrupted water supply and wastewater disposal system is essential for public health, and seeks to support Uisce Éireann in fulfilling their responsibilities through the

following objective in relation to water services:

**Objective IN O6** It is an objective of the Council to:

- a) Support Irish Water in the provision of water and wastewater infrastructure and services in accordance with the Service Level Agreement, until such time as the Agreement is terminated.
- b) Collaborate with Irish Water in the protection of water supply sources to avoid water quality deterioration and reduce the level of treatment required in the production of drinking water, in accordance with Article 7(2) of the WFD. Protection and restoration of drinking water at the source can have co-benefits for biodiversity and climate change.
- c) Liaise with Irish Water during the lifetime of the Plan to secure investment in the provision, extension and upgrading of the piped water distribution network and wastewater pipe network across Limerick City and County, to serve existing population and future population growth and sustain economic growth, in accordance with the requirements of the Core and Settlement Strategies.

Limerick City and County Council have stated their intention to support, collaborate and liaise with Uisce Éireann to provide water and wastewater infrastructure, to protect water supply sources and to secure investment in the upgrading of piped water distribution network. The Limerick Development Plan recognises the importance of the provision of water to accommodate future growth and the Proposed Project will allow Uisce Éireann to provide the water services essential to public health and sustainable development.

200. The Development Plan states that it 'supports the future development of energy networks through objectives that protect existing infrastructure, but also facilitates future developments or upgrades, to provide the necessary power for population growth and a progressive strong economy'.

**Objective IN O13** *It is an objective of the Council to:*

*b) Protect existing infrastructure and strategic route corridors for energy networks from encroachment by development that might compromise the performance of the networks.*

*c) Require energy transmission infrastructure to comply with best practice with regard to siting, design and least environmental impact, in the interest of landscape protection.*

The delivery and operation of the Proposed Project would require proposed 38 kV uprate works to deliver adequate electrical power to the RWI&PS and the WTP. The proposed works would include the uprating of the existing Ardnacrusha – Birdhill Line and the replacement of polesets/structures.

The provision of energy transmission infrastructure will comply with best practice, and the proposed works within County Limerick are necessary for the delivery of the Proposed Project, which will provide the water infrastructure enabling population and economic growth. Therefore, we regard the proposed 38kV Uprate Works to be supported by the Limerick Development Plan 2022-2028.

**Objective EH O5 - New Infrastructure Projects**

*“It is an objective of the Council to require new infrastructure and linear developments in particular, to demonstrate at design stage sufficient measures to assist in the conservation of and dispersal of species and to demonstrate a high degree of permeability for wildlife, to allow the movement of species and to prevent the creation of barriers to wildlife and aquatic life in the wider countryside.”*

**Objective EH O12 - Blue and Green Infrastructure**

*It is an objective of the Council to:*

*...Promote connecting corridors for the movement of species and encourage the retention and creation of features of biodiversity value, ecological corridors and networks that connect areas of high conservation value such as woodlands, hedgerows, earth banks, watercourses, wetlands and designated sites. In this regard, new infrastructural projects and linear developments in particular, will have to demonstrate at design stage, sufficient measures to assist in the conservation of and dispersal of species. Projects which would be detrimental to existing blue and green infrastructure features will not be permitted.*

**Objective EH O18 - Riparian Buffers**

*“It is an objective of the Council to maintain riverbank vegetation along watercourses and ensure protection of a 20m riparian buffer zone on greenfield sites and sites are maintained free from development. Proposals shall have cognisance of the contents of the Inland Fisheries Ireland document Planning for Watercourses in Urban Environments.”*

The components of the Proposed Project to be completed within County Limerick relate to approximately 2.3 km of the Proposed 38 kV Uprate Works of the existing Ardnacrusha – Birdhill Line. These works to be delivered by ESBN are necessary to deliver adequate electrical power to the RWI&PS and WTP.

The works at this location are minor and relate to the overhead line.

These objectives are discussed further in the Material Contravention Statement.

## **9.4 Proposed Project - County Tipperary**

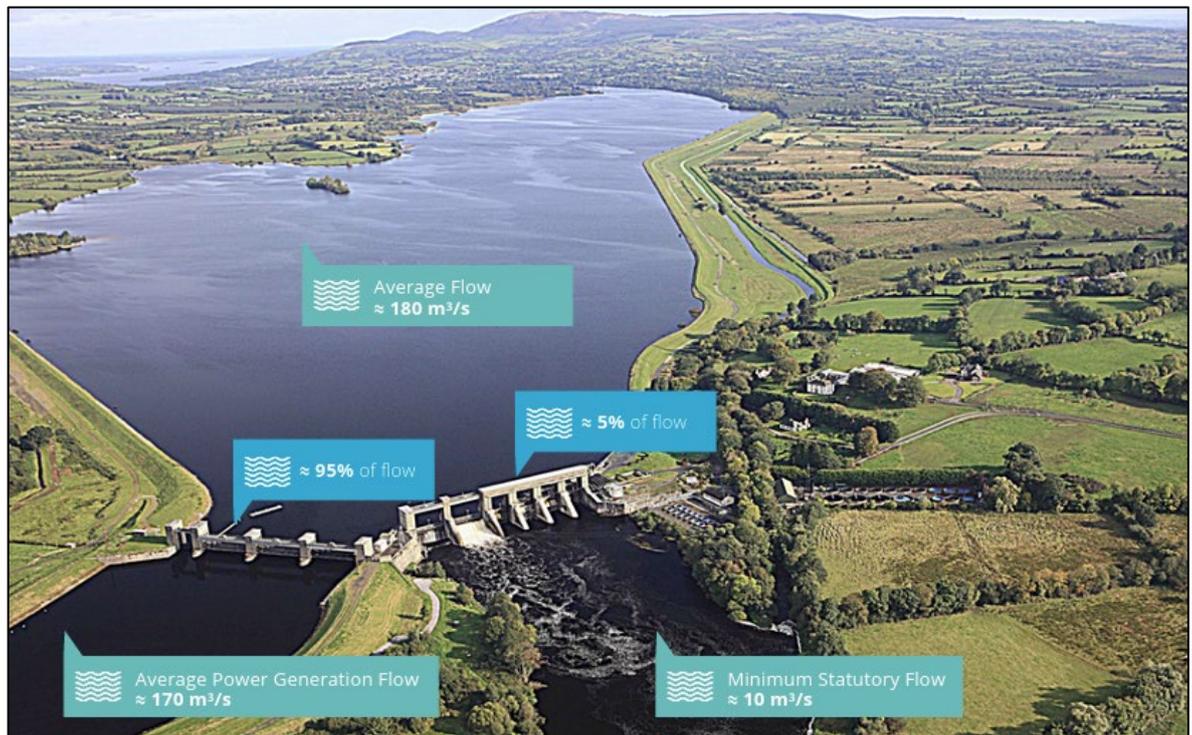
### **9.4.1 Overview**

201. A significant proportion of the Proposed Project is to be located within County Tipperary. Several infrastructure sites and approximately 45km of pipeline would be located in the county. Also located in the jurisdiction of Tipperary County Council is the final portion of the proposed 38kV Uprate Works to facilitate the Proposed Project, power connections to the WTP and RWI&PS, as well as one Pipe Storage Depot in Carrigatogher, and Construction Compounds at the infrastructure sites and an additional one located at Lisgarraff.

- The RWRMs are routed primarily through local forestry and open agricultural grassland, crossing beneath one road.
- The Treated Water Pipeline from the WTP to the BPT generally traverses open agricultural grassland, with several road, rail, water and power crossings.
- The Treated Water Pipeline from the BPT to the County Offaly border is primarily routed through agricultural grassland, with one road and one water crossing in County Tipperary.

## 9.4.2 Geographical context

202. Parteen Basin, also known locally as the “Lower Lake”, was formed as part of the Shannon Hydroelectric Scheme in the late 1920’s. Much of the perimeter of Parteen Basin is formed by high linear engineered embankment dams, visible left and right in Figure 9.3.



**Figure 9.3 – Annotated Photograph of Parteen Basin (Source: Uisce Éireann)**

203. These are category ‘A’ earthen embankment dams constructed as part of the Shannon Hydro-Electric Scheme to form Parteen Basin. It floods an area through which the Shannon once flowed as a river, and the old channel is still recognisable in depth surveys of the bed of the flooded basin. Parteen Basin is regulated both by the discharge through Parteen Weir, and by the flow through Ardnacrusa Generating Station. It is linked to Lough Derg by the Killaloe channel.
204. The proposed abstraction from the River Shannon will be located on the eastern shore of Parteen Basin, in the townland of Garrynateeneel, approximately 3.3km north-east of Parteen Weir.
205. The proposed RWI&PS is situated on the eastern bank of the Parteen Basin adjacent to (but offset from) the existing engineered embankment (Fort Henry) at the water’s edge. The route of the Pipeline Corridor heads in an easterly direction and the terrain begins to gently rise and become more rolling in character.
206. The proposed WTP adjoins an existing conifer plantation to the east of the RWI&PS and the R494 Regional Road. Moving further eastward, the Pipeline Corridor skirts through an area of relatively flat low terrain, which is flanked to the south by the Silvermines Mountains and to the north/north-west by a crest of hills and ridges known as the Arra Mountains. The Pipeline Corridor continues in a north-easterly direction through lands near Carrigatogher before curving away from the Kilmastulla River, towards the settlement of Nenagh and then through a considerable expanse of low rolling terrain to the west of Nenagh. North of Lough Ourna and Ardcroney, the Pipeline Corridor

veers further to the east; however, in general, the landform stays the same and is contained in broad low rolling hills and ridges. The Pipeline Corridor then passes north of Cloughjordan through a crest of low hills where the proposed BPT is situated on a local hill at Knockanacree.



Figure 9.4 – Aerial Map showing Infrastructure Sites and Route of Pipeline in Tipperary (Source: ArcGIS, Annotated by TPA 2025)

### 9.4.3 Elements of the Proposed Project in Co. Tipperary

#### 9.4.3.1 Raw Water Intake and Pumping Station (RWI&PS) (Site 1)



**Figure 9.5 - Illustrative Visualisation of Raw Water Intake & Pumping Station (Source: Uisce Éireann)**

207. The proposed site for the new RWI&PS is located on the eastern shore of the man made Parteen Basin, downstream of Lough Derg in the townland of Garrynatineel, immediately north of and adjacent to the linear reservoir embankment (Fort Henry Embankment - Category A dam). This is approximately 3.3km north-east of the Parteen Weir and the entrance to the Ardnacrusha Headrace, approximately 14.3km upstream of the Ardnacrusha Generating Station and approximately 2.9km downstream of the bridge at Ballina/Killaloe.
208. The RWI&PS site overlaps in part with the Lower River Shannon Special Area of Conservation (SAC) (Site Code 2165) and is currently non-commercial forestry.
209. The Parteen Basin forms part of the Lower River Shannon SAC and consequently the proposals for the design, construction, operation and maintenance of the proposed raw water intake have taken consideration of the qualifying interests in the SAC.
210. The NIS undertaken for the Proposed Project concludes: *'It has been concluded beyond reasonable scientific doubt that, subject to the implementation of mitigation measures, the Proposed Project would not adversely affect the integrity of Lower River Shannon SAC.'* For further details please refer to Section 7.1 of the accompanying NIS.

#### 9.4.3.2 Raw Water Rising Mains

211. The purpose of the Raw Water Rising Mains (RWRMs) is to transfer up to 300Mld from the RWI&PS to the WTP. The Proposed RWRMs would extend in a generally south-easterly direction from the RWI&PS for approximately 830m through the local forestry and open agricultural grassland, crossing a disused railway (RYX001) within the townland of Coolnadorory as far as the R494 (RDX001).

212. From the R494, the RWRMs would continue in an east-north-easterly direction, through further agricultural grassland and forestry in the townlands of Kilmaglasderry and Knockadromin, before entering the WTP at Incha Beg.

#### **9.4.3.3 Water Treatment Plant (WTP) (Site 2)**



**Figure 9.6 - Illustrative Visualisation of Visitor Centre and Control Building at Water Treatment Plant (Source: Uisce Éireann)**

213. The proposed WTP site would be located in the townland of Incha Beg in County Tipperary, approximately 2.6km north-east of the village of Birdhill, and approximately 2km east of the proposed RWI&PS. The WTP site is located within a sparsely populated rural area which is broadly bounded within a triangle formed by the R496, R445 and R494 regional roads.

#### **9.4.3.4 Treated Water Pipeline from the WTP to the BPT**

214. The purpose of the Treated Water Pipeline is to transfer treated water from the WTP at Incha Beg, near Birdhill to the BPT, located at a high point with an elevation of approximately 142.70m AOD near Cloughjordan, County Tipperary.
215. This section of the Treated Water pipeline is approximately 37km long and is wholly located in County Tipperary. The pipeline extends from the WTP in an east to north-east direction generally through open agriculture grassland. It would cross a number of local, regional and national roads and a number of watercourses including the Nenagh River. For the full schedule of crossings, please refer to Appendix 5.4 (Schedule of Crossings) of the EIAR submitted as part of this application.

### 9.4.3.5 Break Pressure Tank (BPT) (Site 3)



**Figure 9.7 - Illustrative Visualisation of Break Pressure Tank Control Building (Source: Uisce Éireann)**

216. The site for the proposed BPT is located in the townland of Knockanacree in County Tipperary, approximately 2km north of Cloughjordan and south of the Scohaboy (Sopwell) Bog SAC (Site Code 002206) and Scohaboy Bog Natural Heritage Area (NHA) (Site Code 000937) (1.8km and 700m respectively).
217. Currently, the site is mainly in agricultural use as pasture land. To the south of the site is Knockanacree Woods. (see Chapter 14 (Population) of accompanying EIAR for further detail). On the proposed site there is an access track for maintenance and inspection of the existing telecoms mast to the north-east of the BPT.

### 9.4.3.6 Treated Water Pipeline from the BPT

218. This section of the proposed Treated Water Pipeline is approximately 133km in total, with approximately 6km of this in County Tipperary. The pipeline extends in an easterly direction before diverting north, crossing into County Offaly. The pipeline continues in a north easterly direction as it crosses back over the border into County Tipperary for approximately 1km before re-entering County Offaly.
219. For full details of the routing of the Treated Water Pipeline in Tipperary, please refer to Chapter 4 Project Description of the EIAR.

## 9.4.4 Description of Proposed Project Elements located in County Tipperary

Permanent Proposed Project Element	Description
Raw Water Intake and Pumping Station (RWI&PS) (Infrastructure Site)	<ul style="list-style-type: none"> <li>- The RWI&amp;PS would be located on a permanent site of approximately 4ha on the eastern shore of Parteen Basin in the townland of Garrynatineel, County Tipperary. In addition,</li> </ul>

	<p>approximately 1ha of land would be required on a temporary basis for construction.</p> <ul style="list-style-type: none"> <li>- The RWI&amp;PS site includes the bankside Inlet Chamber, the Raw Water Pumping Station Building, two Microfiltration Buildings, an Electricity Substation and Power Distribution Building, and Dewatering Settlement Basins. The tallest buildings on the RWI&amp;PS site are the Microfiltration Buildings which would be approximately 10.9m above finished ground level.</li> <li>- Power for the RWI&amp;PS would be supplied via an underground connection to the existing Birdhill 38 kV electricity substation.</li> <li>- A new permanent access road from the R494 would be constructed to access the proposed RWI&amp;PS site. This access road would be approximately 5m in width and 670m in length.</li> <li>- The RWI&amp;PS site boundary would be fenced with a stock proof fence and a 2.4m high paladin security fence 5m inside the boundary. The site would be landscaped in line with the surrounding environment.</li> </ul>
<p><b>Raw Water Rising Mains (RWRMs) (Pipeline)</b></p>	<ul style="list-style-type: none"> <li>- Two 1,500mm underground pipelines made from steel that would carry the raw water approximately 2km from the RWI&amp;PS to the Water Treatment Plant (WTP) at Incha Beg, County Tipperary. The water would be pumped from the pumping station at the RWI&amp;PS to the WTP.</li> <li>- The RWRMs would include a Line Valve and Lay-By, two Air Valves and Cathodic Protection on each of the twin mains.</li> </ul>
<p><b>Water Treatment Plant (WTP) (Infrastructure Site)</b></p>	<ul style="list-style-type: none"> <li>- The WTP would be located on a permanent site of approximately 31ha at Incha Beg, County Tipperary, and 2km east of the proposed RWI&amp;PS. In addition, approximately 2.5ha of land would be required on a temporary basis for construction.</li> <li>- The WTP would comprise of a series of tanks and buildings including the Raw Water Balancing Tanks, Water Treatment Module Buildings, Sludge Dewatering Buildings, Sludge Storage Buildings, Clear Water Storage Tanks and HLPS, an Electricity Substation and Power Distribution Building, and the Control Building. The tallest building on the WTP site would be the Water Treatment Module Buildings which would be up to 15.6m above finished ground level. Additionally, there would be a telemetry mast, the top of which would be 14m above finished ground level.</li> <li>- Power for the WTP would be supplied via an underground connection to the existing Birdhill 38 kV electricity substation. Solar panels would be placed on the roofs of the Chemical Dosing Manifold Building, the Water Treatment Module Buildings, Clear Water Storage Tanks and Sludge Storage Buildings, and at a number of locations on the ground.</li> <li>- A new permanent access road from the R445 would be constructed and would be 6m in width and 640m in length.</li> </ul>

	<ul style="list-style-type: none"> <li>- The WTP site boundary would be fenced with a stock proof fence and a 2.4m high palisade security fence 5m inside the boundary. The site would be landscaped in line with the surrounding environment.</li> </ul>
<b>Break Pressure Tank (BPT) (Infrastructure Site)</b>	<ul style="list-style-type: none"> <li>- The BPT would be located on a permanent site of approximately 7ha in the townland of Knockanacree, County Tipperary. In addition, approximately 0.8ha of land would be required on a temporary basis for construction.</li> <li>- The BPT would be located at the highest point of the pipeline.</li> <li>- The BPT site would include the BPT and a Control Building. The BPT would be a concrete tank divided into three cells covered with an earth embankment. The BPT tanks would be 5m in height and partially buried below finished ground levels. The Control Building would be 7.5m over finished ground level. Additionally, there would be a telemetry mast, the top of which would be 14m above finished ground level.</li> <li>- Access to the BPT site would be via a new permanent access road from the L1058 which would be approximately 5m wide and 794m in length.</li> <li>- Power for the BPT would be supplied via an underground connection from the existing overhead power line. Solar panels would be placed on the south facing side of the control building roof, on the BPT and at ground level to the south of the site to supplement the mains power supply.</li> <li>- The BPT site boundary would be bounded by the existing hedgerow / tree line with a 2.4m high palisade security fence around the permanent infrastructure. The site would be landscaped in line with the surrounding environment to reduce its visual impact.</li> </ul>
<b>Treated Water Pipeline from the WTP to the BPT (Pipeline)</b>	<ul style="list-style-type: none"> <li>- The Treated Water Pipeline from the WTP to the BPT would consist of a single 1,600mm underground steel pipeline, approximately 37km long. The water would be pumped through the Treated Water Pipeline from the WTP to the BPT by the HPLS.</li> <li>- The Treated Water Pipeline from the WTP to the BPT would include Line Valves, Washout Valves, Air Valves, Manways, Cathodic Protection and Lay-Bys.</li> </ul>
<b>Treated Water Pipeline from the BPT</b>	<ul style="list-style-type: none"> <li>- The Treated Water Pipeline from the BPT east towards Co. Offaly refers to the single 1,600mm underground steel pipeline, approximately 5.9km long, which would deliver treated water from the BPT.</li> <li>- The water would normally travel through the pipeline by gravity.</li> </ul>
<b>Proposed 38 kV Uprate Works</b>	<ul style="list-style-type: none"> <li>- The proposed 38 kV Uprate Works, a portion of which are required in Co. Tipperary, will be necessary to deliver adequate electrical power to the RWI&amp;PS and WTP.</li> </ul>

<p><b>Ardnacrusha – Birdhill</b> <b>(Power Supply)</b></p>	<ul style="list-style-type: none"> <li>- As part of the Proposed Project, the section of this overhead line from the Birdhill Substation passing over the R445 and running proximal/adjacent to the east of the R494 would be removed and replaced with a 38 kV double-circuit underground cable.</li> <li>- There would also be works at the existing Birdhill 38 kV electricity substation including the provision of a new 38 kV modular Gas Insulated Switchgear Modular Building, new electrical equipment and lighting, together with new fencing and associated works.</li> </ul>
<p><b>Line Valves</b></p>	<ul style="list-style-type: none"> <li>- Line valves would be installed along the RWRMs and Treated Water Pipelines with 13 in County Tipperary.</li> <li>- 2 no. along the RWRMs and 11 no. along the Treated Water Pipeline in the county.</li> <li>- Localised power connections will also be required to the line valves.</li> </ul>
<p><b>Kiosk</b></p>	<ul style="list-style-type: none"> <li>- A pair of kiosks (or a single co-joined kiosk with separate secure access) would be installed close by each Line Valve.</li> <li>- The kiosk would contain the ESNB connection, power, control, isolation and telemetry for the actuator and would be offset from the pipeline.</li> </ul>
<p><b>Washout Valves</b></p>	<ul style="list-style-type: none"> <li>- There would be 54 Washout Valves proposed along the Treated Water Pipeline in Tipperary, 15 of which would have a permanent outfall pipework to watercourses; 39 of which would require a temporary discharge to watercourses, or would discharge locally.</li> </ul>
<p><b>Air Valves</b></p>	<ul style="list-style-type: none"> <li>- There are 79 Air Valves proposed along the pipeline in County Tipperary.</li> <li>- Air Valve chambers would be elevated relative to pre-existing ground levels, and would protrude approximately 1m above the existing ground level.</li> </ul>
<p><b>Lay-bys</b></p>	<ul style="list-style-type: none"> <li>- Lay-Bys would be constructed at Line Valve location, there would be 11 in Tipperary.</li> </ul>
<p><b>Manways</b></p>	<ul style="list-style-type: none"> <li>- Manways provide access to the pipeline at intervals of no more than 550m spacings.</li> </ul>

220. The table below describes the elements of the Proposed Project that will be temporarily required during the Construction Phase.

Temporary Proposed Project Element (Construction Phase)	Description
Construction Compounds	<ul style="list-style-type: none"> <li>- In total, four Construction Compounds would be temporarily required in Tipperary to facilitate the works to construct the Proposed Project. Three Construction Compounds would be located at Infrastructure Sites: RWI&amp;PS (CC0), WTP (CC1), and BPT (CC3), with an additional Construction Compound located at Lisgarriff (CC2, c.12.2ha).</li> </ul>
Pipe Storage Depots	<ul style="list-style-type: none"> <li>- One Pipe Storage Depot would be temporarily required in Carrigatogher (PSD1, c. 6.5ha) to supplement the Construction Compounds and would serve the installation of the Treated Water Pipeline.</li> </ul>

#### 9.4.5 Planning Applications

221. A planning history search was undertaken utilising methodology outlined in Section 9.2.
222. Many of the planning applications submitted to Tipperary County Council along the planning application boundary were agricultural or small domestic developments which are listed in Appendix 3. Some of the more significant applications are listed below including a retention permission of an existing telecommunications support structure with associated structures near the site of the proposed BPT. See Reg. Ref. 2560666 below for details.
- **Reg. Ref. 16600345** 6 no light industrial/industrial/distribution warehouse buildings (4 no semi-detached units and 2 no detached units) at Shannonside Business Park, Lackenavea, Birdhill. The planning application boundary of Reg. Ref. 16600345 slightly overlaps with the Proposed Project boundary along the R494 where the 38kV works are proposed.
  - **Reg. Ref. 20/306** new outdoor sensory garden playroom which will form part of the existing child care facility Clareen Creché. The proposed pipeline passes east of the creche and crosses a minor section of the redline boundary of that application.
  - **Reg. Ref. 2560666** Retention application for an existing 24m telecommunications support structure with associated structures within a palisade fenced compound and permission to install additional antenna and associated structures at Knockanacree, Cloughjordan. (Located just north of the site of the BPT).
  - **Reg. Ref. 2560172** Retention application for an existing shed adjoined to previously granted extension, and permission for new concrete tanks, two sheds and one new silage slab with concrete tank at Ballyannymore, Nenagh. (Planning application boundary overlaps with Proposed Project boundary at a power connection).
223. The planning history review has not identified any permitted developments which would preclude the granting of permission for the Proposed Project.

## 9.4.6 Local Planning Policy

### 9.4.6.1 Tipperary County Development Plan 2022-2028

224. The Tipperary County Development Plan (TCDP) 2022-2028 was adopted on 11th July 2022. The TCDP highlights the importance of investment in modern water utilities as a rural county. The plan also stresses that proper and targeted investment in water and energy infrastructure is important to underpin growth in its towns as national and regional drivers of economic development, and to support and enable growth in its villages.

225. Strategic Objectives of the TCDP (Table 2.5 pg. 32-33) include the following:

**SO-1** - *To support the just transition to a climate resilient, biodiversity-rich, environmentally sustainable and climate-neutral economy.*

**SO-6** *To support a sustainable, diverse and resilient rural economy, whilst integrating the sustainable management of land and natural resources.*

**SO-7** - *To protect, enhance and connect areas of natural heritage, blue and green infrastructure and waterbodies, for quality of life, biodiversity, species and habitats, while having regard to climate change adaptation and flood risk management measures.*

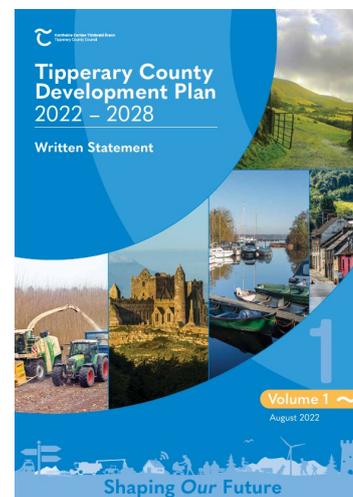
**SO-10** - *To protect existing infrastructural assets and utilities, and the strategic function of the existing national road and rail network, and associated junctions and support investment in strategic infrastructure both at the county, and the regional level thereby ensuring Tipperary's access to key services for economic growth and resilience.*

226. In Section 15.2 – Water Services, the Council states its intention to ‘*work in partnership with Irish Water in the performance of its functions and in the implementation of the WSSP, Investment Plan and National Water Resources Plan (and any amendments), to ensure that water infrastructure complies with all appropriate regulations and to ensure the sustainable development of the county.*’

227. The Plan includes the following policy and objective on Sustainability and the Circular Economy.

**10-1** *Support and facilitate new development that will produce energy from local renewable sources such as hydro, bioenergy, wind, solar, geothermal and landfill gas, including renewable and non-renewable enabling plant, subject to compliance with normal planning and environmental criteria, in co-operation with statutory and other energy providers. The provisions of the Tipperary Renewable Energy Strategy (and any review thereof) as set out in Volume 3, will apply to new development.*

**10 – C** - *To continue to support renewable energy development and to maintain a positive framework for development through the review of the Renewable Energy Strategy over the lifetime of the Plan.*



The design of the Proposed Project has considered all relevant national guidelines, policy and legislation, as well as international standards and guidelines relating to the assessment of greenhouse gas emissions and associated climatic impacts. The Climate assessment forming Chapter 13 of the EIAR has full regard to the Tipperary County Council Climate Action Plan 2024-2029.

Regarding Policy 3 – 1 and Objective 10-1, 10-C, the design of the Proposed Project has carefully considered measures to minimise energy use requirements across the various infrastructure sites and line valves for the operation and pumping of water through the pipeline. The production of renewable energy has been incorporated into the WTP and BPT sites in the form of solar panels, powering the operation of buildings on site and supplementing the main power supply, consequently reducing the energy required from the grid supply.

The design of the Proposed Project has taken account of the sustainability ambitions and has incorporated measures to reduce environmental effects. Chapter 13 - Climate of the EIAR submitted with this application undertakes an embodied carbon calculation. Table 13.30 in Chapter 13 details specific mitigation measures which have been adopted to reduce embodied carbon.

It is therefore considered that the Proposed Project is consistent with the strategic aims and climate related policies in the *Tipperary County Development Plan 2022 - 2028*.

#### **9.4.6.2 Section 8.4.2 - Equine and Related Industries**

*“Tipperary is internationally recognised for its bloodstock industry. Quality land coupled with an experienced labour force, whose tradition of working with horses has resulted in some of the world’s best breeding and training establishments being in the county. The Council will seek to ensure that the vitality and viability of the equine industry is maintained through the appropriate management of the rural environment on which the equine industry is reliant. The Council will seek to protect, promote and enhance the development of the equine industry and to continue to promote the county as a recognised centre of excellence for the bloodstock industry and equine based leisure and tourism.”*

We note the importance of the equine industry in Tipperary as reflected in Section 8.4.2. of the Tipperary County Development Plan and the need to protect its vitality and viability. It should be noted that the final alignment of the proposed pipeline has been arrived following consultation with multiple landowners, including those with equine operations, which has influenced several of the pipeline re-routes during the design process.

The Proposed Project will include significant mitigation measures, and it is our opinion that it will not contravene the objectives of the TCDP in respect of equine industry. We consider that the Project can be

realised while also safeguarding the Council's aims to ensure the vitality and viability of the equine industry, as outlined in Section 8.4.2 of the Plan.

Further details in relation to equine operations along the route are outlined in Chapter 11 of the EIAR, and for further discussion on the Proposed Project's compliance with Section 8.4.2, please refer to the Material Contravention Statement.

228. In relation to Environment and Natural Assets, the Development Plan includes the following policies:

**Section 3.7 - Biodiversity and Ecological Corridors**

*"In preparing plans for new developments, the loss of wildlife habitats and natural vegetation should be avoided so far as practicable to minimise any impact on biodiversity. Landscaping plans should be submitted in support of planning applications for multi-unit developments or for new commercial and industrial developments. Landscaping plans should provide for:*

*The retention of existing trees, hedgerows, ponds and other ecosystems where feasible and their replacement where possible.*

*A planting schedule of native trees, shrubs and plants; additional planting should be included in plans where there is an unavoidable impact on biodiversity.*

*Existing and proposed areas of open space shall, where possible, be linked with adjoining areas thus providing green linkages for wildlife habitats and improving walking and cycling permeability throughout the site."*

**11 – 1** - *In assessing proposals for new development to balance the need for new development with the protection and enhancement of the natural environment and human health. In line with the provisions of Article 6(3) and Article 6 (4) of the Habitats Directive, no plans, programmes, etc. or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects).*

**11 - 3** *Ensure the conservation and protection of existing, and proposed NHAs, and to ensure that proposed developments within or in close proximity to an existing or proposed NHA would not have a significant adverse impact on the status of the site as described.*

**11 - 4 (a)** *Conserve, protect and enhance areas of local biodiversity value, habitats, ecosystems and ecological corridors, in both urban and rural areas, including rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grasslands in accordance with the objectives of the National Biodiversity Plan (DCHG 2017) and any review thereof.*

*(b) Safeguard, enhance and protect water bodies (rivers/canals/lakes) and river walks and to provide links, where possible, to wider green infrastructure networks as an essential part of the design process.*

*(c) Require an 'Ecosystems Services' approach for new development to incorporate nature-based solutions to SUDS, in so far as practical, as part of management systems, public realm design and landscaping, in line with best practice.*

*(d) Where trees or hedgerows are of particular local value, the Council may seek their retention, or where retention is not feasible, their replacement and will seek a proactive focus on new tree-planting as part of new development.*

The NIS prepared for the Proposed Project has carefully examined the potential effects on the Lower River Shannon SAC and other European Sites within the ZOI of the Project and concluded that;

*'with the implementation of the mitigation measures proposed, that the Proposed Project would not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in combination with other plans or projects, and there is no reasonable scientific doubt in relation to this conclusion.'*

Extensive biodiversity assessments have influenced the design and routing of the pipeline and infrastructure sites.

For further information on the biodiversity mitigation measures, please refer to Chapter 8 of the EIAR submitted as part of this application. This chapter was prepared in accordance with the National Biodiversity Action Plan 2023-2030, and a review was undertaken of this Plan as part of the Baseline Environment and Future Baseline Environment assessments.

Avoidance, design requirements and mitigation measures are set out within the NIS and its appendices, and they ensure that any impacts on the conservation objectives of European sites will be avoided during the construction and operation of the Proposed Project such that there would be no risk of adverse effects on these European sites.

In response to *Objective 11-3*, there are 24 NHAs and 102 pNHAs within 15km of the Proposed Project but with careful siting and routing processes only one pNHA, the Grand Canal is directly impacted by the Proposed Project.

A source-pathway-receptor assessment was undertaken and a number of NHA and pNHAs were identified as requiring mitigation measures to avoid / reduce significant effects from water quality and dust impacts during construction and ensure no significant negative residual effects.

In response to *Policy 11-4(c)*, SuDS principles have been incorporated into the design of the infrastructure sites, including a separate foul and wastewater management system. The drainage design of the RWI&PS includes a rainwater harvesting system from the roof of the RWI&PS building and the two Microfiltration buildings.

Building roofs and tank covers account for approximately 55% of the impervious area of the WTP site. Rainfall runoff from these particular surfaces is considered to be of sufficiently consistent quality to be

harvested as a source of raw water. Clear Water Storage Tanks 1 & 2 would have a 'green roof' on top which would have an ecological benefit as well as reducing the speed of surface water run-off.

The BPT access road, and other paved areas, would be designed to incorporate SuDS principles to limit discharges of rainwater runoff from the BPT site to the equivalent greenfield site flow rate. As part of this approach, the BPT features 'green roof', which would have a biodiversity benefit as well as reducing the rate of surface water runoff.

For the drainage proposals for each infrastructure site, please refer to Chapter 4 of the EIAR.

In respect of Policy 11-4 (a), we may be determined not to fully accord with the plan, given the need to remove hedgerows to construct the pipeline. However, given the comprehensive assessment, reinstatement plans, and landscaping of infrastructure sites, the losses are minimised, and it is not considered that the Proposed Project materially diverges from the policy. We also note the wording of Policy 11-4 (d) which refers to trees or hedgerows of particular local value and states that "where retention is not feasible" the Council will seek replacement and a proactive focus on new tree-planting as part of new development.

In accordance with Section 3.7, the reinstatement of existing trees, hedgerows and other ecosystems will be carried out on a 'like-for-like' basis (where feasible) in accordance with recommendations from an Ecological Clerk of Works (ECoW) and taking into consideration the All-Ireland Pollinator Plan 2021-2025, National Biodiversity Data Centre (NBDC) 2021, and the Pollinator Friendly Planting Code NBDC 2022 to ensure locally sourced appropriate native species which are in line with the existing genetic strain used. Planting of hedgerows, trees and general landscaping would be monitored by the ECOW and will follow the Biodiversity Guidance for Uisce Éireann Developments.

We do not consider that a contravention of *Policy 11-4 (a) and (d)* will occur as a result of the Proposed Project. However, should the Commission determine any such contravention, we would not consider it to be material, as the applicant will ensure a proactive approach to replacement and reinstatement, as outlined in the accompanying EIAR and in accordance with *Policy 11-4 (d)*.

Further discussion on *Policy 11-4 (a) and 11-4 (d)* with regard to ecological corridors including hedgerows is included in the accompanying Material Contravention Statement.

Therefore, it is considered that the Proposed Project is largely compliant with the various policies and objectives relating to Biodiversity and EU Directives as contained in the Tipperary County Development Plan 2022-2028.

### **Section 3.8 - Riparian Zones**

*"It is through the conservation of ecological infrastructure such as hedgerows and riparian corridors that we protect bio-diversity. The preference will be to retain and protect existing riparian habitats while providing parks in waterside locations to maximise the potential linkages between landscape, natural heritage and recreational assets. A riparian buffer strip of a minimum 10 metres either side of all watercourses (measured from top of bank) should be preserved free of development and of adequate width to permit access for river maintenance."*

**11 - 7 a)** *Ensure the protection of water quality in accordance with the EU WFD, and support the objectives and facilitate the implementation of the associated*

*Programme of Measures of the River Basin Management Plan 2018-2021 and any successor. This includes contributing towards the protection of Blue-Dot catchments and drinking water resources. Also, have cognisance of the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the WFD.*

*b) Support an integrated and collaborative approach to catchment management in accordance with the River Basin Management Plan 2018-2021 and any successor.*

*c) Require an undisturbed edge or buffer zone to be maintained, where appropriate, between new developments and riparian zones of water bodies to maintain the natural function of existing ecosystems associated with water courses and their riparian zones, and to enable sustainable public access.*

Compliance with the WFD is central to the remit of Uisce Éireann and in the context of this Proposed Project the strategy is outlined in the Water Status Impact Assessment Report, included in Volume 6 of the EIAR accompanying the SID application.

There are a number of objectives of the WFD under which the quality of water is protected and are to be considered when undertaking a compliance assessment, including the general protection of the aquatic ecology, specific protection of unique and valuable habitats, the protection of drinking water resources, nutrient sensitive areas, and Shellfish Waters.

The Water Status Impact Assessment Report concludes as follows:

*'Taking into consideration the anticipated impacts of the Proposed Project on the biological, physico-chemical and hydromorphology quality elements, following the implementation of design and mitigation measures, the Proposed Project would not compromise WFD objectives or cause a deterioration in the status of any surface water or groundwater WFD designated water body and/or jeopardise the attainment of good surface water (or good ecological potential) or groundwater status.'*

In response to Objective 11-7(b), Chapter 9 (Water) of the accompanying EIAR outlines generic mitigation measures that follow industry best practice, to be implemented in accordance with the contractors overall CEMP for the works. Measures have been selected to ensure suitability for the Proposed Project and the types of construction methods that would be employed. These measures will be adopted in accordance with various guidelines including the successor to the River Basin Management Plan 2018-2021, the Water Action Plan 2024: A River Basin Management Plan for Ireland and its Appendix 1: Programme of Measures (DHLGH 2024). Uisce Éireann works closely with the Department and other stakeholders in delivering the actions of the Water Action Plan 2024 in protecting our natural waters.

Regarding Objective 11-7(c), during the Operational Phase the proposed RWI&PS will directly interface with Parteen Basin and will result in infringement on the existing riparian buffer. Along the route of the pipeline will be Permanent Discharge Locations with permanent outfalls, which would constitute development within 10m of watercourses.

Water intakes and outfalls adjacent to the water course are an inherent and appropriate feature in water abstraction and water treatment processes. Therefore, we consider that the Proposed Project can be accommodated without contravening Section 3.8 or Objective 11-7. The central aim of the objective is to maintain the natural function of existing ecosystems associated with water courses and their riparian

zones and to enable sustainable public access, and the Proposed Project will not impede this aim. Further discussion on this is included in Section 4.3.4 of the accompanying Material Contravention Statement.

Where the pipeline is proposed to cross other waterbodies, the majority will be by open-cut, with the trenchless method used for the large water body crossings. Where open cut does result in impacts, these will be temporary and the water bodies will regenerate after the Construction Phase and with the proposed mitigation measures having been employed. We consider that the Proposed Project aims can be met while also ensuring the appropriate protection of all watercourses along the route.

A list of the locations of each trenchless crossing can be found at Table 5.28 of the Construction & Commissioning Chapters of the EIAR accompanying this application.

In relation to the WFD and water quality, the Proposed Project is considered to be consistent with the policies and objectives of Tipperary County Development Plan 2022-2028. Further details are outlined in Chapters 8 (Biodiversity) and 9 (Water) of the EIAR accompanying the SID application.

**11 - 9** *Assess all new developments (both within and without designated Flood Risk Zones) in line with the ‘Staged Approach’ and pre-cautionary principle set out in the Planning System and Flood Risk Management Guidelines for Planning Authorities, (DEHLG, 2009) and any amendment thereof, and the following:*

*(a) Require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A & B and on lands subject to the mid-range future scenario floods extents, as published by the OPW. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.*

*(b) SFRA’s and site-specific flood risk assessments shall provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) shall be consulted with to this effect.*

*(c) Ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.*

*(d) Applications for development on land identified as ‘benefitting land’ may be prone to flooding, and as such site-specific flood risk assessments may be required in these areas.*

*(e) Require applications for new development, or for an extension to an existing development on land zoned for ‘Social and Public’ or ‘Amenity’ use and where a potential flood risk is identified, and where the proposed use might be vulnerable, to be subject to site-specific flood risk assessment to the satisfaction of the Council.*

**11 - 11** *(a) Ensure that new developments proposed in ‘Arterial Drainage Schemes’ and ‘Drainage Districts’ do not result in a significant negative impact on the integrity, function and management of these areas.*

*(b) Consult with the OPW in relation to proposed developments in the vicinity of Flood Relief Schemes and drainage channels and rivers for which the OPW are responsible, and to retain a strip on either side of such channels, where required, to facilitate maintenance access thereto.*

*(c) Protect the integrity of any formal flood risk management infrastructure (see key flood risk infrastructure identified in Section 2.2 “Drainage, Key Flood Risk Infrastructure and Early Warning Systems” of the SFRA), thereby ensuring that any new development does not negatively impact any existing defence infrastructure or compromise any proposed new defence infrastructure*

A Flood Risk Assessment was undertaken for the Proposed Project and was prepared principally to consider the flood risk to, and arising from, the infrastructure sites of the Proposed Project. The Flood Risk Management (FRM) Guidelines classify the infrastructure sites as 'highly vulnerable development'

meaning that they should be constructed on sites that are at a low risk of flooding (Flood Zone C in the FRM Guidelines).

The OPW is a statutory consultee for the Proposed Project and will be consulted regarding the Proposed Project. Furthermore, the EIAR and particularly Chapter 9 – Water, has been prepared in accordance with several OPW guidance documents and OPW data has been used to form the Flood Risk Assessment.

The potential flood risk effects of and to the pipeline sections, which are proposed to convey water from the RWI&PS to the TPR, via the WTP, and BPT, have also been considered.

Council Policy 11-9 (a) requires flood risk assessments to consider climate change impacts. In accordance with Section 3.4 of the Tipperary Strategic Flood Risk Assessment, two climate change scenarios have

been considered and accounted for as part of the FRA. The FRA concluded that future climate change would not significantly change the risk of flooding to any of the infrastructure sites.

The RWI&PS site is at a low risk of flooding from all sources. Because of its location on the banks of the Parteen Basin, the RWI&PS is designed so that all flood vulnerable infrastructure is located a minimum of

0.63m above the 0.1% AEP fluvial flood water levels. The topographic profile of the site also ensures that it would naturally shed rainfall and not give rise to deep accumulations of surface water runoff.

The WTP site is at a low risk of flooding from all sources. Ground levels across the site allow for the discharge of surface water runoff and a new drainage system would also be installed to reduce the risk of flooding from extreme rainfall.

The key pluvial flood risk area near the WTP site is located to the south in an area of woodland, which is crossed by the WTP access road. Ground levels would be raised in this location and a new drainage system provided to minimise the risk of flooding to the access road.

The proposed WTP access road is at potential risk of fluvial flooding. A Stage 3 assessment was therefore required to verify its potential impacts on flood risk, which is as Annex B 'WTP Access Road Flood Risk Assessment' in Appendix 9.4 Flood Risk Assessment.

The Flood Risk Assessment states that the WTP access road crossing the Roran watercourse floodplain has the potential to increase the risk of fluvial flooding. The FRA concluded that: 'there will not be an increase in the flood risk over the adjacent areas due to the Proposed Project.'

The BPT site occupies an elevated position relative to surrounding lands meaning the site is very unlikely to be prone to flooding from any source. There are also no watercourses near to the BPT site.

For further information, please refer to Chapter 9 – Water: Appendix 9.4 - Flood Risk Assessment of the EIAR submitted as part of this application. Annex A of Appendix 5.1 of Chapter 5 of the accompanying

EIAR is the Surface Water Management Plan which sets out the plan to manage the short-term increase in flood risk.

It is considered that the Proposed Project is consistent with the policies on Flood Management contained in Tipperary County Development Plan 2022 – 2028.

229. Policy 11-13 of the Development Plan relates to invasive plant and animal species and states that the Planning Authority will:

**11 - 13** *Seek to control the spread of invasive plant and animal species, including consideration of potential pathways for invasive species spread, i.e. watercourses.*

In relation to Objective 11- 13, as part of the EIAR undertaken for the Proposed Project, an Invasive Species Management Plan was prepared setting out the measures that will be used by the Contractor(s) to control and prevent the spread of invasive non-native species along the Proposed Project during the Construction Phase. Please refer to Appendix 5.1 Annex F of the accompanying EIAR.

The design of the RWI&PS has specifically incorporated measures to reduce the risk of transfer of invasive species beyond Parteen Basin as a result of the Proposed Project. For further details on the measures for invasive species control, please refer to Section 4.4.5.5. of Chapter 4 'Project Description' of the accompanying EIAR.

An Invasive Species Management Plan has been prepared for the Construction Phase of the Proposed Project setting out the measures that will be used by the Contractor(s) to control and prevent the spread of invasive non-native species (INNS) along the pipeline route. Some examples of measures used are as follows:

*'Known stands of INNS or potentially affected areas within the working area of the Proposed Project will be clearly fenced off in advance of works. Access in these areas will be restricted until such time that treatment has commenced and/or construction works are monitored in accordance with the ISMP in the area. In relation to knotweed species, the guidance recommends an exclusion buffer of 7m in all directions (within the works area and 3m vertically underground)'*

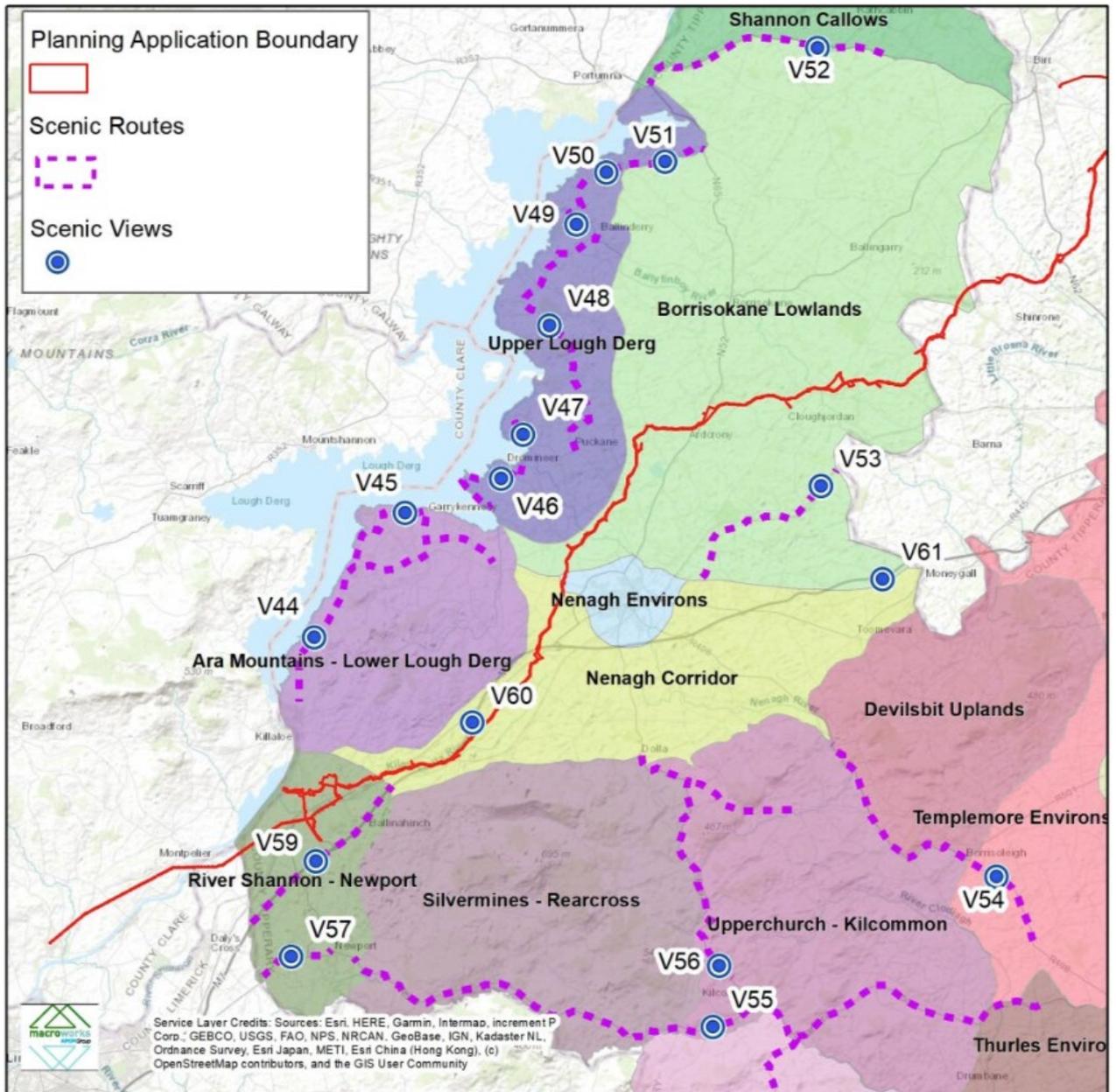
Aquatic and terrestrial invasive species have been recoded within or in close proximity to the Proposed Project and therefore the construction and operation of the Proposed Project could cause introduction/spread to areas. Mitigation measures have been integrated into the design of the intake to reduce the potential for transfer of invasives such as zebra mussels and detailed construction control measures will be implemented through the Invasive Species Management Plan during construction and operation of the Proposed Project.

For more measures and further information on invasive species control, please refer to Appendix 5.1, Annex F, Section 1.4 of the accompanying EIAR.

It is considered that the Proposed Project is consistent with the policies on invasive species contained in the Tipperary County Development Plan 2022 – 2028.

230. The three infrastructure sites are not located within any Scenic Views or Routes or designated Amenity Areas within County Tipperary, as shown in Figures 9.8 and 9.9 below.

231. Chapter 16 includes a Landscape and Visual Impact Assessment (LVIA) with a 10km radius as the study area for the three infrastructure sites. Regarding scenic views, Section 16.3.1.6 states that there are 5 no. designated scenic views occur within the study areas of the RWI&PS and WTP. The LVIA concludes that *“due to the scale and distance from these scenic designations to the Proposed Project, and the nature of the landscape in around these scenic designations, none have the potential to incur significant visual effects as a result of the Proposed Project”*.



**Figure 9.8 - LCAs and Protected Views and Routes from the Tipperary Landscape Character Assessment in Relation to the Planning Application Boundary (Source: TCDP, Annotated by Macroworks, 2025)**

Relevant policies / objectives in respect of the Environment and Natural Assets are set out below:

**11 - 17** Ensure the protection of the visual amenity, landscape quality and character of designated ‘Primary’ and ‘Secondary’ amenity areas. Developments which would

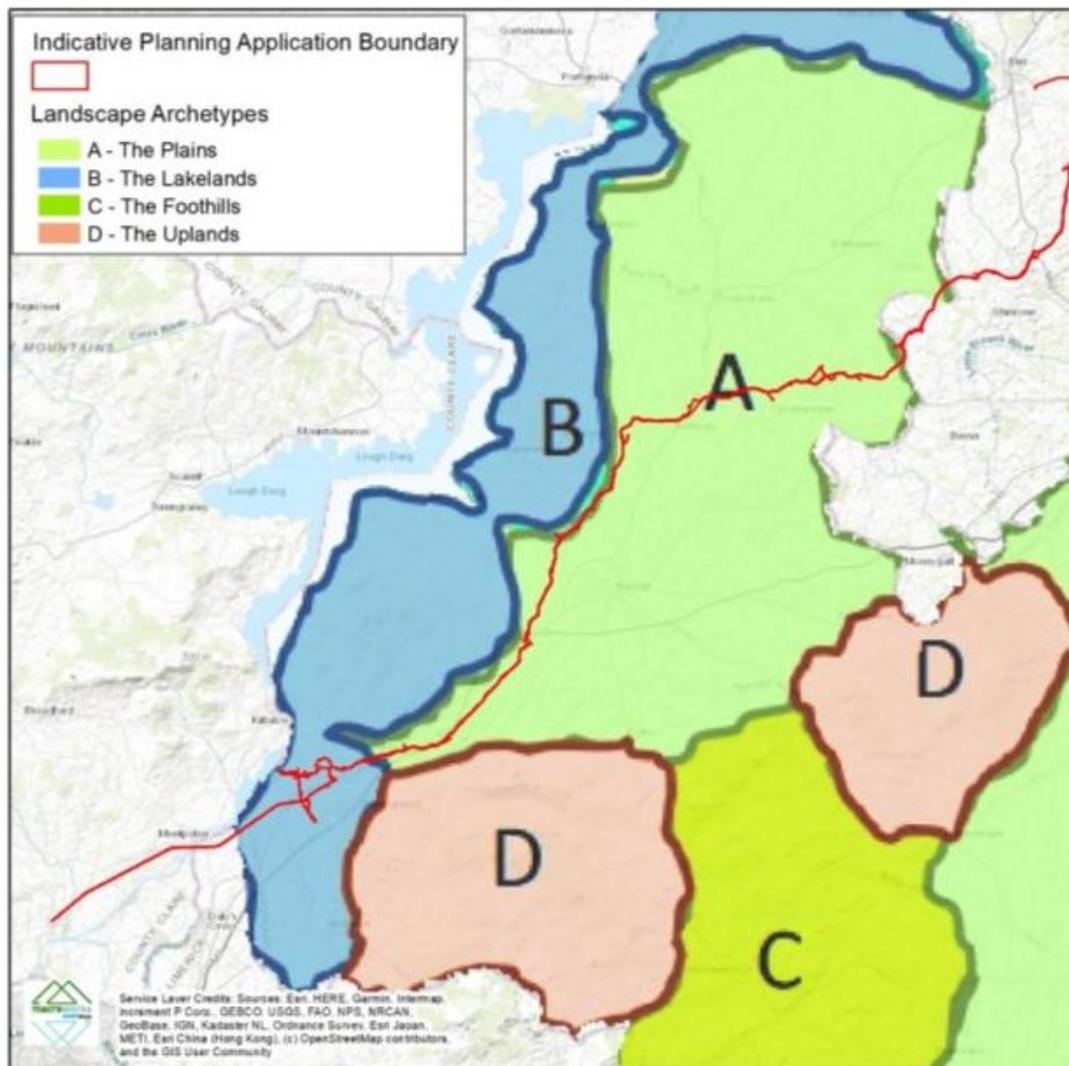
have a significant adverse material impact on the visual amenities of the area will not be supported. New development shall have regard to the following:

a) Developments should avoid visually prominent locations and be designed to use existing topography to minimise adverse visual impact on the character of primary and secondary amenity areas.

b) Buildings and structures shall integrate with the landscape through careful use of scale, form and finishes.

c) Existing landscape features, including trees, hedgerows and distinctive boundary treatment shall be protected and integrated into the design proposal

**11.7.2** The Council has designated a series of scenic views and routes in the county, which include views of key heritage sites, and inter-county scenic tourism routes. In assessing new development, consideration will be given to ensuring that views are not obstructed or significantly altered, and that the visual impact of new development be



**Figure 9.9 - Excerpt from Figure 3.2 of the Tipperary Landscape Character Assessment with the Planning Application Boundary overlaid**

*minimised by careful design and siting. Views and routes are outlined in the LCA, Volume 3 and illustrated in Figure 11.1. The Council may request the submission of a Visual Impact Statement (VIS) at application stage to ascertain the extent of the visual impact that may arise as a result of new development*

Prior to the preparation of Chapter 16: Landscape & Visual, an extensive optioneering exercise and a series of site selection stages took place for the route of the Pipeline Corridor, and the proposed locations of all other associated infrastructure sites were selected in preference to other sites and routes. The optioneering exercise included consideration of landscape and visual effects and consequently some avoidance of potential adverse environmental effects which is considered as embedded mitigation into the design of the Proposed Project.

Architectural input was provided for the key structures at the RWI&PS and WTP sites as substantial scale structures in sensitive landscape settings. The Project Architects considered the arrangement, scale, form and colour scheme of the buildings in conjunction with input from the Project Landscape Architects and Engineers. The architectural design of the RWI&PS and WTP is embedded mitigation that has been considered in the assessment of likely significant effects pre-mitigation.

Given the nature of the Proposed Project and the pipeline being underground, it is considered that there are limited effects on the landscape and visual amenities along the route of the pipeline. Whilst there may be visual impacts during the Construction Phase, these would be temporary. Given that vegetation will be replanted, the landscape and visual effects would be limited to the above ground features.

The proposed screen planting at the RWI&PS, WTP and BPT infrastructure sites aids visual screening during the Operational Phase, helping to integrate the infrastructure site into the surrounding landscape.

Chapter 16 of the EIAR carries out a Landscape and Visual Impact Assessment which concluded that there would be no significant residual landscape and visual effects from the Proposed Project during the Construction or Operational Phases.

The RWI&PS would be openly visible from the waters of the Parteen Basin for waterborne recreationalists, but even from here it would not be a bulky or visually dominant feature due to its modest scale in the context of broad views. The RWI&PS would be bound to the north-east and the south-west by forest, providing visual screening. Overall, it is considered that the proposed RWI&PS would not give rise to significant visual effects because, although it is located in an undeveloped, wooded section of the Parteen Basin shoreline, it confidently fronts the waterbody with a legibility that illustrates that it has a functional requirement to be there.

It is considered that the significance of visual effect of the WTP belies its scale and intensity of large industrial buildings and will not result in any significant adverse effects. This is due to its broad locational context in the middle of a lowland basin of farmland and forestry and the visual containment this provides.

The BPT, specifically the Control Building, has a shed or barn-like appearance, familiar elements in most rural landscapes and appropriate to its rural context of farmland and forestry and would be finished in a recessive colour scheme of muted grey/green tones. In addition to the colour scheme, the building is substantially screened from all directions (except from the top of Knockanacree Wood to the south) by

perimeter screen planting, blending with the surrounding woodland context. The screen planting almost entirely screens the views of the Control Building which is the most visible element of the BPT.

The EIAR concludes that: *'There would be no significant residual landscape and visual effects from the Proposed Project during the Construction or Operational Phases.'*

For further detail on design and mitigation measures for each of the infrastructure sites and the pipeline corridor, please refer to Chapter 16 of the EIAR submitted as part of this application.

It is considered that the Proposed Project is consistent with the policies on visual impact and landscape protection contained in the Tipperary County Development Plan 2022 – 2028.

*11 - 18 Ensure that new development does not result in significant noise disturbance and to ensure that all new developments are designed and constructed to minimise noise disturbance in accordance with the provisions of the Noise Action Plan 2018 and relevant standards and guidance that refer to noise management.*

*11 - 19 Ensure that new development does not result in significant disturbance as a result of light pollution and to ensure that all new developments are designed and constructed to minimise the impact of light pollution on the visual, environmental and residential amenities of surrounding areas.*

In response to Objective 11-18 embedded mitigation is inherent to the Proposed Project design, and there have been specific mitigation noise abatement measures included in the Noise and Vibration Management Plan to minimise any significant noise disturbance.

The Noise and Management Plan forms part of the Construction and Environmental Management Plan (CEMP) (Annex D of Appendix 5.1 of Chapter 5 of the EIAR submitted as part of this application.)

In relation to Objective 11-19, Chapter 4 (Proposed Project Description) of the accompanying EIAR outlines the measures to be taken with regard to lighting at the various infrastructure sites, and Chapter 16 (Landscape and Visual) assesses the potential impact of any proposed lighting as part of the Proposed Project.

The design of the Proposed Project has considered light pollution and mitigation measures have been put in place to minimise potential light pollution. External lighting would be designed to avoid night sky pollution/upward spill, and overspill into adjacent properties. This could include downward directional lighting and use of accessories such as hoods, cowls, louvres and shields to direct the light. Exterior lighting would be turned off unless operational staff are present on-site.

The positioning of outdoor lighting will be directed away from any adjacent linear habitats (e.g. hedgerows, treelines, rivers, woodland edge) to ensure that there is no light spill onto such habitats.

The RWI&PS, BPT, and TPR infrastructure sites will not be occupied and at night, lighting will only be activated by movement from site visitors, so it will be infrequent, and the illumination will only be for a short period. The lighting proposed for the BPS and FCV sites are considered to be no greater than a rural farmstead and that of a modest domestic nature, respectively.

The WTP is the only site that will have operational staff on-site at night, requiring light at night. The proposed lighting for the WTP site would present as a dull glow, which is considered as a Slight residual

effect. Therefore, there are no significant visual effects from the Operational Phase of the Proposed Project.

It is considered that the Proposed Project is consistent with the policies on noise management contained in Tipperary County Development Plan 2022 – 2028.

### **Section 12.5.2 - Safeguarding the Strategic Road Network**

*“It is a key aim of the Council to maintain and protect the safety, capacity and efficiency of national roads and associated junctions, avoiding the creation of new accesses and the intensification of existing accesses to national roads. New development proposals will be assessed having regard to Spatial Planning and National Roads: Guidelines for Planning Authorities (DECLG, 2012). The Council will seek to restrict access onto national routes in order to protect critical investment in infrastructure, route carrying capacity and the safety of road users. The Council has identified routes of strategic importance, by virtue of their significance in terms of connectivity between settlements, traffic volumes and role as scenic tourism routes within the county. These routes include all motorways, all national primary and secondary routes and heavily trafficked regional routes.”*

*“In considering any ‘exceptional circumstances’ that may arise, resulting in a request for new access onto the National Road network, the Council will have consideration to Section 2.6: Exceptional Circumstances of the Spatial Planning and National Roads: Guidelines for Planning Authorities (DECLG, 2012) and the recommendation of TII. It should be noted that any ‘exceptional circumstance’ being considered in accordance with the Guidelines shall be included by way of variation in accordance with Section 13 of the Planning Act.”*

#### **Objective 12 – 4**

*“Maintain and protect the safety, capacity and efficiency of Tipperary’s roads network and associated junctions in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities, (DECLG, 2012) and the Trans-European Networks Regulations and to avoid the creation of additional access points to national roads to which speed limits greater than 60kmh apply.”*

We note that the creation of new access and intensification of existing accesses to national roads should be avoided in accordance with the above policies. During the Construction Phase of the Proposed Project, one of the four Construction Compounds located in Tipperary will be along the N52 National Secondary Road at Lisgarraff, with the others located at each of the infrastructure sites (RWI&PS, WTP, and BPT).

It is not considered that the Proposed Project would conflict with the Council’s objectives as outlined in Section 12.5.2 as this will represent a temporary requirement and would fall within the category of exceptional circumstances as outlined later in the policy. Objective 12-4 underlines to need to avoid the creation of such access points in order to maintain the safety, capacity and efficiency of the road network but does not preclude them. We consider that the Proposed Project aligns with the above policies of the Tipperary County Development Plan 2022-2028.

232. Section 15.3 of the Plan refers to the Proposed Project:

*Irish Water have set out a number of benefits from the scheme including an opportunity to resolve needs across a number of water supplies in north Tipperary, which would be facilitated by a future new connection point from the proposed pipeline. Furthermore, it is proposed that a bespoke purpose-built interpretative / visitors' facility be provided at the proposed water treatment plant at Birdhill, which will represent a key community gain for Tipperary. Irish Water has also committed to providing a 'Community Gain Fund' with a view to supporting community-based initiatives in areas affected by the project;*

Tipperary County Council sets out the benefits of the Proposed Project on the county and acknowledged that the bespoke purpose-built interpretive/visitors' facility would represent a key community gain for Tipperary.

Furthermore, in line with the Eastern and Midlands Plan, there would be two potential future connection points in Tipperary at the WTP access road and the R491 in Newtown. Future connection points would potentially supply water to areas of local demand in the Midlands in the future with no disruption to the operation of the Proposed Project. Any future connections would be subject to a separate planning application as a stand-alone project.

Uisce Éireann undertook a research project to inform the development of a bespoke Community Benefit Scheme for the Project. A Community Benefit Study was prepared to present the findings of the research project for the Uisce Éireann WSP Community Benefit Scheme (CBS), from which three categories emerged: 'Economy', 'Environment' and 'Education'.

For more details on the Community Gain element of the Proposed Project, please refer to Section 10 of this report, and also the Community Benefit Study submitted with this application.

233. It is the objective of the Council to:

***11 - D (a)** Support the objectives of the All-Ireland Pollinator Plan 2021- 2025 by incorporating pollinator friendly native trees and plants within grass verges along public roads and existing and future greenways, new hedgerows, public parks and public open spaces in towns and villages, including part of mixed use and residential developments.*

*(b) Prepare a 'Pollinator Action Plan' for Tipperary over the lifetime of the Plan, having consideration to the All-Ireland Pollinator Plan, 2021 - 2025*

Following the mitigation hierarchy of avoidance, minimisation, and restoration, where feasible, best practice designs have avoided sensitive areas with high ecological value and will ensure the quality of the landscape is retained and protected. Where avoidance and minimisation are not feasible, in order to mitigate for the temporary loss of habitats and reduce significant negative effects. Following completion of the pipeline construction works the general principle is that the land would be reinstated on a 'like for like' basis to the conditions which existed on site prior to the construction of the Proposed Project, based

on the habitat/features that were on site before the works commenced. This would include the reinstatement of the soils, drainage, fencing and vegetation, subject to:

- Variations agreed with the relevant landowner regarding matters such as the location or type of gates, fencing or drainage
- Restrictions on structures that can be placed above the pipeline
- Restrictions on the type of planting that can be put over the top of the pipeline including, specifically not planting trees that would grow to more than 4m in height. A mosaic habitat would be reinstated in place of, for example, woodland / forestry plantations that would include such tree species.

Habitat creation opportunities have been incorporated into the landscape reinstatement proposals for each of the infrastructure sites. Examples of habitat creation specific to Tipperary would be the mixed mosaic habitat proposed in the north-eastern parts of the RWI&PS and the BPT sites, with additional lands to the east of the BPT site designated for woodland habitat creation. The landscaping proposal for the WTP site includes planting native species rich meadow and trees, as well as wet grassland and woodland.

The overall design of the Proposed Project includes management of topsoil and subsoil stockpiles and reinstatement planting. Reseeding will be carried out on completion of topsoil spreading to minimise the time that topsoil is left exposed and aid the natural regeneration of the existing seedbank. Habitats will be reinstated by preparing the soil appropriately (i.e. with the existing soil geographic factors, including soil type, soil pH and nutrient content) and reseeding with species specific to the habitat in question.

Replanting of habitats will take place on a like-for-like basis in accordance with recommendations from an Ecological Clerk of Works (ECoW) and taking into consideration the All-Ireland Pollinator Plan 2021-2025, NBDC 2021 and the Pollinator Friendly Planting Code NBDC 2022 to ensure locally sourced appropriate native species which are in line with the existing genetic strain used. Planting of hedgerows, trees and general landscaping would be monitored by the ECOW. For further details on the biodiversity approach, please refer to Chapter 8 (Biodiversity) of the EIAR.

It is considered that the Proposed Project aligns with the All-Ireland Pollinator Plan 2021-2025, NBDC 2021 and the Pollinator Friendly Planting Code, NBDC 2022 and therefore in accordance with Objective 11 – D (a) and (b) of the Tipperary County Development Plan 2022-2028.

The following objectives relate to the management of noise and compliance with the Arterial Drainage Act:

**11 - H** *Apply the provisions of the Tipperary County Council Noise Action Plan 2018 – 2023 as it relates to Noise Action Areas in order to reduce disturbance from noise.*

**11 - I** *Comply with the Arterial Drainage Act 1945 (as amended) prior to the carrying out of construction/ alteration works, or drainage works etc on water channels.*

Embedded mitigation is inherent to the Proposed Project design, and there have been specific mitigation noise abatement measures included in the Noise and Vibration Management Plan to minimise any significant noise disturbance.

The Noise and Vibration Management Plan forms part of the Construction and Environmental Management Plan (CEMP) (Annex D of Appendix 5.1 of Chapter 5 of the EIAR submitted as part of this application.) This plan was prepared in accordance with the European Communities (Environmental

Noise) Regulations S.I. 549/2018 which transpose the Environmental Noise Directive (END )2002/49/EC into national law. Therefore, the Proposed Project aligns with the provisions set out in the *Tipperary County Council Noise Action Plan 2018-2023*, and is in accordance with the policies and objectives relating to noise in the Tipperary County Development Plan 2022-2028.

In addition, Chapter 9 (Water) of the EIAR has been compiled having full regard to the Arterial Drainage Act 1945 (as amended) and is therefore in accordance with the provisions of Objective 11-I.

234. Chapter 13 deals with built heritage and archaeology and includes the following policies:

**13 - 4** *Safeguard sites, features and objects of archaeological interest, including Recorded Monuments, National Monuments and Monuments on the Register of Historic Monuments, and archaeological remains found within Zones of Archaeological Potential located in historic towns and other urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure their preservation (i.e. in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the Department of Arts, Heritage and the Gaeltacht. Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require an archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at, or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometre or more), those that may impact on the underwater environment and developments requiring EIA.*

**13 - 6** *Consider landscapes of archaeological significance and, if considered necessary, require an impact assessment for proposed development which could have a significant impact on the identified landscape.*

**13 - 7** *Consider underwater archaeology and ensure that development to river banks or coastal edges within the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting.*

The Proposed Project will occupy a significant proportion of previously undeveloped rural land and has therefore been subject to comprehensive archaeological analysis including wade surveys, test trenching, magnetometry surveys, detailed walk overs and archaeological monitoring, some of which has influenced the final routing of the pipeline.

Chapter 17 of the EIAR 'Cultural Heritage' details the extensive testing carried out and details of the application of mitigation measures. It is concluded that there would be potential pre-mitigation significant effects on a range of AAPs (including, but not limited to, watercourses, possible fulachtaí fia, drumlin, wetlands, field systems and enclosures, and sites of past settlement), as well as four RMP sites (RMP OF019-041, a class 3 togher; RMP OF019-041, an unclassified togher; KD009-041, an enclosure; and RMP KD010-051, a barrow). There would also be project-wide potential significant effects on

previously unrecorded archaeological remains within bogland, townland boundaries, and previously unrecorded archaeological sites.

Once all mitigation measures have been carried out there would be no residual significant effects upon the archaeological, architectural or cultural heritage resource as a result of the Proposed Project.

It is considered that the Proposed Project is consistent with the policies on built heritage and archaeological protection contained in Tipperary County Development Plan 2022 – 2028.

235. To support investment in water infrastructure in the county, the TCDP sets out the following policy:

*15 – 3 Protect the Irish Water Eastern and Midlands Water Supply Project pipeline corridor from inappropriate development that would prejudice the delivery of the project and to refer any planning applications within the development corridor to Irish Water for comment.*

*15 - 4 Collaborate with Irish Water in contributing towards compliance with the European Union (Drinking Water) Regulations Drinking Water Regulations 2014 (as amended) and compliance of water supplies with the parameters identified in these Regulations. Where new developments cannot be served by public water supply, the Council will consider a private water supply where the developer can demonstrate that any new supply is adequate to serve the proposed development and that for domestic use; it is safe to be consumed as drinking water. Groundwater abstractions must comply with EPA policies and guidelines.*

*15 - 7 Require all new development to provide a separate foul and surface water management system and to incorporate nature-based water sensitive urban design, where appropriate, in new development and the public realm. New developments, or retrofit/upgrading works, including those contributing to combined drainage systems where streetscape enhancement programmes or resurfacing programmes are planned, will incorporate measures to reduce the generation of storm water runoff, and to ensure that all storm water generated is managed on-site, or is attenuated and treated prior to discharge to an approved storm water system, with consideration to the following*

- a) Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any review thereof,*
- b) The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basis,*
- c) The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basis, ponds and wetlands etc.*
- d) The slow-down in the movement of water.*

236. Underpinning these policies are the following objectives also acting in support of Uisce Éireann:

**15 - A** Work in partnership with Irish Water in the performance of its functions and in the implementation of the Water Services Strategic Plan, Investment Plan and National Water Resources Plan (and any amendment thereof), to ensure that water infrastructure complies with appropriate regulations and to ensure and support the sustainable development of the county.

**15 - B** Co-operate with Irish Water in the delivery of the Eastern and Midlands Water Supply Project and to ensure the maximum benefit from this project to County Tipperary, in particular with respect to economic development potential and security of supply.

237. The Tipperary County Development Plan (TCDP) 2022-2028 highlights the importance of investment in modern water utilities as a rural county, and that proper and targeted investment in water and energy infrastructure is important to underpin growth in its towns as national and regional drivers of economic development, and to support and enable growth in our villages.

The applicant welcomes the commitments from Tipperary County Council to support the delivery of the Proposed Project and wider aims of Uisce Éireann in terms of complying with the European Union (Drinking Water) Regulations Drinking Water Regulations 2014 (as amended). In response to Policy 15-7, SuDS principles have been incorporated into the design of the infrastructure sites, including a separate foul and wastewater management system. The drainage design of the RWI&PS includes a rainwater harvesting system from the roof of the RWI&PS building and the two Microfiltration buildings.

Building roofs and tank covers account for approximately 55% of the impervious area of the WTP site. Rainfall runoff from these particular surfaces is considered to be of sufficiently consistent quality to be harvested as a source of raw water. Clear Water Storage Tanks 1 & 2 would have a 'green roof' on top which would have an ecological benefit as well as reducing the speed of surface water run-off.

The BPT access road, and other paved areas, would be designed to incorporate SuDS principles to limit discharges of rainwater runoff from the WTP site to the equivalent greenfield site flow rate. As part of this approach, the BPT features a 'green roof', which would have a biodiversity benefit as well as reducing the rate of surface water runoff.

For the drainage proposals for each infrastructure site, please refer to Chapter 4 of the EIAR.

It is considered that the Proposed Project is consistent with the policies on water, wastewater and drainage provision contained in Tipperary County Development Plan 2022 – 2028.

238. The TCDP notes the importance of further investment in modern water and energy utilities as a rural county. The Council states that it is their intention to:

*“support the major service providers including EirGrid, ESB Networks and Gas Networks Ireland, where it is proposed to enhance or upgrade existing facilities or networks, or provide new infrastructure in order to extend or strengthen energy supply to meet demand and meet climate reduction targets.”*

**15 - E** Support the sustainable development, maintenance and upgrading of electricity and gas infrastructure, by network providers, to enable the integration of renewable energy sources and enable an energy system that is safe, secure and adaptable.

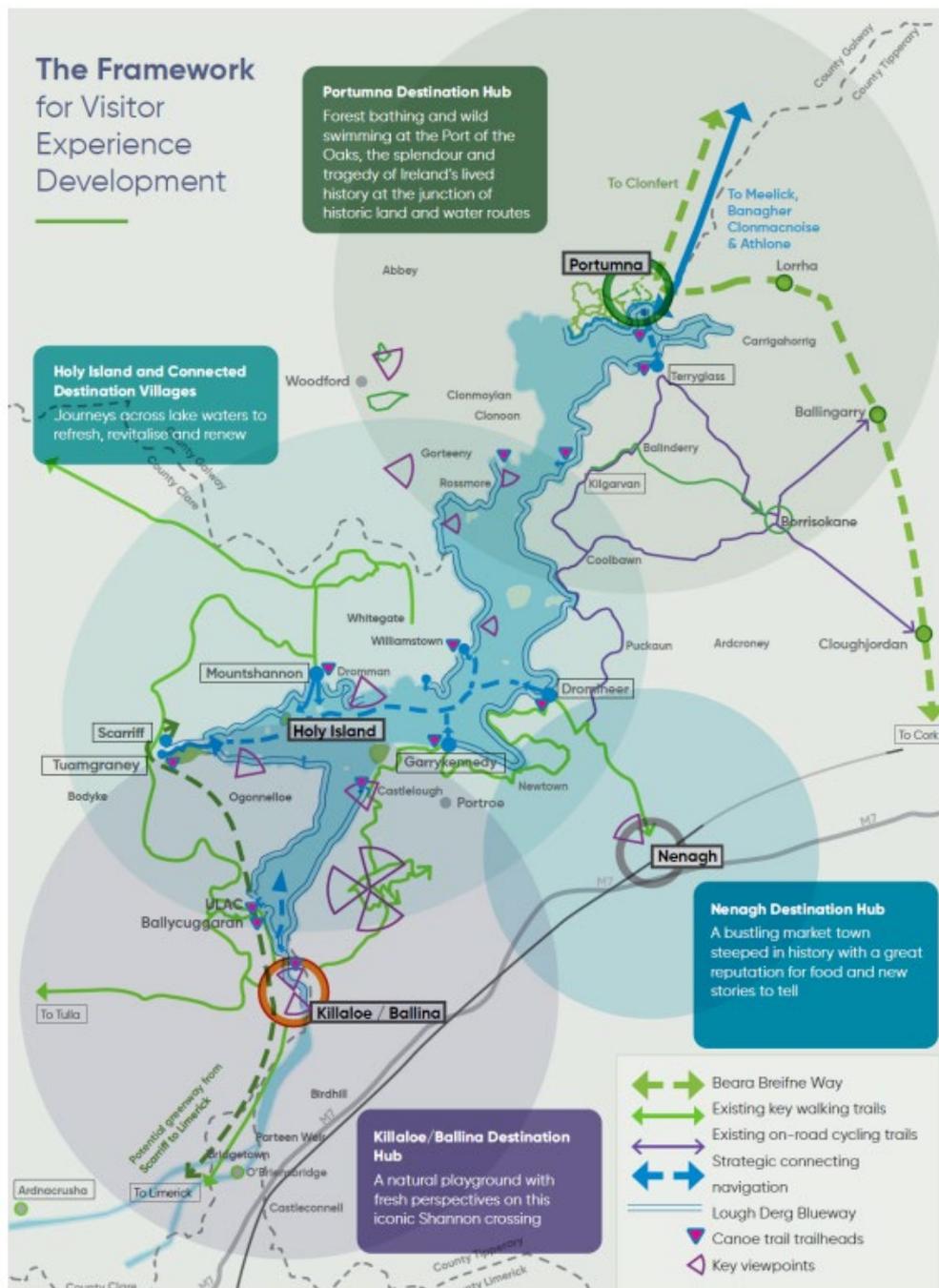
*15 - F Work in partnership with the Department of the Environment, Climate and Communications in line with their 'Policy Statement to Ensure Security of Electricity Supply and Facilitate the Target of up to 80% Renewable Electricity Generation by 2030', and to facilitate additional electricity transmission and distribution grid infrastructure, as well as additional electricity interconnection and electricity storage.*

The applicant welcomes the Council's commitment to supporting the facilitation of additional electricity transmission and distribution grid infrastructure, as well as additional electricity interconnection and electricity storage.

We consider that the proposed energy infrastructure works within Tipperary align with the policies and objectives of the Tipperary County Development Plan 2022-2028.

#### **9.4.6.3 Lough Derg Visitor Experience Development Plan 2020- 2024**

239. The Lough Derg Visitor Experience Development Plan 2020-2024 was commissioned by Tipperary County Council to support tourism and experience development in Lough Derg. The figure below is the Framework for Visitor Experience Development in Lough Derg. The Plan sets out four Action Areas, Destination Management and Innovation, the Visitor Experience and Destination Marketing with four objectives stemming from each Action Area.
240. Under the Environmental Management Section, the Plan sets out a requirement that major new development incorporates a zero-carbon approach.



**Figure 9.10 - The Framework for Visitor Experience Development (Source: Lough Derg Visitor Experience Development Plan 2020-2024)**

The *Lough Derg Visitor Experience Development Plan 2020-2024* sets out the metrics for measuring success using Key Performance Indicators. The Proposed Project will not inhibit the success of any of the 'Visitor' 'Industry' 'Community' or 'Environment' indicators.

Uisce Éireann are required in so far as practicable to carry out their functions in a manner consistent with the objectives stated in Section 15 of the Climate Action and Low Carbon Development Act 2015

(as amended) (See section 7.4.5). The design of the Proposed Project has had regard to International, European and national objectives for climate adaptation and mitigation.

The full list of guidelines, policy and legislation that were referred to are listed in Chapter 13: Climate of the EIAR which demonstrates how the Proposed Project is consistent with the objectives of section 15 of the Acts.

For further details on the Proposed Project's approach to the matter, please refer to Section 7.4.5 of this Report.

## 9.5 Proposed Project - County Offaly

### 9.5.1 Overview

241. The elements of the Proposed Project that will be located in County Offaly are the Proposed Booster Pumping Station and approximately 85km of the Treated Water Pipeline. Also located in the jurisdiction of Offaly County Council are six no. proposed Pipe Storage Depots and two no. Construction Compounds.



Figure 9.11 - Illustrative Visualisation of Booster Pumping Station (Source: Uisce Éireann)

### 9.5.2 Geographical context

242. Extending in a north-easterly direction, the Proposed Project proceeds past the Tipperary–Offaly border and crosses the Little Brosna River north of Shinrone. Continuing on in a north-easterly direction, the Proposed Project meanders between Birr and Kinnitty where it also crosses the Camcor River before passing Kilcormac to the south. As the Pipeline Corridor swerves around to the north/north-west of the Slieve Bloom Mountains in the north-eastern extents of Offaly, the terrain begins to open up and is generally contained in extensive areas of flat peatland. Here the Pipeline Corridor also crosses streams and rivers including the Clodiagh River and the Tullamore River. The Pipeline Corridor maintains its easterly course and crosses the Figle River south of Edenderry.

### 9.5.2.1 Booster Pumping Station

243. The proposed BPS site is located to the east of Birr, in the townland of Coagh Upper. The BPS site is located within a rural area on agricultural land adjacent to the L3003.

### 9.5.2.2 Treated Water Pipeline

244. This section of the proposed Treated Water Pipeline is approximately 133km in total, with approximately 86km located in County Offaly.

245. For the detailed route, please refer to Chapter 4 Project Description of the EIAR.

## 9.5.3 Description of Proposed Project Elements in County Offaly

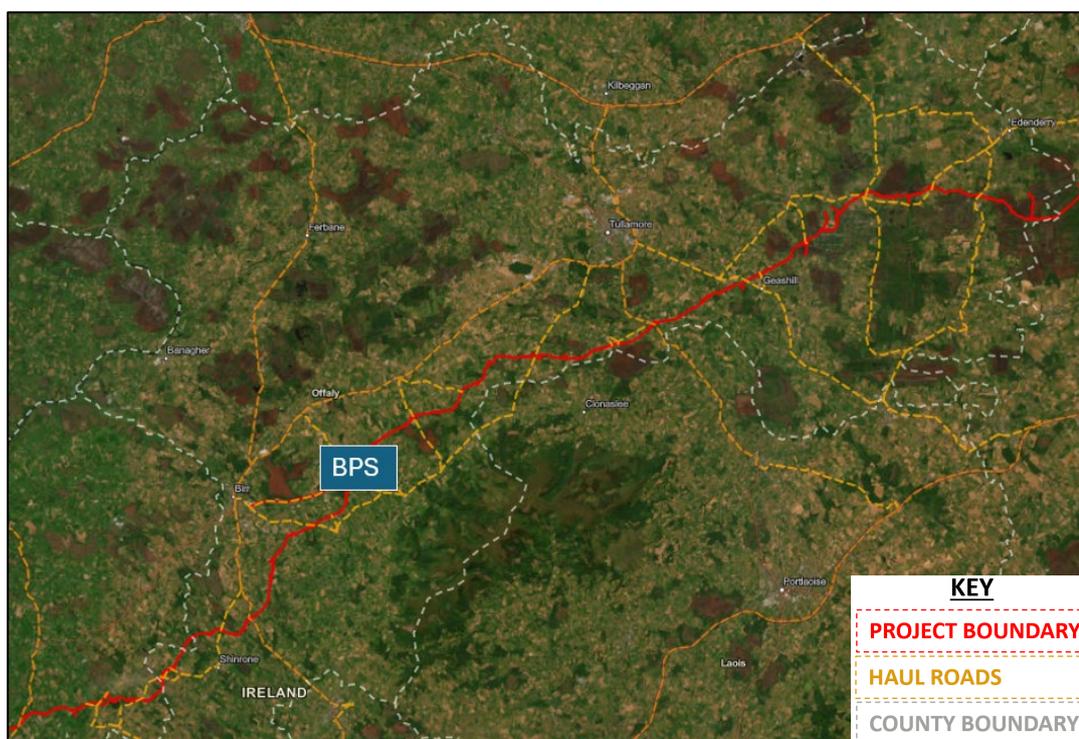


Figure 9.12 - Location of BPS and Pipeline route in Offaly (Source: ArcGIS. Annotated by TPA 2025)

Permanent Proposed Project Element	Description
<b>Booster Pumping Station (BPS)</b>  <b>(Infrastructure Site)</b>	<ul style="list-style-type: none"> <li>- The BPS would be located on a permanent site of approximately 2.6ha in the townland of Coagh Upper, County Offaly. It would be located approximately 30km downstream from the BPT.</li> <li>- The BPS site would consist of a single storey building with a basement below. It would have a finished height of approximately 7.6m above finished ground level. There would also be a separate Electricity Substation and Power Distribution Building. Additionally,</li> </ul>

	<p>there would be a telemetry mast, the top of which would be 14m above finished ground level.</p> <ul style="list-style-type: none"> <li>- Power to the BPS would be supplied from an existing 38 kV electricity substation at Birr, through cable ducting laid within the public road network. There would be ground mounted solar panels on the southern side of the BPS site to supplement the mains power supply.</li> <li>- The site would be accessed directly from the L3003.</li> <li>- The BPS site boundary would be fenced with a stock proof fence and a 2.4m high palisade security fence between 5m -12m inside the boundary. The site itself would be landscaped in line with the surrounding environment to reduce its visual impact.</li> </ul>
<b>Treated Water Pipeline</b>	<ul style="list-style-type: none"> <li>- The Treated Water Pipeline refers to the single 1,600mm steel pipeline, approximately 85.5km of which will pass through Co. Offaly.</li> <li>- The water would normally travel through the pipeline by gravity; however, flows greater than approximately 165Mld would require assistance from the Booster Pumping Station (BPS).</li> </ul>
<b>Line Valves</b>	<ul style="list-style-type: none"> <li>- Line valves would be installed along the Treated Water Pipeline with 27 in total in Offaly.</li> <li>- The Permanent Wayleave would be locally widened to 30m at each line valve.</li> </ul>
<b>Kiosk</b>	<ul style="list-style-type: none"> <li>- A pair of kiosks (or a single co-joined kiosk with separate secure access) would be installed close by each Line Valve.</li> <li>- The kiosk would contain the ESNB connection, power, control, isolation and telemetry for the actuator and would be offset from the pipeline.</li> </ul>
<b>Washout Valves</b>	<ul style="list-style-type: none"> <li>- There would be 125 Washout Valves proposed along the Treated Water Pipeline, 14 of which would have a permanent outfall pipework to watercourses; 111 of which would require a temporary discharge to watercourses, or would discharge locally.</li> </ul>
<b>Air Valves</b>	<ul style="list-style-type: none"> <li>- There are 166 Air Valves proposed along the pipeline in County Offaly.</li> <li>- Air Valve chambers would be elevated relative to pre-existing ground levels, and would protrude approximately 1m above the existing ground level.</li> </ul>
<b>Lay-bys</b>	<ul style="list-style-type: none"> <li>- Lay-Bys would be constructed at Line Valve location with 24 in County Offaly.</li> </ul>
<b>Manways</b>	<ul style="list-style-type: none"> <li>- Manways provide access to the pipeline at intervals of no more than 550m spacings.</li> </ul>

246. The table below describes the elements of the Proposed Project that will be temporarily required during the Construction Phase.

Temporary Proposed Project Element	Description
Construction Compounds	<ul style="list-style-type: none"> <li>- Two Construction Compounds would be temporarily required in Offaly. One would be located at the BPS Infrastructure Site (CC4) with an additional Construction Compound located at Killananny (CC5, c. 15.6ha).</li> </ul>
Pipe Storage Depots	<ul style="list-style-type: none"> <li>- Six no. Pipe Storage Depots would be temporarily required in Offaly, in the townlands of Toora (PSD1, c. 1.95ha), Boveen (PSD3, c. 4.8ha), Fortel (PSD4, c. 2.4ha), Derrinboy (PSD5, c. 5.8ha), Derryweelan (PSD6, c. 6.2ha) and Rathlumber (PSD8, c. 2.91ha).</li> </ul>

#### 9.5.4 Planning Applications

247. A planning history search was undertaken utilising methodology outlined in Section 9.2.
248. Many of the planning applications submitted to Offaly County Council along the planning application boundary were agricultural or small domestic developments which are listed in Appendix 3. Among the more significant developments included:
- **Reg. Ref. 16144** Permitted upgrade to Birr Water Supply Scheme (Clonoghil Upper and Seefin, Birr) (Planning application boundaries overlap near the Camcor River on the R440.)
  - **Reg. Ref. 16177** Permitted development for the infill of lands and for the crushing of concrete prior to its removal for reuse at Shean, Edenderry. (Planning application boundaries meet at the road crossing of the R401 at Shean, Edenderry)
  - **Reg. Ref. 19606 (ACP Reg. Ref. 306924)** Application for a development of up to 8 wind turbines at Ballykilleen Shean Kilcumber Cloncant & Cushaling, Edenderry. (Planning application boundaries overlap in the townlands of Ballykilleen, Kilcumber, Cushaling). Refused by Offaly Co. Co. but granted permission on appeal.
  - **Reg. Ref. 21598** Permitted Development for a Solar PV Development with a total site area of c. 117.47 ha for an operation life of 40 years at Ballinowlart North Ballykillen Kilcumber Cloncant and Cushaling, Edenderry. (Planning application boundaries overlap around the townland of Kilcumber crossing the River Cushaling)
  - **Reg. Ref. 22494** Permitted Development at Cushaling Windfarm (Roads, underground cabling etc.) (Ballykilleen, Shean, Kilcumber, and Ballinowlart North) (The planning application boundary overlaps with the boundary of the Proposed Project crossing the River Cushaling)
  - **Reg. Ref. 2560115** Application for the development of a recreational shared cycle and walkway located on Bord na Móna lands in the townlands of Knockballyboy, Clonad, Rathfeston, Gorteenkeel, Island, Clonarrow or Riverlyons, Drumcaw or Mountlucas, Esker Beg, Killeen, Ballyhugh, Mullalough or Cavemount, Coole, Toberdaly, Newtown, Ballycon, Esker More, Colgagh, and Clongarret. (Planning application boundaries overlap in the townlands of Gorteenkeel, Clonarrow or Riverlyons, at Mountlucas Windfarm and Eskerbeg crossing the R402) (At Further Information Stage)
  - **Reg. Ref. 2560189** Application for the erection of 4 wind turbines in the townlands of Clonarrow or Riverlyons, and Killoneen. (Planning application boundaries overlap at



**WSP-03** It is Council policy to work in conjunction with Irish Water to protect existing water supply and wastewater infrastructure, to maximise the potential of existing capacity and to facilitate the timely delivery of new water supply and wastewater infrastructure to facilitate future growth in accordance with the Council's Core Strategy and Settlement Strategy.

**WSP-07** It is Council policy to ensure the delivery and phasing of services in the county is subject to the required appraisal, planning and environmental assessment processes and shall avoid adverse impacts on the integrity of the Natura 2000 network.

**WSP-09** It is Council policy to collaborate with and support, as relevant and appropriate, Irish Water in its role as the lead authority for water services to provide an adequate and appropriate drinking water supply that complies with the EU (Drinking Water) Regulations and the Drinking Water Regulations 2014 (as amended), and any future amendments. In this respect, Offaly County Council will have regard to the Environmental Protection Agency 2019 publication 'Drinking Water Report for Public Water Supplies 2018' (and any subsequent update) in the establishment and maintenance of water sources in the county, and in conjunction with Irish Water, undertake recommendations made by the EPA arising from any failure to meet drinking water standards and any enlistment on the EPA's remedial Action List.

**WSP-13** It is Council policy to protect the Irish Water Eastern and Midlands Water Supply Project pipeline corridor from inappropriate development that would prejudice the delivery of the project and to refer any planning applications within the development corridor to Irish Water for comment.

**WSO-03** It is an objective of the Council to co-operate with Irish Water in the delivery of the Eastern and Midlands Water Supply Project and to ensure the maximum benefit from this project to County Offaly, in particular with respect to economic development potential and security of supply.

**WSO-04** It is an objective of the Council to engage with Irish Water to examine significant raw water sources which may be made redundant by the Water Supply Project for the Eastern and Midlands Region with a view to preserving and protecting them for future back up or 'windfall' type economic development opportunities where high water use is required.

Offaly County Council explicitly states its commitment to support Uisce Éireann to deliver the Proposed Project.

The Council demonstrates its support in the above policies with its intention to liaise and co-operate with Uisce Éireann in the delivery of the National Water Resources Plan and other relevant investment works programmes of Uisce Éireann in accordance with the Council's Core Strategy and Settlement Strategy.

Policy WSP-13 states that Offaly County Council will protect the pipeline corridor from inappropriate development that would prejudice the delivery of the Proposed Project, which underpins its support and the importance of the Proposed Project to County Offaly.

Offaly County Council set an objective to ensure the maximum benefit from the Proposed Project to County Offaly. This objective can be achieved through the potential for future water supply as the Proposed Project will provide the capacity for future connections along the pipeline route. In addition to potential future water supply, there is also a Community Benefit Scheme which would benefit Offaly. For details of the Community Gain aspect of the Proposed Development, please refer to Section 10.0 of this Report and the accompanying Community Benefit Scheme prepared by RPS.

The applicant welcomes the commitments from Offaly County Council to support the delivery of the Proposed Project and wider aims of Uisce Éireann in terms of complying with the European Union (Drinking Water) Regulations Drinking Water Regulations 2014 (as amended).

**WSP-22** *It is Council policy to ensure adequate surface water drainage systems are in place which meet the requirements of the Water Framework Directive and the River Basin Management Plan and to promote the use of Sustainable Drainage Systems.*

**WSP-24** *It is Council policy to require new development to provide a separate foul and surface water drainage system and to incorporate Sustainable urban Drainage Systems (SuDS).*

**WSP-25** *It is Council policy to promote the use of green infrastructure, for example green roofs, green walls, planting and green spaces for surface water run-off retention purposes, in the interests of flood mitigation and climate change adaptation.*

In response to Policies WSP-22 and WSP-24, the Proposed Project has incorporated SuDS principles into the design of the Booster Pumping Station, including a separate foul and wastewater management system.

The Landscape Plan for the BPS (DWG No. 32105801-850-009) shows the proposed planting measures to be undertaken which will contribute to the surface water management at the site in accordance with Objective WSP-25.

It is considered that the Proposed Project is consistent with the policies on water, wastewater and drainage provision contained in *Offaly County Development Plan 2021 – 2027*.

252. The following objectives and policies are deemed to be relevant to the Proposed Project:

**CAEP-03** *It is Council policy that proposals for new electricity distribution lines 38 kV or above along with transmission lines 110 kV or above will be considered subject to*

*the protection of Designated and Non Designated Sites as outlined in Objectives BLO-02 to BLO-06 and landscape considerations as outlined in objectives BLO-22 Areas of High Amenity, BLO-24 Landscape and BLO 26 and BLO-27 Protection of Key Scenic Views, Prospects and Key Amenity Routes.*

The power connections proposed as part of the Proposed Project within County Offaly would predominantly be underground, and the related construction activity would be very localised. As such, given that the construction works would be temporary, it is anticipated that there will be no potential for impact to Designated and Non-Designated Sites.

**CAEP-07** *It is Council policy to support and facilitate European and national objectives for climate adaptation and mitigation as detailed in the following documents, taking into account other provisions of the Plan (including those relating to land use planning, energy, sustainable mobility, flood risk management and drainage);*

- *Climate Action Plan (2019 and any subsequent versions);*
- *National Mitigation Plan 2017 (or subsequent editions);*
- *National Climate Change Adaptation Framework (2018 and any subsequent versions);*
- *Relevant provisions of any Sectoral Adaptation Plans prepared to comply with the requirements of the Climate Action and Low Carbon Development Act 2015, including those seeking to contribute towards the National Transition Objective, to pursue, and achieve, the transition to a low carbon, climate resilient and environmentally sustainable economy by the end of the year 2050; and*
- *Offaly Climate Change Adaptation Strategy.*

The design of the Proposed Project has had regard to and is compliant with International, European and national objectives for climate adaptation and mitigation. The full list of guidelines, policy and legislation that were referred to are listed in Chapter 13: Climate of the EIAR. Section 7.4.5 of this report also outlines the compliance of the Proposed Project with the Climate Action and Low Carbon Development Act 2015 (as amended).

**CAEP-19** *It is Council policy that planning applications for development on or immediately adjacent to peatlands shall be accompanied by assessments considering the following issues where relevant; peatland stability, hydrology, carbon emissions balance and ecological impact assessment.*

**BLO-11** *It is an objective of the Council to work with relevant stakeholders on suitable peatland sites in order to demonstrate best practice in sustainable peatland conservation, management and restoration techniques to promote their heritage and educational value subject to ecological impact assessment and appropriate assessment screening.*

Uisce Éireann has worked with BnM to identify appropriate construction methods to apply in relation to the elements of the Proposed Project that pass through peatlands.

Appendix 5.1 Annex A (Surface Water Management Plan) details a variety of mitigation measures to avoid likely significant effects of construction in peat areas including the following: monitoring of water quality before and after crossing waterbodies in peat areas for organic matter, suspended solids, and ammonia; daily visual inspection of the waterbody downstream of the crossing will be undertaken to monitor colour and turbidity; where reasonably practicable, works will be carried out in dry conditions to reduce the potential for peat laden run off to impact the downstream waterbody.

For an extensive list of the measures taken demonstrating best practice, please refer to the Surface Water Management Plan of Appendix 5.1 of the accompanying EIAR.

The Proposed Pipeline is routed through bogs across the midlands, five of which are included in BnM's ownership in Offaly (with one traversing the Offaly – Kildare County border) and would have previously been harvested for peat extraction. With the exception of Ballydermot Bog which is undergoing a separate rehabilitation process, these bogs are included in BnM's Peatlands Climate Action Scheme (PCAS)<sup>8</sup>, aimed at ensuring environmental stabilisation of the former industrial peat production areas.

In each of the rehabilitation plans, BnM has accounted for the Proposed Project and has not included any rehabilitation works within the footprint of the Proposed Project. Following completion of the construction works, the Construction Working Width will be reinstated with the aim to not inhibit the longer term delivery of the Rehabilitation Plans / Enhanced Rehabilitation Plans.

With regards to peatland stability, an assessment has been undertaken, and a management approach is set out in Appendix 5.3 of the accompanying EIAR. This includes working in dry periods, as far as reasonably practicable, reducing the period of time that each section of the pipe excavation is open, slackening the side slopes of the excavation and where necessary using temporary retaining measures.

In response to CAEP-19, all the necessary assessments to support the Proposed Project have been carried out and accompany the application.

It is therefore considered that the Proposed Project is consistent with the policies on peatlands contained in the *Offaly County Development Plan 2021 – 2027*.

**CAEP-33** *It is Council policy to ensure that any proposed projects do not conflict with the requirements of the Water Framework Directive.*

**CAEP-34** *It is Council policy to promote the development of solar energy infrastructure for on-site energy use, including solar PV, solar thermal and seasonal storage technologies subject to environmental safeguards and the protection of natural or built heritage features, biodiversity views and prospects.*

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<sup>8</sup> <https://www.bnmpcas.ie/introduction/>

The design of the Proposed Project has fully considered the provisions set out in the Water Framework Directive. The Proposed Project will not cause any significant residual effects on any WFD designated water body and therefore will not conflict with the WFD requirements.

Appended to Chapter 9 of the EIAR, the Water Status Impact Assessment Report concludes that:

*“the Proposed Project would not compromise WFD objectives or cause a deterioration in the status of any surface water or groundwater WFD designated water body and /or jeopardise the attainment of good surface water (or good ecological potential) or groundwater status.”*

For additional information regarding the assessment of the impact of the Proposed Project on waterbodies, please refer to the Water Status Impact Assessment Report.

Ground mounted solar panels are proposed on the southern side of the BPS. This is consistent with Policy CAEP-34 as the solar panels would help to power the operation of the buildings on site and to supplement the mains power supply. This would reduce the energy required from the mains supply.

It is considered that the Proposed Project is consistent with the policies on the Water Framework Directive and renewable energy provision contained in *Offaly County Development Plan 2021 – 2027*.

253. The removal of some trees and hedgerows is necessary for the construction of the Proposed Project. As such, the relevant policy and objectives from the development plan have been extracted:

**BLO-16** *It is an objective of the Council to encourage the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees, not listed in Table 4.13 and 4.14;*

*(a) in particular, on the grounds of Country Houses, Gardens and Demesnes and on approaches to settlements in the county; and*

*(b) as part of the development management process, require the planting of native, deciduous, pollinator friendly trees in all new developments where possible.*

**BLO-17** *It is an objective of the Council to encourage pursuant to Article 10 of the Habitats Directive, the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.*

**BLO-18** *It is an objective of the Council to encourage the retention, wherever possible, of hedgerows and other distinctive boundary treatment in the county. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length and set back within the site in advance of the commencement of construction works on the site (unless otherwise agreed by the Planning Authority).*

**BLO-19** *It is an objective of the Council to require all new developments to identify, protect and enhance ecological features by making provision for local biodiversity (for example, through provision of swift boxes or towers, bat roost sites, green roofs, etc.)*

*and provide ecological links to the wider Green Infrastructure network as an essential part of the design process.*

**BLP-24** *It is Council policy to support the protection and management of existing networks of woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character, and to strengthen local networks.*

**BLP-26** *It is Council policy to require, where practical, the management of mature trees, such as tree surgery instead of felling particularly where the trees contribute to amenity.*

**BLP-39** *It is Council policy to seek to ensure that local landscape features, including historic features and buildings, **hedgerow, shelter belts and stone walls, are retained, protected and enhanced** where appropriate, so as to preserve the local landscape and character of an area, whilst providing for future development.*

Chapter 8: Biodiversity of the Environmental Impact Assessment Report addresses the hedgerows and trees occurring throughout the Proposed Project. The removal of some hedgerows and trees will be necessary for the delivery of the Proposed Project. Hedgerows on the perimeter of the Construction Working Width will be retained, and those that are removed will be reinstated post construction. As a result, the Proposed Project may not fully accord with Policies BLP-24, BLP-39, and Objectives BLO-17 and BLO-18.

The retention, protection and enhancement of such features, as outlined in Policy BLP-39 is sought, where appropriate. In this regard, the Commission will note that the delivery of the Proposed Project would not be feasible without the removal and replacement of some existing hedgerows and boundaries. Further to this, Objective BLO 18 states that where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required in advance of the commencement of construction works, where possible. Due to the linear and extensive nature of the Proposed Project, this may not be fully achievable, although reinstatement occurs where possible.

The Biodiversity chapter sets out the impacts from the removal of hedgerows and the summary of the effect on each key ecological receptor. The chapter describes the mitigation measures including replanting to be taken for the protection of species and their habitats and proposed mitigation measures with regard to severed linear habitats. The landscaping planting measures at the Booster Pumping Station will consist of mixed mosaic planting within the site and a thick hedgerow around the perimeter of the site.

Replanting of habitats will take place on a like-for-like basis in accordance with recommendations from an Ecological Clerk of Works (ECoW) and taking into consideration the All-Ireland Pollinator Plan 2021-2025, NBDC 2021, and the Pollinator Friendly Planting Code NBDC 2022 to ensure locally sourced appropriate native species which are in line with the existing genetic strain used. Planting of hedgerows, trees and general landscaping would be monitored by the ECoW. All hedgerows and treelines that are reinstated during the Construction Phase will be monitored for five years following completion to determine whether viable growth is occurring and undertake remediation works if deemed necessary. We refer to Chapter 4 (Project Description) of the accompanying EIAR which outlines the detailed landscape proposals

Regarding Objective BLO-17, the Proposed Project has accounted for the management of landscape features within County Offaly. To this end, the Landscaping Plan for the Booster Pumping Station Site (Drawing 3215801/850/04009) has been prepared detailing the planting measures across the site including the type of hedgerow to be planted and the species making up the screen planting mix. This

Plan includes the planting of hedgerows along the field boundaries east and west of the site on the northern side of the L3003.

It is considered that the Proposed Project aligns with Objective BLO-18, however should the Commission determine otherwise, we do not consider this to be a material contravention as the applicant will ensure a proactive approach to replacement and reinstatement, albeit that such reinstatement may need to be post construction. For further discussion on compliance with policies and objectives regarding the protection and retention of hedgerows, please refer to the accompanying Material Contravention Statement.

254. The following objective and policy relate to the maintenance of riparian zones.

**BLO-12** *It is an objective of the Council to maintain a riparian zone for larger and smaller river channels based on the Inland Fisheries Ireland updated guideline document, 'Planning for Watercourses in the Urban Environment, a Guide to the Protection of Watercourses through the use of Buffer Zones, Sustainable Drainage Systems, Instream Rehabilitation, Climate / Flood Risk and Recreational Planning'*

**BLP-20** *It is Council policy to preserve riparian buffer strips free from development by reserving a minimum of 10 metres either side of all watercourses (measured from top of bank) with the full extent of the protection determined on a case by case basis by the Council, based on site specific characteristics and sensitivities.*

Objective BLO-12 states the Council's objective to maintain a riparian zone for larger and smaller river channels. Given the linear nature and scale of the Proposed Project, the route of the pipeline will traverse some river channels and temporarily infringe upon the riparian zones. Where possible, trenchless crossings will be employed, designed to avoid impacting on riverbanks and contamination of the river with either dewatering fluid, silty water runoff or bentonite slurry. Where Open-Cut Crossings or In-stream working is necessary, this will be carried out in accordance with guidelines issued by IFI (IFI 2016). This will apply to the watercourse crossings; pipeline trench works near to watercourses; and the construction of permanent outfalls for the washouts. Prior to construction, the appointed Contractors will discuss the specific requirements for any discharges with the relevant authorities.

Chapter 9 of the EIA assessing the impact of the Proposed Project on waterbodies, concluded that with adequate mitigation measures, *"there are no significant residual effects as a result of the construction or operation of the Proposed Project"*.

Furthermore, as part of the EIA for the Proposed Project, a Water Status Impact Assessment was undertaken, which concluded that:

*"the Proposed Project would not compromise WFD objectives or cause a deterioration in the status of any surface water or groundwater WFD designated water body and /or jeopardise the attainment of good surface water (or good ecological potential) or groundwater status."*

Regarding BLP-20, there are some instances where a 10m riparian buffer strip will not be maintained, where there are permanent washouts along the pipeline. Washouts to water crossings are to mitigate an unforeseen event that during operation, sections of the pipeline would have to be drained down in a monitored phased process. These washouts will have permanent river bankside habitat loss, however their precise location will be assessed by an ecologist to ensure that loss is minimised and there will be

no likely significant effects on the aquatic habitats and plant community. Washouts are an inherent feature of water infrastructure and so it is considered that this would be acceptable when assessed on a case-by-case basis as per the wording of the Policy.

Compliance with Objective BLO-12 and Policy BLP-20 is discussed further in the accompanying Material Contravention Statement.

255. The routing of the Proposed Project passes through two 'Areas of High Amenity', '5. Slieve Bloom Mountains' and '11. Other Eskers'. Figure 9.13 below shows overlays the route of the pipeline on a map of Offaly with different landscape designations, Landscape Sensitivity and Key Views and Prospects.

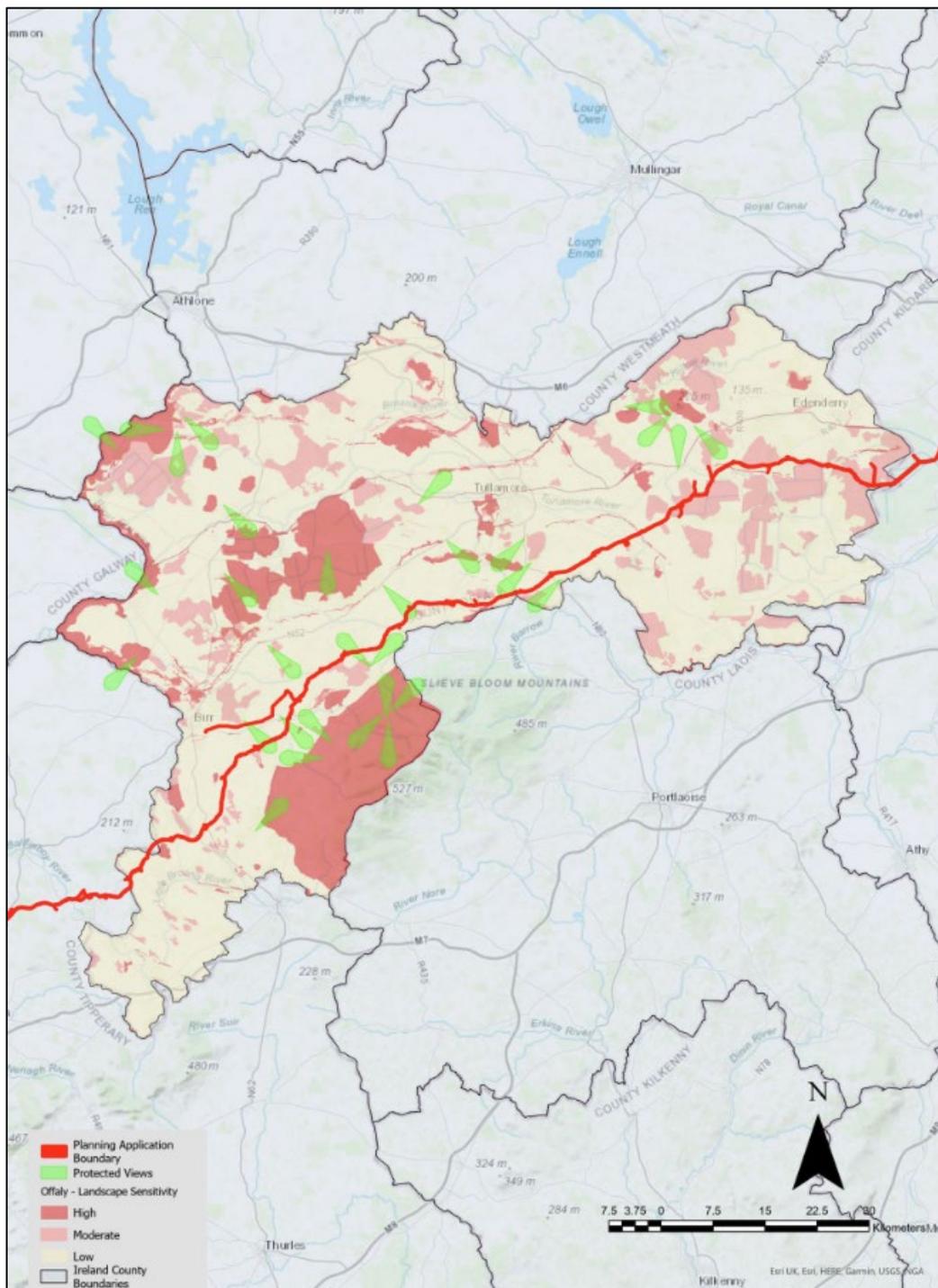


Figure 9.13 - Map of Offaly County Council with Protected Views and Landscape Sensitivity Designations with Planning Application Boundary (Source: GIS, OCDP, Annotated by TPA, 2025)

**BLO-22** It is an objective of the Council to ensure that new development, whether individually or cumulatively, does not impinge in any significant way on the character, integrity and distinctiveness of or the scenic value of the Areas of High Amenity listed in Table 4.17. New development in Areas of High Amenity shall not be permitted if it;

- Causes unacceptable visual harm;

- *Introduces incongruous landscape elements; and*
- *Causes the disturbance or loss of (i) landscape elements that contribute to local distinctiveness; (ii) historic elements that contribute significantly to landscape character and quality such as field or road patterns; (iii) vegetation which is a characteristic of that landscape type and (iv) the visual condition of landscape elements.*

**BLO-26** *It is an objective of the Council to protect Key Scenic Views and Key Prospects contained in Table 4.21, and Key Amenity Routes as listed in Table 4.22 from inappropriate development.*

**BLO-27** *It is an objective of the Council to ensure that proposed developments take into consideration their effects on views from Key Scenic Views and Prospects and Key Amenity Routes and are designed and located to minimise their impact on this views and prospects.*

256. The majority of the route of the Proposed Project in Offaly passes through areas of land designated as having ‘Low Sensitivity’ regarding development in that landscape, but there are some small sections of the pipeline in areas of ‘Medium Sensitivity’ and ‘High Sensitivity’. In relation to BLP-41, a Landscape and Visual Assessment has been carried out as part of the EIAR submitted as part of this application and can be found at Chapter 16. The relevant policies are below:

**BLP-41** *It is Council policy to require a Landscape/Visual Impact Assessment to accompany significant proposals, located within or adjacent to sensitive landscapes. This assessment will provide details of proposed mitigation measures to address likely negative impacts.*

**REDP-16** *It is Council policy to encourage the development of environmentally sustainable practices with a low carbon footprint, particularly agriculture, to ensure that development does not impinge on the visual amenity of the open countryside and that groundwater, watercourses, wildlife habitats and areas of ecological importance are protected from the threat of pollution.*

Landscape sensitivity was an important factor in the development of the design of the Proposed Project.

As outlined in Chapter 16 (Landscape and Visual) of the accompanying EIAR, it is proposed to provide new hedgerows along the local road to the south of the site to replace the sections removed to accommodate the proposed sightlines for the site entrance. In addition, the mitigation screen planting along the eastern and western boundaries of the BPS will be effective in screening the BPS.

Whilst the pipeline route passes through designated areas, there will be no visual impact on the Key Scenic Views and Prospects post Construction Phase given that the pipeline is underground and there are no infrastructure sites or visible elements within these areas.

Objective BLO-22 refers to the protection of Areas of High Amenity including the ‘Slieve Bloom Mountains’ and ‘Other Eskers’ through which the Proposed Project will be routed. Lands will be restored to their original condition following construction of the treated water pipeline, thereby avoiding any long-term

potential disturbance of the landscape or visual amenity. As shown in the EIAR, the Proposed Project does not meet any of the constraints outlined in the objective i.e:

- *Causes unacceptable visual harm;*
- *Introduces incongruous landscape elements; and*
- *Causes the disturbance or loss of (i) landscape elements that contribute to local distinctiveness; (ii) historic elements that contribute significantly to landscape character and quality such as field or road patterns; (iii) vegetation which is a characteristic of that landscape type and (iv) the visual condition of landscape elements*

The routing of the Treated Water Pipeline passes through five Key Scenic Views and Prospects listed in Table 4.21 in Chapter 4 of the OCDP.

'V1' is the view towards the South-West Slieve Bloom Mountains and Killeigh Village from the N80 in the townland of Ballynasragh, Pigeonhouse, Killeigh, Derryclude, Derryberg and Cloncon.

'V5' and 'V14' are views towards the Slieve Bloom Mountains from the N52 in the townlands of Heath, Bunaterin, Derrydolney, Ballywilliam, Curraghmore, Ballynacard and Bally Na Curra and the regional road R440 in the townlands of Kyle, Cloghanmore, Streamstown, Ballinree, and Killaun, respectively. 'V17' is the view towards North East and North West over lowlands from Road No. L-06034 in the townlands of Knockhill and Drinagh.

Whilst the pipeline route passes through these designated areas, there will be no visual impact on the Key Scenic Views and Prospects post Construction Phase given that the pipeline is underground and there are no infrastructure sites or visible elements within these areas. Further details are outlined in Chapter 16 of the EIAR (Landscape and Visual Assessment).

We therefore do not consider that the Proposed Project contravenes either Objective BLO-22 or BLO-26.

Chapter 16 of the EIAR involved a Landscape and Visual Assessment, conducted in accordance with best practice guidance and methodology, specifically the Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment (LI&IEMA) 2013).

The LVIA concludes that no potential significant effects were identified in the Construction or Operational Phases.

The Proposed Project is therefore considered to be consistent with the policies on landscape and visual impact contained in Offaly County Development Plan 2021 – 2027.

### ***Land Use Zoning***

257. The Proposed Project traverses a stretch of zoned lands on the eastern side of the settlement of Killeigh Co. Offaly. The lands in question are subject to an enterprise and employment objective.

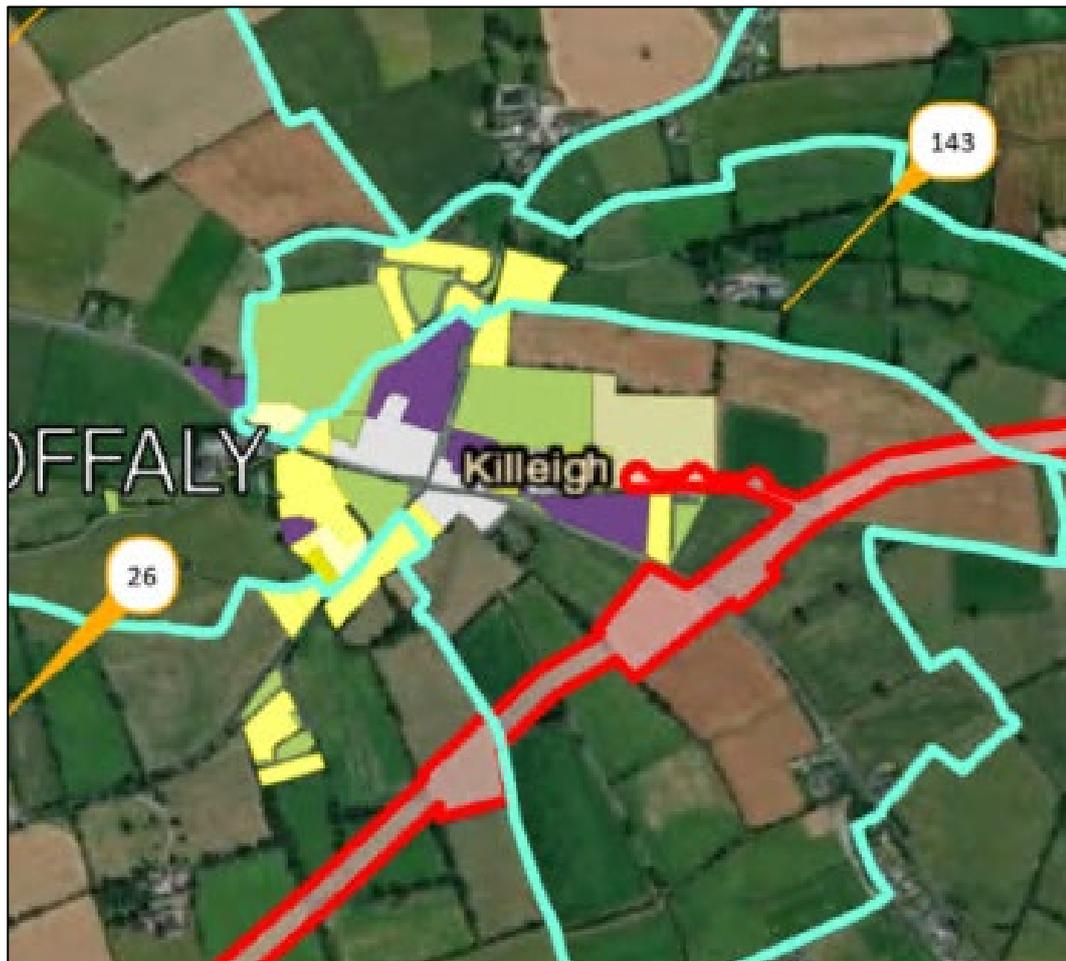


Figure 9.14 - Portion of Proposed Project redline traversing zoned lands at Killeigh, Co. Offaly.

The elements of the Proposed Project in this area relate to the provision of a power connection to facilitate the project. This power connection will be provided along the boundary of the zoned lands and the L5035 road. We therefore do not consider there to be any potential contravention of the zoning objectives on the lands as the provision of a power connection will not inhibit the land use zoning objectives from being realised.

## 9.6 Proposed Project - County Kildare

### 9.6.1 Overview

258. The elements of the Proposed Project in County Kildare are the proposed Flow Control Valve and approximately 38km of the Treated Water Pipeline. Also located in the jurisdiction of Kildare County Council are the two proposed Pipe Storage Depots in Graiguepottle and Barberstown Upper, and one proposed Construction Compound in Drummond.

## 9.6.2 Geographical context

259. To the east of the Offaly–Kildare border, the Proposed Project passes under the Grand Canal corridor where it then continues in an easterly direction across the open flat Kildare Plains. As the route reaches the easternmost extents of County Kildare, the Proposed Project crosses the River Liffey north-west of the settlement of Straffan. The pipeline continues eastwards south of Celbridge to the Flow Control Valve at Commons Upper, crossing the Dublin-Newbridge railway line then heading in a northeasterly direction before entering County Dublin.

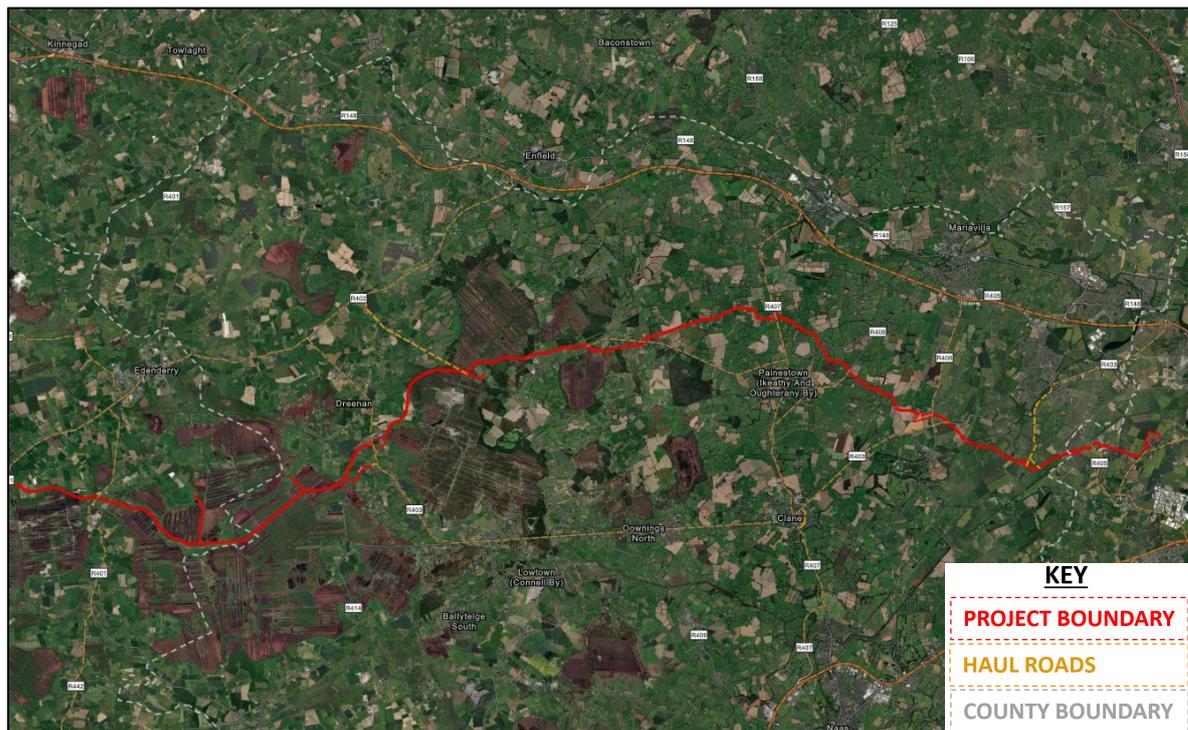


Figure 9.15 - Location of Pipeline in Kildare (Source: ArcGIS)

### 9.6.2.1 Flow Control Valve

260. The site lies approximately 5km west of the TPR and would be located in the townland of Commons Upper, County Kildare. Access to the site would be directly off the L1016 Commons Road Upper with paved traffic circulation areas to all of the elements of the FCV site. A lay-by adjacent to the public road would allow for safe parking during access and egress, with four car parking spaces provided.

### 9.6.2.2 Treated Water Pipeline

261. Approximately 38km of the Treated Water Pipeline traverses County Kildare.
262. For a detailed description of the routing of the pipeline through County Kildare, please refer to Chapter 4 Project Description of the EIAR.

### 9.6.3 Description of Proposed Project Elements in County Kildare

Permanent Proposed Project Element	Description
<b>Treated Water Pipeline</b>	<ul style="list-style-type: none"> <li>- The Treated Water Pipeline refers to the single 1,600mm steel pipeline, approximately 38km of which will pass through Co. Kildare.</li> <li>- The water would normally travel through the pipeline by gravity.</li> </ul>
<b>Flow Control Valve (FCV)</b>	<ul style="list-style-type: none"> <li>- The FCV would be a small permanent site of approximately 0.5ha.</li> <li>- It would consist of three 700mm diameter FCVs and three flow meters installed in parallel with the Line Valve and housed within an underground chamber.</li> <li>- Access to the FCV site would be directly off the L1016 Commons Road Upper.</li> <li>- Power supply to the FCV site would be provided by ESBN from its low voltage network via a combination of overhead lines and buried cables. There would be ground mounted solar panels on the north-eastern side of the site to supplement the mains power supply.</li> <li>- Kiosks at the FCV site would house the Programmable Logic Controller, telemetry and power supply for the Line Valve. There would also be a telemetry mast, the top of which would be 14m above finished ground level.</li> <li>- The site boundary would be fenced with a stock proof fence and a 2.4m high palisade security fence 5m inside the boundary.</li> </ul>
<b>Line Valves</b>	<ul style="list-style-type: none"> <li>- Line valves would be installed along the Treated Water Pipeline with 10 in Kildare.</li> </ul>
<b>Kiosk</b>	<ul style="list-style-type: none"> <li>- A pair of kiosks (or a single co-joined kiosk with separate secure access) would be installed close by each Line Valve.</li> <li>- The kiosk would contain the ESBN connection, power, control, isolation and telemetry for the actuator and would be offset from the pipeline.</li> </ul>
<b>Washout Valves</b>	<ul style="list-style-type: none"> <li>- There would be 53 Washout Valves proposed along the Treated Water Pipeline, 10 of which would have a permanent outfall pipework to watercourses; 43 of which would require a temporary discharge to watercourses, or would discharge locally.</li> </ul>
<b>Air Valves</b>	<ul style="list-style-type: none"> <li>- There are 69 Air Valves proposed along the pipeline in County Kildare.</li> </ul>

	- Air Valve chambers would be elevated relative to pre-existing ground levels, and would protrude approximately 1m above the existing ground level.
<b>Lay-bys</b>	- Lay-Bys would be constructed at Line Valve locations with 8 in County Kildare including one at the FCV infrastructure site.
<b>Manways</b>	- Manways provide access to the pipeline at intervals of no more than 550m spacings.

263. The table below describes the elements of the Proposed Project that will be temporarily required during the Construction Phase.

Temporary Proposed Project Element	Description
<b>Construction Compounds</b>	- A Construction Compound would be temporarily required at Drummond (CC6, c. 13ha).
<b>Pipe Storage Depots</b>	- Two no. Pipe Storage Depots would be temporarily required at the townlands of Graiguepottle (PSD9, c2.3ha) and Barberstown Upper, (PSD10, c.11ha).

#### 9.6.4 Planning Applications

264. A planning history search was undertaken utilising methodology outlined in Section 9.2.

265. There are several Planning Applications within or adjacent to the planning application boundary which have been submitted to Kildare County Council, as listed in Appendix 3. Among the applications of note include:

- **Reg. Ref. 19971** Constructed development of 1 no. two-storey five-bedroom farmhouse with new vehicular access, farmyard complex with access roads, cubicle shed with solar panels, concrete apron, wind turbine (Baltracey, Donadea) (Minor overlap of planning application boundaries in the townland of Ardrass Upper)
- **Reg. Ref. PA0041** Maighne Wind Farm consisting of up to 47 no. turbines, 1 no. electricity substation and associated works in North County Kildare and South County Meath (The planning application boundaries overlap at the R403 at the proposed Construction Compound 6)
- **ACP Ref. 303249** Permitted development for a 110kV onsite electrical substation with associated electrical plant, electrical equipment, welfare facilities and waste water holding tank and security fencing and all associated works in the townland of Timahoe East. (The planning application boundary for ACP 313249 overlaps with the Proposed Project boundary at a power connection in Derrymahon, Timahoe East).
- **ACP Ref. 305953** Permitted development for a ten year planning permission to develop a renewable energy development (The proposed pipeline passes through the planning application boundary of ACP 305953 in the townland of Timahoe East).
- **ACP Ref. 306247** Application granted 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 Móna historic peat extraction (and ancillary works) on the milled peat production bogs. (The

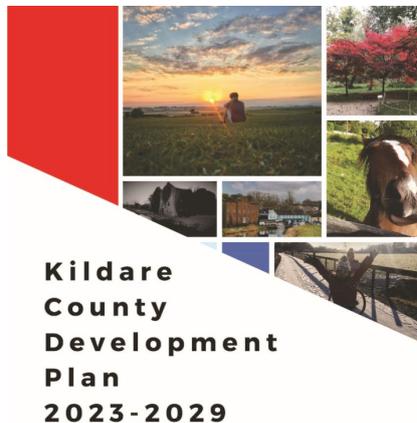
proposed pipeline passes through the ACP planning application boundary in the townland of Collogmartin/Derryvarroge)

- **ACP Ref. 306748** Permitted development for 1 wind turbine generator and associated infrastructure in the townlands of Ticknevin and Carbury. (The proposed pipeline slightly overlaps with the ACP 30678 application boundary in the townlands of Kilcumber, Cushaling)
- **ACP Ref. 316372** Permitted development for 'Kildare-Meath Grid Upgrade' - Proposed development of a 400 kV underground cable between Dunstown 400 kV substation and Woodland 400 kV substation. (The planning application boundaries intersect at the R407 where the proposed Pipe Storage Depot 9 is located in the townland of Graiguepottle)

266. The planning history review has not identified any permitted developments which would preclude the granting of permission for the Proposed Project.

### 9.6.5 Local Planning Policy

#### 9.6.5.1 Kildare County Development Plan (KCDP) 2023-2029



267. In Chapter 4 Resilient Economy and Job Creation, the Plan states that *'Adequate infrastructure is essential to facilitate future economic development in the county. In this regard, Kildare County Council will continue to work with infrastructure providers to secure adequate water services.'*

268. The Council sets out the following objective:

**RE O10** *Work with Irish Water, to support the provision of water, wastewater treatment and waste management facilities to accommodate the future economic growth of the county and to seek to reserve capacity in water services infrastructure for employment generating uses.*

269. In Chapter 6 Infrastructure & Environment Services of the *Kildare County Development Plan 2023-2029*, The KCDP states that it *"has and will continue to be a policy of the Council to support Irish Water and their role in relation to water supply and wastewater treatment"*. The KCDP recognises the importance of the continued development of sustainable water supply to facilitate economic development and to provide a high quality of life for a growing population.

270. After introducing the National Water Resources Plan, the KCDP makes specific reference to the Proposed Project:

*The Water Supply Project remains the project identified to deliver a 'new source' of water supply for the Eastern and Midlands area to meet the longer-term growth of the Region up to 2050 and to ensure resilience and security of supply. The Parteen Basin option has been identified by Irish Water as the preferred water supply scheme to deliver the widest benefit to the greatest number of people, with the least environmental impact and in the most cost-effective manner. The scheme comprises the abstraction of water from the lower River Shannon at Parteen Basin in Co. Tipperary. Treated water will then be piped to termination points in the Eastern and Midlands area.*

271. The KCDP recognises the growing demand for water, stating that *‘it is essential that water resilience projects are progressed to ensure that there is an adequate supply of treated water for now and into the future, to support population growth, and social/economic development.’*

272. It is a policy of Kildare County Council to:

**IN P1** *Ensure that water supply infrastructure is sufficient to meet the growing needs of the population and facilitate economic development within the county.*

273. It is an objective of the Council to:

**IN O1** *Work with Irish Water to protect existing water infrastructure, reduce leakage, improve water quality and upgrade water supply infrastructure throughout Kildare.*

**IN O2** *Support Irish Water in delivering key water service projects in the county as set out in the Water Services Strategic Plan (2015) including:*

- *The Eastern and Midlands Regions Water Supply Project and to preserve the corridor for this scheme free of development.*

The policies and objectives in the Kildare County Development Plan explicitly support the Proposed Project. The Proposed Project will provide the necessary infrastructure that is required to facilitate future economic development in Kildare County.

The KCDP recognises the importance of progressing water resilience projects such as the Proposed Project, and their policies and objectives in support of the Proposed Project demonstrate the project need for the current and future population of Kildare.

Kildare County Council have shown explicit support for the Proposed Project in their objectives and policies stating their intention to support and work with Uisce Éireann to provide for a high quality of life for a growing population. Uisce Éireann welcomes the commitments made by the Kildare County Council through their statutory Development Plan.

The following policies refer to the maintenance of riparian buffer zones:

**BI O41** *Maintain riparian buffer zones and potential uses as identified in Table 12.4 when considering potential development and proposed development layouts within or adjacent to waterways.*

**IN O6** *“Require an undisturbed edge or buffer zone to be maintained, where appropriate, having regard to the riparian buffer zones (Table 12.4 refers) to maintain the natural function of existing ecosystems associated with water courses and their riparian zones, and to enable sustainable public access. The width of the edge or buffer zone shall be determined during the appropriate environmental assessment such as EclA or AA.”*

**IN O36** *Require that development along urban watercourses comply with the Inland Fisheries Ireland Guidance: Planning for Watercourses in the Urban Environment (2020), including the maintenance of a minimum riparian zone of 35 metres for river channels greater than 10 meters in width, and 20 meters for river channels less than*

*10 metres in width. Development within this zone will only be considered for water compatible developments as defined in the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009).*

There are some instances where a riparian buffer zone will not be maintained, where there are permanent washouts along the pipeline. Washouts to water crossings are to mitigate an unforeseen event that during operation, sections of the pipeline would have to be drained down in a monitored phased process. These washouts will have permanent river bankside habitat loss, however their precise location will be assessed by an ecologist to ensure that loss is minimised and there will be no likely significant effects on the aquatic habitats and plant community. Washouts are an inherent feature of water infrastructure and so it is considered that this would be acceptable as a water compatible development, as per Policy IN 036.

Furthermore, Objective IN 036 refers specifically to urban watercourses which are not impacted by the Proposed Project. Any impacts from open cut crossings will be temporary and we consider that the Proposed Project aims can be met while also ensuring the appropriate protection of all watercourses along the route in line with the Guidance published by Inland Fisheries Ireland. Undisturbed buffers and edges will be retained post construction and existing public access arrangements will also be retained. Details in relation to crossings can be found in Chapter 5 (Construction & Commissioning) of the EIAR accompanying this application.

274. The proposed FCV infrastructure site features ground-mounted solar panels, as such the following objectives are deemed to be relevant to the Proposed Project:

***EC 05** Support and encourage the sustainable development of renewable energy auto production units (the production of energy primarily for on-site usage) for existing and proposed developments in line with relevant design criteria, amenity and heritage considerations and the proper planning and sustainable development of the area, subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect the favourable status of European sites and their hydrological connections. Such developments will have regard for protected species and provide mitigation and monitoring where applicable.*

***EC 019** Promote the development of solar energy infrastructure for on-site energy use, including solar PV and solar thermal technologies. On-site battery storage projects shall be considered subject to fire safety, environmental safeguards and the protection of natural or built heritage features, biodiversity views and prospects.*

Ground mounted solar panels are proposed on the site of the FCV. These would help to power the operation of the buildings on site and to supplement the mains power supply. This would reduce the energy required from the mains supply.

The proposed FCV is consistent with KCDP Objective EC 05 above. The site layout has been carefully considered during the design phase and has had regard for protected species and European Sites through AA Screening and the NIS submitted as part of this application.

Full details of climate measures are included in Chapter 13 (Climate) of the EIAR accompanying the SID application. A Landscape and Visual Assessment for the Proposed Project has been carried out and details of which can be found in Chapter 16 (Landscape and Visual). The SID application is also accompanied by

a Glint and Glare Assessment at Appendix 18.2 of the EIAR, which demonstrates no impacts from proposed solar PV panels.

275. In relation to Biodiversity, it is the policy of the Council to:

***BI P1** Integrate in the development management process the protection and enhancement of biodiversity and landscape features by applying the mitigation hierarchy to potential adverse impacts on important ecological features (whether designated or not), i.e. avoiding impacts where possible, minimising adverse impacts, and if significant effects are unavoidable by including mitigation and/or compensation measures, as appropriate. Opportunities for biodiversity net gain are encouraged.*

276. It is an objective of the council to:

***BI O7** Pursue insofar as possible and practical, a policy of biodiversity net gain through strategies, plans, developments, mitigation measures, appropriate offsetting and/or investment in Blue-Green infrastructure.*

***BI O22** Identify and protect areas of high nature conservation value (including but not limited to SAC/SPA/pNHA) and support the landscape features which act as ecological corridors/networks and stepping-stones, such as river corridors, hedgerows, and road verges so as to minimise the loss of habitats and features of the wider countryside which are of major importance for wild fauna and flora in accordance with Article 10 of the Habitats Directive.*

The Proposed Project has been designed to reduce the effect on biodiversity as far as reasonably practicable. The route selection process took into consideration the avoidance of potential impacts on protected species and habitats. The route design approach included avoiding, where feasible, Special Areas of Conservation (SACs), Special Protected Areas (SPAs), Ramsar Sites Natural Heritage Areas (NHAs), proposed Natural Heritage Areas (pNHAs), and known records of protected species.

There are 24 NHAs and 102 pNHAs within 15km of the Proposed Project across its entire extent but with careful siting and routing processes only one pNHA, the Grand Canal is directly impacted by the Proposed Project. The Proposed Project passes under the Grand Canal in County Kildare at a point adjacent to BnM's facility at Lullymore. The Grand Canal is a man made waterway of national importance and therefore the main channel will be crossed by trenchless excavation which would prevent disruption to aquatic habitats. A source-pathway-receptor assessment was undertaken and a number of NHA and pNHAs were identified as requiring mitigation measures to avoid / reduce significant effects from water quality and dust impacts during construction and ensure no significant negative residual effects.

Embedded mitigation is an intrinsic part of the design of the Proposed Project to avoid or reduce environmental effects. Table 8.95 in Chapter 8: Biodiversity of the EIAR submitted with this application summarises the mitigation and monitoring during the Construction Phase of the Proposed Project, and Table 8.96 provides a summary of the same during the Operational Phase.

The proposed works in County Kildare primarily comprise of approximately 38km of the pipeline and therefore the majority of the land within the boundary of the works in Kildare will be reinstated and returned back to the landowners, and will not inhibit future opportunities for biodiversity net gain. It should also be noted that policies within the Development Plan referring to biodiversity net gain seek to

pursue the aims of biodiversity net gain insofar as possible but it is not a mandatory requirement in new developments.

The proposed location for the FCV was carefully selected for the least potential impact by carrying out a multicriteria analysis of the potential impacts on environmental criteria such as Annex I habitats, local importance (higher value) habitats, Annex II species and flora and fauna protected under the Wildlife Acts, for each of the potential sites (Jacobs/Tobin 2016).

Following on from the replanting/reinstatement of the land, there will be an assessment of the condition of the replanted/reinstated natural habitats for terrestrial biodiversity to confirm their successful establishment.

It is therefore considered that the Proposed Project is consistent with the objectives of the Kildare County Development Plan 2023 – 2029 in this regard.

277. The following objectives relating to surface water management are deemed to be relevant to the Proposed Project:

**IN O21** *Facilitate the development of nature based Sustainable Urban Drainage Systems, including the retrofitting of SuDS in established urban areas. Culverting entire drains and streams will generally be prohibited; interference with natural drainage systems is to be minimised and the Council will explore opportunities to remove culverted drainage systems in favour of open, natural drainage systems.*

**IN O22** *Require the implementation of Sustainable Urban Drainage Systems (SuDS) and other nature-based surface water drainage as an integral part of all new development proposals.*

**IN O23** *Require new developments to reduce the generation of storm water run-off and ensure all storm water generated is disposed of on-site OR attenuated and treated prior to discharge to an approved water system, with consideration for the following:*

- *The infiltration into the ground through the provision of porous pavement such as permeable paving, swales, and detention basins.*
- *The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basins, ponds, and wetlands.*
- *The slow-down in the movement of water.*

**IN O27** *Ensure that all development, including rural one-off residential developments will maintain existing surface water drainage systems, particularly at access points to the development.*

The Proposed Project is compliant with both objectives above as drainage from the FCV site paved areas has been designed to incorporate SuDS principles to limit discharges from the site to the equivalent greenfield site flow rate. This will include provision of filter drains to act as attenuation/infiltration devices

dispersing surface and stormwater in a controlled manner to the soakaway located to the north-west of the site.

Objective IN O27 states that culverting entire drains will generally be prohibited, and as such there may be a potential contravention of Objective IN-021, as any existing land drains crossing the works areas are intended to be recorded and culverted. This is, however, temporary and the intention is that lands would be restored to their natural state following this. In addition, we note that that the objective refers specifically to urban areas, where the Proposed Project is restricted to predominantly rural areas. As a result, it is considered that Objective IN O21 is complied with.

Therefore, we consider that the Proposed Project aligns with objectives regarding surface water management in the Kildare County Development Plan 2023-2029.

278. The following objectives are relevant as part of the route of the Proposed Project passes through peatlands:

***RE O73** Require applicants to prepare a peatland stability assessment, carbon emissions balance assessment and hydrological and ecological impact assessments, as required, when developing project proposals for development on peatlands*

***RD O33** Work with all relevant stakeholders including Bord na Móna to support the sustainable re-use and sustainable development of up to approximately 30% of cutaway boglands (within County Kildare) for economic purposes, including inter alia renewable energy (wind and solar) in appropriate locations, subject to relevant environmental assessments. Such projects shall be subject to Appropriate Assessment; shall have regard to any hydrological connection shared with a European Site and their qualifying interest species; shall not adversely affect drainage of surrounding lands; and shall account for any potential likely significant, cumulative and in combination effects*

***RD O34** Proposals brought forward for any development on the county's cutaway peatlands shall be accompanied by an independent biodiversity profile of the landholding, setting out how the proposed development was formulated having regard to the following step by step, biodiversity-led process:*

- 1. Identification of areas of greatest ecological value and how the proposal is compatible with peatland restoration.*
- 2. Identification of areas of greatest carbon sequestration value.*
- 3. Identification of areas of amenity value and potential, and incorporation of the Green Infrastructure Strategy (see Section 12.14.5).*
- 4. Identification of the subject site as a percentage of the overall landholding and justification for the proposed use having regard to Objective RD O33.*

***RD O41** When developing project proposals for development on peatlands, undertake a peatland stability assessment, carbon emissions balance assessment and hydrological and ecological impact assessments, as required.*

**LR O16** *Require the undertaking of a peatland stability assessment, carbon emissions balance assessment and hydrological and ecological impact assessments, as appropriate, when developing project proposals for development on peatlands.*

In response to the above objectives, Appendix 5.3 of Chapter 5: Construction and Commissioning addresses methods of working in peat. Uisce Éireann have been working closely with BnM, to develop the appropriate methods of carrying out the proposed works on peatland in a number of scenarios for ground conditions. For a summary of key findings, please refer to Appendix 5.3 of Chapter 5 of the EIAR.

As part of the EIAR submitted with this application, several assessments have been undertaken which align the Proposed Project with Objective RE O73, RD O41 and LR O16. Chapter 13 assesses the likely significant impacts of the Proposed Project on climate, and uses the TII Carbon Assessment Tool to calculate the carbon emissions arising from the construction and maintenance of the Proposed Project. Chapter 9 of the EIAR assesses the likely significant effects of the Proposed Project on waterbodies. As part of the Construction and Commissioning chapter (Chapter 5), the applicant has prepared a document that provides a high-level overview of the construction of the pipeline through areas of peat including a peat stability assessment.

With regards to the peatland stability assessment, a management approach is set out in Appendix 5.3 of the accompanying EIAR. This includes working in dry periods, as far as reasonably practicable, reducing the period of time that each section of the pipe excavation is open, slackening the side slopes of the excavation and where necessary using temporary retaining measures.

Regarding Objective RD O33, the applicant has been in consultation with BnM as the Proposed Pipeline is routed through bogs across the midlands, four of which in Kildare are included in BnM's ownership (with one traversing the Offaly – Kildare County border) and would have previously been harvested for peat extraction. Two of these bogs are included in BnM's Peatlands Climate Action Scheme (PCAS)<sup>9</sup>, aimed at ensuring environmental stabilisation of the former industrial peat production areas. The design of the Proposed Project has had careful regard to the various matters related to working in peatland areas. An Appropriate Assessment and a subsequent NIS has been submitted with the application which concluded:

*'following an examination, analysis and evaluation of the relevant information, including in particular the nature of the predicted impacts from the Proposed Project and with the implementation of the mitigation measures proposed, that the Proposed Project would not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in-combination with other plans or projects, and there is no reasonable scientific doubt in relation to this conclusion.'*

In response to RD O34:

(1), the accompanying EIAR sets out how the Proposed Project was formulated in respect of proposed works in areas of peatland. The Soils chapter (Chapter 10) identifies areas of the greatest ecological value and Appendix 5.3 describes how the proposal is compatible with peatland restoration and the appropriate techniques for construction that would be used when working in peatland areas, which was informed by consultations with BnM. Also taken into consideration were the PCAS rehabilitation plans prepared by BnM in relation to bogs. Following completion of the construction works, the Construction Working Width

<sup>9</sup> <https://www.bnmpcas.ie/introduction/>

will be reinstated with the aim to not inhibit the longer term delivery of the Rehabilitation Plans / Enhanced Rehabilitation Plans.

In relation to peatland biodiversity, Chapter 8 (Biodiversity) provides a comprehensive overview of the ecological value of the various peatland areas traversed by the Proposed Project.

(2) The areas of greatest carbon sequestration value have been assessed by the TII Carbon Assessment Tool and areas of sensitive peat bog, which act as a carbon sink, were avoided where practicable, including refining the preferred pipeline corridor to avoid areas of degraded raised bog and undisturbed bog remnant.

(3) Regarding areas of amenity value, the construction and operation of the Proposed Project will not impact on the amenity value and potential of the sites. The Proposed Project aligns with Kildare County Council's Green Infrastructure Strategy which involves the protection of 'Core Areas', 'Stepping Stones' and 'Corridors'. The Proposed Project will not impede upon the Council's objective to avoid fragmentation of the Green Infrastructure network.

(4) The routing through peatland areas was agreed with landowners to run along the boundaries of the boundaries of each bog, where possible, to minimise potential impact on peat. To inform the development of construction techniques in peat areas, peat depth information from several sources have been considered including the Teagasc Subsoil Classification Map, the 2017 ground investigation and the 2022 ground investigation. In addition, BnM provided some peat probe information for sections of the pipeline within its ownership. For details on the surveys and the analysis of this information please refer to Section 3 and 4 of Appendix 5.3: Methods of Working in Peat.

In each of the rehabilitation plans prepared by BnM, the Proposed Project has been accounted for and there has not been rehabilitation works included in the footprint of the Proposed Project.

The Proposed Project is therefore considered to be in compliance with the policies regarding development on peatlands as contained in the *Kildare County Development Plan 2023-2029*.

279. The routing of the pipeline goes through lands with sensitivity classes of '1: Low Sensitivity' (Northern Lowlands) '3: High Sensitivity' (Western Boglands) and '4: Special' (River Liffey) in Chapter 11 of the KCDP. The map below contains data from the KCDP with the Proposed Project Planning Application Boundary in red to show where the pipeline route will cross various Landscape Character Types with different sensitivity classes.



Saint Patrick's Hill, Barberstown Lower and Barberstown. The relevant policies and objectives are below:

**LR P3** *Protect, sustain and enhance the established appearance and character of all important views and prospects.*

**LR O32** *Avoid any development that could disrupt the vistas or have a disproportionate impact on the landscape character of the area, particularly upland views, river views, canal views, views across the Curragh, views of historical or cultural significance (including buildings and townscapes), views of natural beauty and specifically those views listed in Tables 13.5 – 13.7 of this plan.*

**LR O33** *Ensure developments (due to excessive bulk, scale, inappropriate siting or siting on steep slopes i.e. >10%) do not have a disproportionate visual impact or significantly interfere with or detract from scenic upland vistas when viewed from nearby areas, scenic routes, viewpoints and settlements.*

**LR O34** *Control development that will adversely affect the visual integrity of distinctive linear sections of water corridors and river valleys and open floodplains.*

**LR O35** *Encourage appropriate landscaping and screen planting of developments along scenic routes. Where scenic routes run through settlements, street trees and ornamental landscaping may be required.*

The Proposed Project will not impact on the various Scenic Views and Prospects identified for protection in the Kildare County Development Plan. Any potential impacts that could arise during the Construction Period of the Proposed Treated Water Pipeline would be temporary in nature as the infrastructure will be underground.

Chapter 16 of the EIAR carries out a Landscape and Visual Impact Assessment which concluded that there will be no significant residual landscape and visual effects from the Proposed Project during the Construction or Operational Phases.

Proposed mitigation screen planting around the boundary of the FCV will be effective in screening the small-scale features contained within the facility. This vegetation would visually blend with the dense and mature vegetation that already lines the L2008 local road. For the dwellings that lie around 200m across the field to the northeast, the significance of effect will reduce to Imperceptible following mitigation establishment. There are no likely significant effects predicted.

The Proposed Project is therefore considered to be consistent with the policies on Landscape and Visual amenity as contained in the *Kildare County Development Plan 2023 – 2029*.

### **LR O13**

*Recognise that some cutaway and cut-over boglands may represent degraded landscapes and thus may potentially be fit to absorb a variety of development provided that the development proposal does not increase Green House Gas emissions or damage protected habitats or species. Projects which result in increases in ammonia emissions to watercourses will not be considered.*

Objective LR O13 supports suitable development on degraded bogs subject to any works not increasing Greenhouse Gas (GHG) emissions or ammonia emissions to watercourses. As outlined in Chapter 9 (Water) of the accompanying EIAR, open-cut crossings in peat soils bring additional risks to water quality and hydromorphology. Water quality issues associated with peat include elevated levels of suspended solids, ammonia, phosphorus and dissolved organic carbon. The Construction Phase of the proposal includes 21 no. open cut crossings (across the entire scheme, including areas within County Kildare) directly in peat areas which have the potential to impact 12 no. high sensitivity WFD water bodies.

With recommended mitigation in place as outlined in the EIAR Water Chapter and Surface Water Management Plan, detailed within the CEMP, it is envisaged that any residual effects will not be significant.

The Proposed Project will not prevent the existing BnM's PCAS rehabilitation, whereby the lands will act as a carbon sink, and therefore it is not envisaged the Proposed Project will result in a net increase in GHG emissions. As such, we consider that the Proposed Project aligns with Objective LR O13.

The Proposed Project has the potential to not fully accord with the objective, as written, in certain circumstances. However, the project will comply with the standards set by the EPA in terms of the pollution control licencing that BnM operate in accordance with. We therefore do not consider any such potential contravention to be material.

282. Among the relevant objectives from the Kildare County Development Plan relating to Biodiversity, hedgerows and trees include the following:

**BI O22** *Identify and protect areas of high nature conservation value (including but not limited to SAC/SPA/pNHA) and support the landscape features which act as ecological corridors/networks and stepping-stones, such as river corridors, hedgerows, and road verges so as to minimise the loss of habitats and features of the wider countryside which are of major importance for wild fauna and flora in accordance with Article 10 of the Habitats Directive.*

**BI O26** *Prevent, in the first instance, the removal of hedgerows to facilitate development. Where their removal is unavoidable, same must be clearly and satisfactorily demonstrated to the Planning Authority. In any event, removal shall be kept to an absolute minimum and there shall be a requirement for mitigation planting comprising a hedge of similar length and species composition to the original, established as close as is practicable to the original and where possible linking to existing adjacent hedges. Ideally, native plants of a local provenance and origin should be used for any such planting. Removal of hedgerows and trees prior to submitting a planning application will be viewed negatively by the planning authority and may result in an outright refusal.*

**BI O27** *Require the retention and appropriate management of hedgerows and to require infill or suitably sized transplanted planting where possible in order to ensure an uninterrupted green infrastructure network.*

**BI O29** *Require the undertaking of a comprehensive tree survey carried out by a suitably qualified arborist where development proposals require felling of mature trees; the tree survey shall assess the condition, ecological and amenity value of the tree stock proposed for removal as well as mitigation planting and a management*

*scheme. It should be noted that rotting and decaying trees are an integral part of a woodland ecosystem and can host a range of fungi and invertebrates, important for biodiversity. While single or avenue trees that are decaying may be removed, others that are part of group or cluster may be subject to retention.*

**LR O83** *Ensure development proposals provide for hedgerow and woodland creation and augmentation within developments at the start of the construction phase and encourage the block planting of woodland and the joining up of hedgerows and woodlands between developments in order to support habitat creation, in so far as possible.*

### **HO 053**

*Retain, sensitively manage and protect features that contribute to local culture heritage and distinctiveness including;*

- *heritage and landscape features such as post boxes, pumps, jostle stones, etc.*
- *hedgerows and trees,*
- *historic and archaeological features and landscapes,*
- *water bodies,*
- *ridges and skylines,*
- *topographical and geological features and*
- *important scenic views and prospects*

In response to Objective BI O22, there has been extensive assessments of the potential impacts of the Proposed Project on biodiversity, and through the implementation of well-established approaches to mitigation, it would be possible to reduce the impacts so as not to result in significant effects for the majority of the ecological receptors. Through design and avoidance as embedded mitigation, the Proposed Project has in so far as is reasonably practical, reduced the effects on biodiversity and protected identified areas of high nature conservation value and is therefore in compliance with Objective BI O22.

Chapter 8: Biodiversity of the Environmental Impact Assessment Report addresses the hedgerows and trees occurring throughout the Proposed Project. The chapter sets out the impacts from the removal of hedgerows and the summary of the effect on each key ecological receptor. The chapter describes the mitigation measures including replanting to be taken for the protection of species and their habitats. The landscaping planting measures at the Flow Control Valve will consist of native species rich meadow and mosaic planting within the site and the planting of a thick hedgerow around the perimeter of the site as per the Biodiversity Guidance of Uisce Éireann.

In accordance with BI O26 and BI O27, hedgerows will be retained where possible unless their removal is unavoidable to facilitate the proposed works. Replanting of habitats will take place on a like-for-like basis in accordance with recommendations from an Ecological Clerk of Works (ECoW) and taking into consideration the All-Ireland Pollinator Plan 2021-2025, NBDC 2021, and the Pollinator Friendly Planting Code NBDC 2022 to ensure locally sourced appropriate native species which are in line with the existing

genetic strain used. Planting of hedgerows, trees and general landscaping would be monitored by the ECoW.

In response to Objective BI O29, tree surveys were conducted for mature trees located within the study area, and felling of any mature trees will only occur where necessary. Any habitats including trees, scrub or hedgerows adjacent to, or within, the Proposed Project which are intended to be retained will be afforded adequate protection by complying with the National Road Authority guidance (NRA 2006c), prior to construction works commencing.

The replanting measures within Kildare have been described above and align with Objective LR O83 in so far as possible.

The Proposed Project could be considered as not fully meeting Objective HO O53, however any hedgerows removal will be carried out sensitively and will be followed by reinstatement or replacement. This objective also needs to be considered in the context of BI O26, which acknowledges situations where removal is unavoidable. Therefore, it is not considered that the Proposed Project will materially contravene this objective. Compliance with this objective is discussed further in the accompanying Material Contravention Statement.

We consider that the Proposed Project is compliant with the policies on Biodiversity Protection in the Kildare County Development Plan 2023-2029, as the applicants will ensure a proactive approach to replacement and reinstatement, as outlined in the accompanying EIAR and in accordance with the above policies. See accompanying Material Contravention Statement for further details.

## 9.7 Proposed Project - County Dublin

### 9.7.1 Overview

283. The following elements of the Proposed Project are located within the jurisdiction of South Dublin County Council; Termination Point Reservoir (TPR) approximately 4km of the Treated Water Pipeline, and a Construction Compound at the TPR site.



Figure 9.17 - Illustrative Visualisation of Chlorine Dosing Control Building at the Termination Point Reservoir (Source: Uisce Éireann)

## 9.7.2 Geographical context

284. Approximately 3.7km of the pipeline located is located within County Dublin. The Pipeline route enters County Dublin in the townland of Ringwood, near Hazelhatch and continues east towards the TPR site at Peamount. The Treated Water Pipeline in County Dublin is primarily routed through farmland after passing under the Grand Canal, as well as two road crossings.

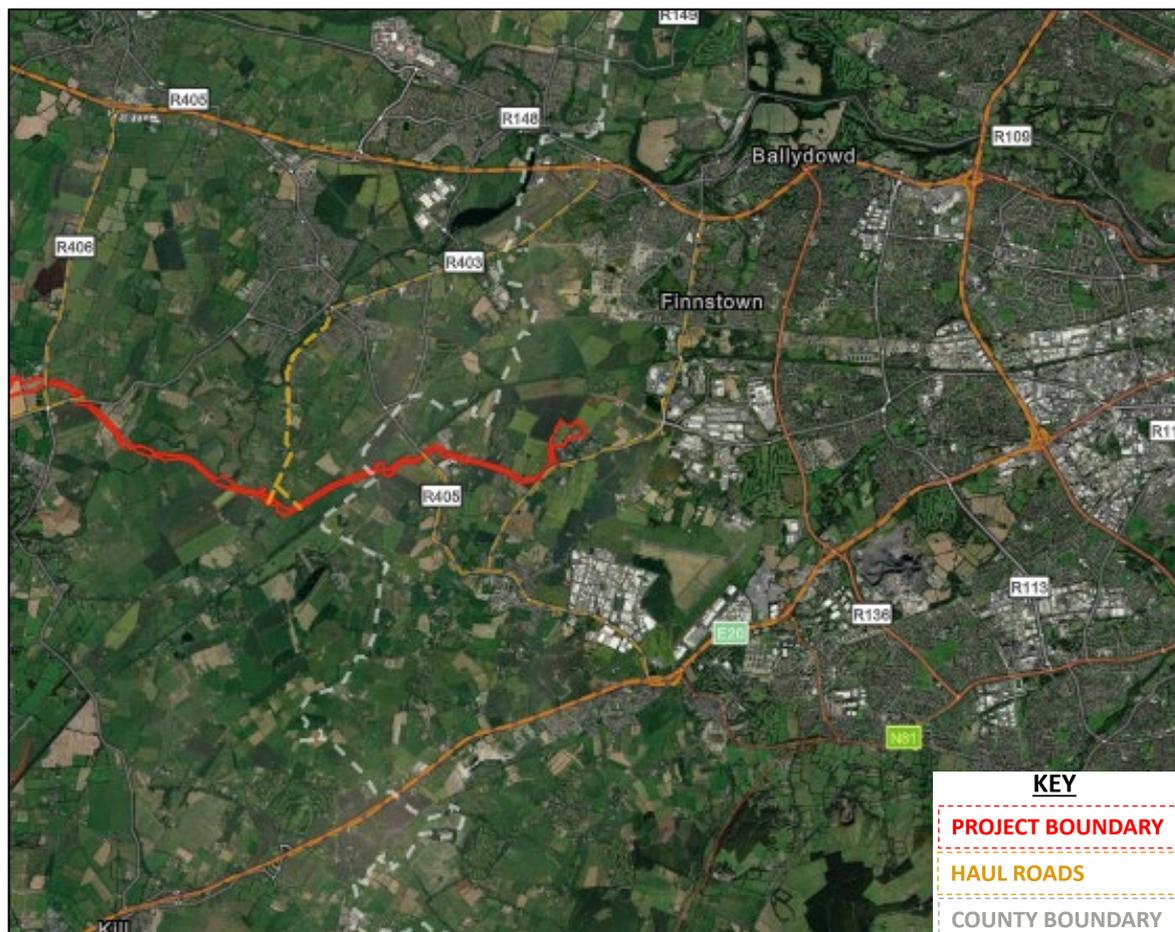


Figure 9.18 - Location of Termination Point Reservoir in County Dublin (Source: ArcGIS)

### 9.7.2.1 Termination Point Reservoir

285. The Proposed TPR will be located adjacent to the existing service reservoir site at Peamount in County Dublin. The TPR would occupy the northern portion of the site, which is currently in agricultural use.
286. A new access road, 5m in width and approximately 342m in length, is proposed to be constructed off the R120 regional road, and adjacent to the western and northern perimeter of Peamount Hospital.
287. The access road junction will include a pull-in area before the gate, safe sight lines and appropriate signage when emerging onto the R120, in accordance with TII's (2023) Geometric Design of Junctions (DN-GEO-03060). Car parking will be available at the existing service reservoir.

288. The TPR site includes the TPR structure, associated underground pipework and Emergency Overflow Storage Tank and a Chlorine Dosing Control Building.

#### 9.7.2.2 Treated Water Pipeline to the TPR

289. For a detailed description of the Treated Water Pipeline route, please refer to Chapter 4 – Project Description of the EIAR submitted as part of this application.

#### 9.7.3 Description of Proposed Project Elements in County Dublin

Permanent Proposed Project Element	Description
<b>Treated Water Pipeline to the TPR</b>	<ul style="list-style-type: none"> <li>- The Treated Water Pipeline refers to the single 1,600mm steel pipeline, approximately 3.7km of which will pass through County Dublin.</li> <li>- The water would normally travel through the pipeline by gravity.</li> </ul>
<b>Termination Point Reservoir (Infrastructure Site)</b>	<ul style="list-style-type: none"> <li>- The TPR would be located on a permanent site of approximately 8.3ha adjacent to an existing treated water reservoir in the townland of Loughtown Upper at Peamount and would have capacity for 75ML of treated water supply.</li> <li>- The TPR would consist of an above-ground storage structure, associated underground Scour Water and Overflow Water tanks and a Chlorine Dosing Control Building. The TPR would be a concrete tank divided into three cells and covered with an earth embankment. The top of the TPR would be 11.2m above finished ground level. The Chlorine Dosing Control Building would be 8.4m over finished ground level. Additionally, there would be a telemetry mast, the top of which would be 14m above finished ground level.</li> <li>- Power for the TPR would be supplied via an underground connection to the existing electricity substation at Peamount Reservoir. There would be solar panels on top of a portion of the northern cell of the TPR to supplement the mains power supply.</li> <li>- A new permanent access road from the R120 would be constructed and would be 5m wide and 342m in length.</li> <li>- The TPR site would be bounded by the existing hedgerow to the west and existing fence to the east with a 2.4m high palisade security fence around the permanent infrastructure. The site itself would be landscaped in line with the surrounding environment.</li> </ul>
<b>Line Valves</b>	<ul style="list-style-type: none"> <li>- Line valves would be installed along the RWRMs and Treated Water Pipelines with one in County Dublin.</li> </ul>

	<ul style="list-style-type: none"> <li>- The Permanent Wayleave would be locally widened to 30m at each line valve.</li> </ul>
<b>Kiosk</b>	<ul style="list-style-type: none"> <li>- A pair of kiosks (or a single co-joined kiosk with separate secure access) would be installed close by each Line Valve.</li> <li>- The kiosk would contain the ESNB connection, power, control, isolation and telemetry for the actuator and would be offset from the pipeline.</li> </ul>
<b>Washout Valves</b>	<ul style="list-style-type: none"> <li>- There would be 4 Washout Valves proposed along the Treated Water Pipeline, four of which would require a temporary discharge to watercourses, or would discharge locally and none would have a permanent outfall pipework to watercourses;</li> </ul>
<b>Air Valves</b>	<ul style="list-style-type: none"> <li>- There are 7 Air Valves proposed along the pipeline in County Dublin.</li> <li>- Air Valve chambers would be elevated relative to pre-existing ground levels, and would protrude approximately 1m above the existing ground level.</li> <li>-</li> </ul>
<b>Lay-bys</b>	<ul style="list-style-type: none"> <li>- Lay-Bys would be constructed at Line Valve locations.</li> </ul>
<b>Manways</b>	<ul style="list-style-type: none"> <li>- Manways provide access to the pipeline at intervals of no more than 550m spacings.</li> </ul>

290. The table below describes the elements of the Proposed Project that will be temporarily required during the Construction Phase.

Temporary Proposed Project Element	Description
<b>Construction Compounds</b>	<ul style="list-style-type: none"> <li>- A Construction Compound would be temporarily required in County Dublin at the TPR Infrastructure Site (CC7).</li> </ul>
<b>Pipe Storage Depots</b>	<ul style="list-style-type: none"> <li>- There would be no Pipe Storage Depots located in County Dublin.</li> </ul>

291. The purpose of the TPR is to provide the link between the Treated Water Pipeline and the existing local distribution network in the GDA WRZ. There is an existing drinking water reservoir with a capacity of 40MI and control building operated by Uisce Éireann at this site.

292. The TPR would temporarily store treated water supplied through the pipeline so that it is ready to be used by consumers.

#### 9.7.4 Planning Applications

293. A planning history search was undertaken utilising the methodology outlined in Section 9.2.

294. Planning Applications submitted to South Dublin County Council along or adjacent to the route, the most notable applications have been summarised below:

- **Reg. Ref. SD16A/0100** New Pumping Station The works are part of the Strategic Watermain Link between Leixlip and Saggart. (Loughtown Upper, Peamount)
295. Due to the more urban nature of South Dublin in comparison to the other Local Authorities, there were increased amounts of planning activity near the proposed development boundary, particularly near the site of the TPR which bounds the existing Peamount Hospital and the Grange Castle West Business Park. Applications made to SDCC since 2023 and within 500m of the Proposed Project application boundary have been included below:
- **SD23A/0012** Construction of a new Battery Energy System Storage (BESS) and Power Trunk building and all associated elements, (Milltown, North of Peamount Road & Peamount Lane, Newcastle.)
  - **SD23B/0416** Renovation of existing detached dwelling comprising of single storey peripheral extension. (Carrokeel Lodge, Peamount Lane, Newcastle.)
  - **SD24B/0268W** Extensions to the rear and side of the existing single storey bungalow house. (Lands at Hynestown, Newcastle)
  - **SD25A/0247** A new two-storey dwelling with new vehicular access off Peamount Lane, a proprietary wastewater treatment system, and all associated site and infrastructural works. (Milltown Lodge, Peamount Lane, Newcastle)
  - **SD25B/0174W** Demolition and construction of extension to house, with additional works, (The Commons, Hazelhatch, Newcastle)
  - **SD24A/0087W** Grange Castle Media Park (in the townlands of Coolscudden, Brownstown and Milltown, West of Grange Castle Business Park, Newcastle)
296. The Planning search revealed two recent Part 8 developments by SDCC in proximity to the Proposed Project relating to the Grand Canal Greenway and the Grange Castle West Access Road.
- **Reg. Ref. SD188/009 (Part 8 Development by SDCC)**- Grange Castle West Access Road in the townlands of Brownstown, Clutterland, Loughtown Upper and Milltown.
  - **Reg. Ref. SD188/0011 (Part 8 Development by SDCC)** - Grand Canal Greenway – Hazelhatch to 12th Lock. This project is at the Construction and Implementation phase.
297. The planning history review has not identified any permitted developments which would preclude the granting of permission for the Proposed Project.

## 9.7.5 Local Planning Policy

### 9.7.5.1 South Dublin County Development Plan 2022-2028



298. The South Dublin County Development Plan 2022-2028 (SDCDP) acknowledges that the provision of water and wastewater infrastructure in the Dublin Region has been a challenge over the last three Development Plan cycles. Section 11.1.2 'Water Supply' states that "water supply within the wider Dublin Area is at critical levels of demand".

299. The SDCDP identifies the Water Supply Project, and states that the project intends to "ensure sufficient treated water to meet the longer-term growth of the Region up to 2050 and to ensure resilience and security of supply."

300. With specific reference to the Proposed Project, the SDCDP states:

*The Parteen Basin option has been identified by Irish Water as the preferred water supply scheme to deliver the widest benefit to the greatest number of people, with the least environmental impact and in the most cost-effective manner.*

*The scheme comprises the abstraction of water from the lower River Shannon at Parteen Basin in Co. Tipperary. Treated water will then be piped 170km to a termination point reservoir at Peamount in South Dublin, connecting into the Greater Dublin network.*

301. In relation to Water Supply and Wastewater, the Council sets out the following policy:

**Policy IE2:** *Ensure that water supply and wastewater infrastructure is sufficient to meet the growing needs of the population and to support growth in jobs over the lifetime of the Development Plan facilitating environmental protection and sustainable growth.*

302. IE2 Objectives 1 and 2 state that it is an objective of the Council;

**IE2 Objective 1:** *To work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote the ongoing upgrade and expansion of water supply and wastewater services to meet the future needs of the County and the Region.*

**IE2 Objective 2:** *To support Irish Water in delivering key water service projects in the County including:*

- *The Water Supply Project Eastern and Midlands Region;*

The SDCDP explicitly states its intention to work with and support Uisce Éireann to deliver the Proposed Project. Therefore, the Proposed Project would be compliant with the provisions and the overarching objectives of the Development Plan and is in accordance with principles of proper planning.

The Proposed Project will assist in providing sufficient treated water and to meet the long-term growth of the region and will therefore assist in future sustainable development within County Dublin.

303. IE3 Objective 2 states that it is an objective of the council to:

**IE3 Objective 2:** *To maintain and enhance existing surface water drainage systems in the County and to require Sustainable Drainage Systems (SuDS) in new development in accordance with objectives set out in section 4.2.2 of this Plan including, where feasible, integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.*

The TPR access road and other paved areas will be designed to incorporate SuDS principles to limit discharges from the TPR site to the equivalent greenfield site flow rate. For more details on the drainage strategy, please refer to Chapter 4 of the EIAR, the Proposed Project Description.

304. The proposed Termination Point Reservoir infrastructure site includes solar panels on the TPR structure. Section 12.11.6 describes Restricted and Prohibited Development relating to aviation and states that *“Solar / Photovoltaic Panel Arrays can give rise to glare problems for pilots and for air traffic controllers, so that proposed arrays in the vicinity of aerodromes or helipads, or on their approaches, should be assessed in submitted ‘Glint and Glare’ studies in relation to runway thresholds, flight paths, and control towers (See section 10.2.6, Solar PV).”*

305. The ICAO sets out restrictions for the safeguarding of aircraft in flight over County Dublin. There are areas for protection and the TPR site is located in the ‘Conical Surface’ (one of two imaginary race-track shaped obstacle limitation surfaces surrounding the airport) for Weston Airport. The SDCDP states that the Planning Authority will refer applications for developments within the outline of the aerodrome’s conical surfaces to the Department of Defence and/or to the Irish Aviation Authority.

306. As such, the following objectives are of relevance to the Proposed Project;

**E7 Objective 1:** *To encourage and support the development of solar energy infrastructure for on-site energy use at appropriate locations in the County.*

**E7 Objective 5:** *To ensure that planning applications for solar energy infrastructure which may impact on the operation of airports are referred to the IAA / Department of Defence or relevant airport authority.*

#### **12.10.4 Solar Photovoltaic Buildings**

- *Development proposals for solar energy development on buildings must, unless feasibility is otherwise demonstrated:*
- *Prioritise south facing aspects and have an inclination of between approximately 35 and 50 degrees depending on the use of solar PV or solar thermal technologies;*

- *Be designed to take account of over-shadowing from other solar installations on site, from existing elements of the built environment such as chimneys, parapets, roof plant equipment and taller buildings and structures in the immediate vicinity;*
- *Ensure sufficient space for access, installation and maintenance;*
- *Ensure that the siting and design of proposals have regard to the visual amenities of the surrounding area;*
- *Consider the provisions of the Water Framework Directive, Habitats Directive and other environmental and built heritage issues and glint and glare near airports.*

The incorporation of renewable energy into the design of the various infrastructure sites was considered a key element of the proposal, aimed at offsetting the carbon emissions of the Proposed Project once operational.

The proposed solar panels would be supported by E7 Objective 1 as they would help to power the operation of the buildings on site and to supplement the mains power supply. This would reduce the energy required from the mains supply.

Full details of climate measures are included in Chapter 13 (Climate) of the EIAR accompanying the SID application.

The proposed development at the TPR has been subject to a glint and glare assessment at Appendix 18.2 of the EIAR which accompanies the SID application. The report recommends that consultation take place with Casement Aerodrome in relation to the proposed project. This consultation was initiated in October 2025.

In response to E7 Objective 5, the TPR site is within the Conical Surface of Weston Airport, however development restrictions in this area principally restrict building heights.

The top of the proposed TPR is c. 11m, with the highest structure on site being the 14m telemetry pole, well below the maximum height limit at the 'Inner Horizontal Surface' of 45m above the airport's datum elevation. The location of the TPR will therefore not give rise to any effects on the operation of Weston Airport.

It is considered that the Proposed Project is fully compliant with the policies on Solar PV provision and aviation protection as contained in the *South Dublin County Development Plan 2022 – 2028*.

307. The removal of some trees and hedgerows will be necessary for the construction of the Proposed Project, as such relevant policy and objectives have been extracted from the Development Plan:

***G12 Objective 2:*** *To protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and mitigating where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process, such proactive approach to include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan.*

***G12 Objective 5:*** *To protect and enhance the County's hedgerow network, in particular hedgerows that form townland, parish and barony boundaries recognising their*

*historic and cultural importance in addition to their ecological importance and increase hedgerow coverage using locally native species including a commitment for no net loss of hedgerows on any development site and to take a proactive approach to protection and enforcement.*

**NCBH11 Objective 3:** *To protect and retain existing trees, hedgerows, and woodlands which are of amenity and / or biodiversity and / or carbon sequestration value and / or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council's Tree Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.*

**NCBH11 Objective 4:** *To protect the hedgerows of the County, acknowledging their role as wildlife habitats, biodiversity corridors, links within the County's green infrastructure network, their visual amenity and landscape character value and their significance as demarcations of historic field patterns and townland boundaries. (Refer also to Chapter 4: Green Infrastructure).*

Chapter 8: Biodiversity of the Environmental Impact Assessment Report addresses the hedgerows and trees occurring throughout the Proposed Project. The chapter sets out the impacts from the removal of hedgerows where it was not feasible to keep them, and the summary of the effect on each key ecological receptor. The chapter describes the mitigation measures including replanting to be taken for the protection of species and their habitats. The landscaping planting measures at the Termination Point Reservoir will consist of reinstated hedgerows mosaic planting of native scrub and trees and species rich semi-natural grassland.

In response to NCBH11 Objective 3, the removal of some hedgerows and trees will be necessary for the delivery of the Proposed Project. In the case where the retention of hedgerows and trees is not possible, mitigation measures will be put in place, such as the replanting of habitats will take place on a like-for-like basis in accordance with recommendations from an Ecological Clerk of Works (ECOW) and taking into consideration the All-Ireland Pollinator Plan 2021-2025, NBDC 2021, and the Pollinator Friendly Planting Code NBDC 2022 to ensure locally sourced appropriate native species which are in line with the existing genetic strain used. Planting of hedgerows, trees and general landscaping will be monitored by the ECOW. The replanting and reinstatement of the land is a high value biodiversity provision that will protect the amenity of the area and as such the Proposed Project is considered to align with NCBH11 Objective 3.

All hedgerows and treelines that are reinstated during the Construction Phase will be monitored for five years following completion to determine whether viable growth is occurring and undertake remediation works if deemed necessary and therefore there will be no net loss of hedgerows along the pipeline route aligning with GI2 Objective 5.

We consider that the Proposed Project aligns with the policies and objectives for the protection of ecological features in the *South Dublin County Development Plan 2022-2028*.

The Proposed Project crosses under the Grand Canal so the following objectives on riparian zones are included:

**GI3 Objective 2:** *To require development proposals that are within riparian corridors to demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology.*

**GI3 Objective 3:** *To promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained / reinstated along all watercourses within any development site.*

Where the pipeline is proposed to cross other waterbodies, the majority will be carried out by open-cut methods, with a trenchless construction technique typically being employed for the large water body crossings. Details in relation to crossings can be found in Chapter 5 (Construction & Commissioning) of the EIAR accompanying this application.

Any impacts from open cut crossings will be temporary and we consider that the Proposed Project aims can be met while also ensuring the appropriate protection of all watercourses along the route.

We note that GI3 Objective 2 refers to the need for development proposals to demonstrate how the integrity of riparian corridors can be maintained / reinstated. We would consider that the Proposed Project achieves this successfully and full details are outlined in the various chapters of the accompanying EIAR. We therefore consider that the Proposed Project aligns with the above objectives in the South Dublin County Development Plan 2022-2028.

#### **9.7.5.2 Grand Canal Proposed Natural Heritage Area**

308. The Proposed Project traverses the Grand Canal pNHA (Site Code 002104). SDCC state that it is their policy to *‘Protect the ecological, visual, recreational, environmental and amenity value of the County’s proposed Natural Heritage Areas and associated habitats and species.’*

309. The Council sets out the following objectives to support the policy:

**NCBH4 Objective 1:** *To ensure that any proposal for development within or adjacent to a proposed Natural Heritage Area (pNHA) is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the pNHA particularly plant and animal species listed under the Wildlife Acts and the Habitats and Birds Directive including their habitats.*

**NCBH4 Objective 2:** *To restrict development within or adjacent to a proposed Natural Heritage Area to development that is directly related to the area’s amenity potential subject to the protection and enhancement of natural heritage and visual amenities including biodiversity and landscapes. Such developments will be required to submit an Ecological Impact Assessment prepared by a suitably qualified professional.*

**NCBH9** *Protect and promote the Grand Canal as a key component of the County’s Green Infrastructure and ecosystem services network, and protect and enhance the visual, recreational, environmental, ecological, industrial heritage and amenity value of the Grand Canal, recognising its sensitivities as a proposed Natural Heritage Area with adjacent wetlands and associated habitats.*

**NCBH9 Objective 1** *To protect and enhance the important biodiversity resource offered by the Grand Canal, recognising and protecting the vital function that the Canal provides as a key corridor for habitats and wildlife from the River Shannon to Dublin Bay.*

**NCBH9 Objective 3** *To ensure that development along or adjacent to the Grand Canal contributes to the creation of an integrated network of appropriately designed walking and cycling routes connecting with the Grand Canal Way Green Route and which takes due cognisance of the sensitive nature of this national ecological corridor.*

**NCBH9 Objective 4** *To ensure that development along and adjacent to the Grand Canal protects and incorporates natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches and includes an appropriate set-back distance or buffer area from the pNHA boundary to facilitate protected species and biodiversity and a fully functioning Green Infrastructure network.*

In response to the above objectives, there are 24 NHAs and 102 pNHAs within 15km of the Proposed Project along its entirety but with careful siting and routing processes only one pNHA, the Grand Canal is directly impacted by the Proposed Project. The Proposed Project passes under the Grand Canal when crossing the Kildare- Dublin County border. The Grand Canal is a man-made waterway of national importance and therefore the main channel will be crossed by trenchless excavation which would prevent disruption to aquatic habitats.

Whilst the routing of the pipeline traverses the pNHA, it is not anticipated that there will be any impacts on the biodiversity, ecological, geological or landscape value of the pNHA. (See Appendix 5.4 of the accompanying EIAR).

Therefore, it is considered that the Proposed Project is in compliance with the objectives relating to pNHAs and specifically the Grand Canal pNHA in the South Dublin County Development Plan 2022-2028.

### **9.7.5.3 Zoning**

310. In County Dublin, the pipeline is routed through three areas of zoned land. Please refer to Figure 9.19 below which displays the zoning boundaries with an overlay of the Proposed Project boundary.
311. The site of the Termination Point Reservoir is on lands zoned under 'Objective EE', which aims to provide for enterprise and employment related uses. The pipeline passes through lands zoned as 'Objective RU', which aims to protect and improve rural amenity and to provide for the development of Agriculture, as well as a small section of land zoned under 'Objective OS' which aims to preserve and provide for open space and recreational activities.

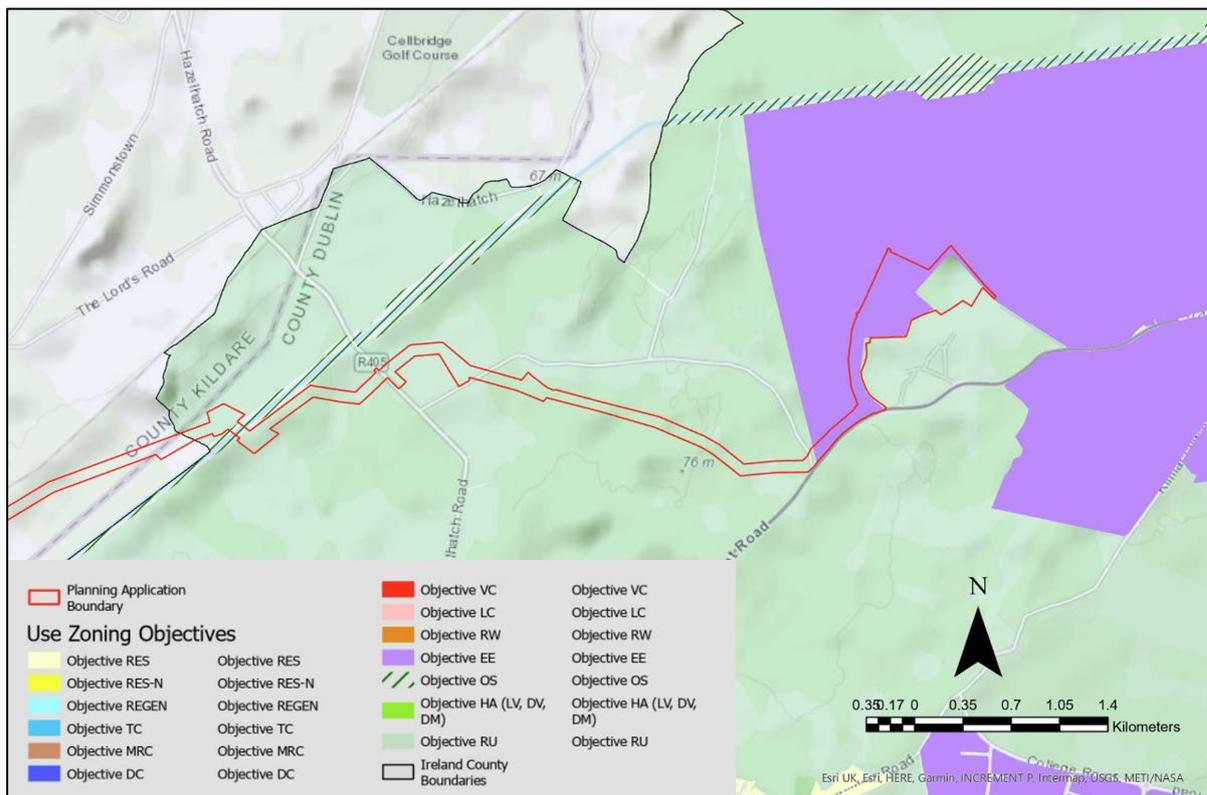


Figure 9.19 - Map Showing SDCC Zoning Boundaries with Overlay of Boundary of Proposed Project (Source: ArcGIS, SDCC, Annotated by TPA 2025)

312. Within Zoning Objective 'EE', the following land uses are Permitted in Principle:

*Abattoir, Advertisements and Advertising Structures, Boarding Kennels, Enterprise Centre, Fuel Depot, Heavy Vehicle Park, Home Based Economic Activities, Industry General, Industry-Light, Industry-Special, Office-Based Industry, Office less than 100 sq. m, Open Space, Petrol Station, **Public Services**, Recycling Facility, Refuse Transfer Station, Science and Technology Based Enterprises, Scrap Yard, Service Garage, Shop-Local, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet.*

313. Within Zoning Objective 'RU' the following land uses are Permitted in Principle:

*Aerodrome / Airfield, Agriculture, Allotments, Cemetery, Concrete / Asphalt Plant in or adjacent to a Quarry, Home Based Economic Activities, Industry-Extractive, Open Space, **Public Services**, Rural Industry-Food.*

314. Within Zoning Objective 'OS' the following land uses are Open for Consideration:

*Agriculture, Bed & Breakfast, Camp Site, Car Park, Cemetery, Childcare Facilities, Crematorium, Education, Garden Centre, Guest House, Home Based Economic Activities, Hotel / Hostel, Housing for Older People\*, Outdoor Entertainment Park, Place of Worship, **Public Services**, Recycling Facility, Residential\*, Restaurant / Café, Shop-Local, Stadium, Traveller Accommodation.*

We consider that the various zoning objectives within the South Dublin Development Plan support the Proposed Project. The portion of pipeline within the County passes through lands largely zoned as RU where public services are permitted in principle. The TPR site is located on lands zoned 'EE' where public services are also permitted in principle. The pipeline passes across a limited area of land zoned for Open Space (Zoning Objective OS) at the crossing point with the Grand Canal. Public Services are listed as being open for consideration as a permitted land use in this zone, and we also note that considering the pipeline is underground, it will not inhibit the zoning objective to preserve and provide for open space and recreation activities from being realised.

### 9.7.6 Masterplan - Grange Castle



315. The Grange Castle Masterplan was prepared on behalf of South Dublin County Council to guide development of the area in a sustainable and coherent manner. The masterplan document aims to provide an analysis of local and national planning objectives to provide for high quality development, capable of developing the county's economy through the provision of high employment opportunities.

316. The masterplan includes the area in Peamount where the proposed TPR will be located.

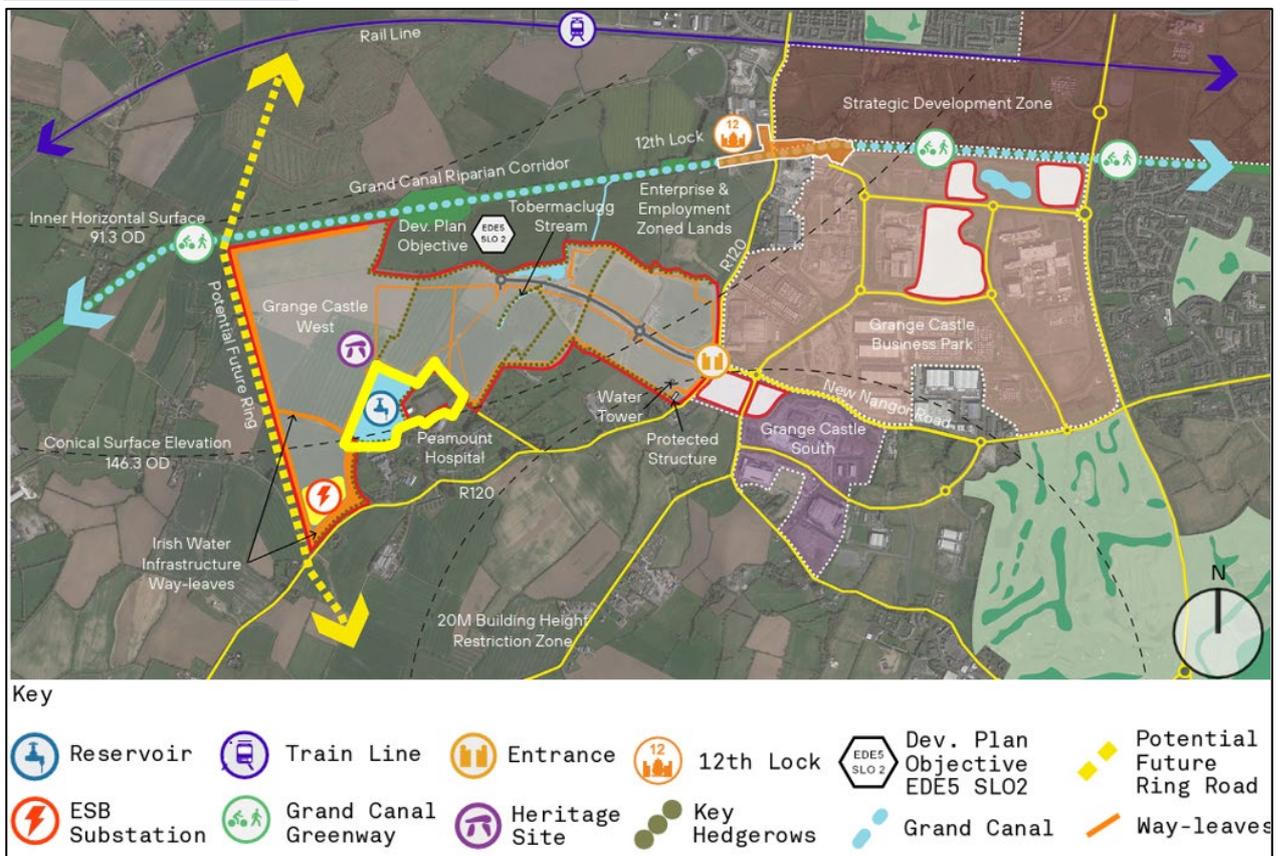


Figure 9.20 - Grange Castle Masterplan Layout (Source: Grange Castle Masterplan, Annotated by TPA 2025)

317. Indicative layouts illustrate the potential types of development, massing and scale deemed appropriate for the Masterplan lands. The Masterplan is to be delivered in five phases, with the first phase having been complete in Q2 2022. The Masterplan has accounted for the Proposed Project by including it in the layout. Outlined in yellow is the location of the Proposed Termination Point Reservoir in relation to the Masterplan Layout.

## 9.8 Compliance with Planning Policy

318. The planning application boundary of the Proposed Project traverses 6 no. Counties including Clare, Limerick, Tipperary, Offaly, Kildare and Dublin. As part of the preparation of this SID application, in addition to national and regional planning policy, TPA have reviewed in detail the Development Plans across all of the relevant jurisdictions, four of which include policy that specifically supports the development of the Proposed Project.
319. Further to our analysis and assessment, it is our determination that the Proposed Project is in accordance with the policies and objectives set out in the Clare County Development Plan (2023-2029), the Limerick Development Plan (2022-2028), the Tipperary County Development Plan (2022-2028), the Offaly County Development Plan (2021-2027), the Kildare County Development Plan (2023-2029) and the South Dublin County Development Plan (2022-2028).
320. The Proposed Project aligns with the objectives set out in the National Planning Framework, the National Development Plan and is in accordance with the provisions and objectives of the Capital Investment Plan. The development of the Proposed Project would contribute substantially to the fulfilment of objectives in a number of National, Regional and Local Strategies and Plans, including the NPF, NDP, NWRP and County Development Plans.
321. The Proposed Project is named as Strategic Infrastructure of national importance in the NPF and a priority in the NDP and is not only consistent with but also specifically supported by a large number of policies outlined in the National Planning Framework and the National Development Plan (see Section 8.2). The Proposed Project will allow the NDP to meet changing legislative and regulatory requirements such as the Recast DWD.
322. The Proposed Project will align with the national strategy set out the National Adaptation Framework regarding investment in water infrastructure allowing the country to adapt to climate change and reducing vulnerability to the negative effects of climate change. Furthermore, the Proposed Project will address and help negate the risks and consequences of climate change on infrastructure outlined in the Water Quality and Water Services Infrastructure Climate Change Sectoral Adaptation Plan.
323. The Regional Strategic Outcomes and Policy Objectives set out in the EMRA RSES and the SRA RSES align with and are in support of the Proposed Project. The RSES's polices support the Proposed Project, and the SRA uses it as an example of one of the significant water infrastructure projects that will benefit communities adjacent to the pipeline route in accordance with the sustainable approach set out by the NPF.
324. A separate *Material Contravention Statement* has been prepared by TPA, to assess any areas where the Proposed Project has the potential to materially contravene any of the Development Plans in question. In certain circumstances there may be conflicting objectives in a respective Development Plan or the objectives are not clearly stated, insofar as the proposed development is concerned. Development Plan policies may also conflict with strategic National Objectives. It should also be

noted that each of the Development Plans along the main pipeline route include policy support for the Proposed Project and / or the strategic aims of Uisce Éireann, and so any potential contraventions of policy in other areas should be considered in this context.

325. Section 37G (6) of the Act states:

*(6) The Board may decide to grant a permission for development, or any part of a development, under this section even if the proposed development, or part thereof, contravenes materially the development plan relating to any area in which it is proposed to situate the development*

326. Ultimately, it is a matter for An Coimisiún Pleanála to determine whether the Proposed Project in fact materially contravenes the relevant Development Plans or any other relevant planning policy documents. This document has endeavoured to identify any policy areas where potential contravention may occur and has provided our professional planning judgement with regard to such instances.

327. For further information, please refer to the Material Contravention Statement submitted as part of this application.

## 10.0 COMMUNITY GAIN

328. An Uisce Éireann WSP Community Benefit Scheme has been prepared by RPS Group<sup>10</sup> and submitted with this application. The purpose of the scheme is to present the findings of a research project which was undertaken by Uisce Éireann to inform the development of a bespoke Community Benefit Scheme (CBS) for the Proposed Project.
329. As part of the bespoke community benefit scheme, Uisce Éireann is committing to funding sustainable community development projects and initiatives, working in collaboration with the hosting Local Authorities. As highlighted in Section 3.1 (Research and Benchmarking) of the Scheme document, there is no standard or common approach to community gain investment in the water supply sector in Ireland or in the UK. However, such measures are typically designed to address impacts at construction stage. Several major regional water supply projects researched in the UK did not have a project-specific community gain investment fund associated with project delivery.
330. Uisce Éireann proposes that the Proposed Project's investment fund is benchmarked against similar largescale infrastructure projects such as EirGrid's Celtic Interconnector which has a construction stage community fund equivalent to 0.15% of the projected construction stage budget according to a recent case study noted in this section.
331. In the 2015 Preliminary Options Working Paper, Uisce Éireann set the intention to create a CBS to include a Community Gain Investment Fund, initiating consultations with the relevant Local Authorities. Through these consultations, Uisce Éireann developed a proposal to establish a CBS with a view to supporting community-based initiatives along the route which meet specific criteria discussed with the relevant Local Authorities.
332. Uisce Éireann's proposal is that a WSP Community Benefit Scheme would be put in place, and administered by Local authorities along the pipeline route, for the five-year construction stage when communities would be most impacted and cease once the project is commissioned /operational.
333. In January 2025, Uisce Éireann launched a Non-Statutory Consultation which included a request for feedback or comments from public stakeholders on the proposed CBS, which informed a realistic, specific, and measurable community benefit proposal.
334. Three categories emerged from the CBS: Economy, Environment and Education. The objective for the Economy objective is to *'support sustainable economic development within the project area through the provision of employment opportunities and the application of social procurement initiatives.'*
335. The Education objective is to *'act as a thought leader and inspire students to pursue educational pathways in science, technology, engineering or maths.'*
336. The Environment objective is to *'encourage and empower thriving communities through environmental protection and enhancement.'*

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<sup>10</sup> RPS Group Limited, West Pier Business Campus, Dun Laoghaire, Co. Dublin, A96 N6T7

337. The proposed Uisce Éireann Scheme gives descriptions for the delivery of the objectives and commitments for a five year scheme which is the anticipated construction stage duration. For more details of the Community Benefit Scheme proposal, please refer to the Uisce Éireann WSP Community Benefit Scheme and the RPS Community Benefit Study Report submitted as part of this application.

## 11.0 ENVIRONMENTAL ASSESSMENT

338. An Environmental Impact Assessment Report has been prepared by Jacobs Tobin in respect of the Proposed Project and accompanies the application. In addition, screening for Appropriate Assessment has been carried out in relation to the project which identified the need for an associated Natura Impact Statement, which has been submitted as part of this application.

### 11.1 Environmental Impact Assessment Report

339. The Proposed Project requires an Environmental Impact Assessment (EIA), as required by Directive 2011/92/EU of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment as amended by Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 (the 'EIA Directive').

340. The information required under Directive 2014/52/EU is as follows;

Information Required under Directive 2014/52/EU	Where This Information Can Be Found in the EIAR
A) A description of the project comprising information on the site, design, size and other relevant features of the project.	<b>Volume 2: Main Report</b> Chapter 4 (Proposed Project Description) Chapter 5 (Construction & Commissioning)
B) A description of the likely significant effects of the project on the environment	<b>Volume 3: Environmental Assessment</b> Chapter 6 to Chapter 21 These chapters include: <ul style="list-style-type: none"> <li>○ Baseline environment</li> <li>○ Appraisal method for the assessment of effects</li> <li>○ Assessment of effects</li> <li>○ Mitigation and monitoring measures</li> <li>○ Cumulative Effects and Interactions</li> <li>○ Residual effects</li> </ul>
C) A description of the features of the project and/or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment	<b>Volume 3: Environmental Assessment</b> Chapter 6 to Chapter 21 <b>Volume 4: Summary</b> Chapter 22 (Summary of Significant Residual Effects) <b>Volume 6: Appendices</b> Including Appendix 5.1 (Construction Environmental Management Plan)
D) A description of the reasonable alternatives studied by the developer, which are relevant to	<b>Volume 2: Main Report Chapter 3</b> (Consideration of Reasonable Alternatives)

<p><b>the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment</b></p>	
<p><b>E) A non-technical summary of the information referred to in points (a) to (d)</b></p>	<p><b>Volume 1: Non-Technical Summary</b> Non-Technical Summary</p>
<p><b>F) Any additional information specified in Annex IV relevant to the specific characteristics of a particular project or type of project and to the environmental features likely to be affected, including a reference list detailing the sources used for the descriptions and assessments included in the report</b></p>	<p><b>Volume 3: Environmental Assessment</b> Chapter 6 to Chapter 21 (reference section at the end of each chapter) (And associated appendices)</p>

341. The EIAR has been conducted in accordance with best practice and takes into account information compiled through a desk-based assessment, field surveys and modelling, and consultation with the relevant statutory bodies and the general public. The specific best practice and guidance used for each environmental topic is detailed in each of the relevant assessment chapters.
342. Chapter 22 of the EIAR summarises the likely significant residual effects which would result from the Construction Phase (including testing and commissioning) and the Operational Phase of the Proposed Project by their environmental topics. Residual effects are the final or intended effects which occur after the proposed mitigation measures have been implemented.

## 11.2 Appropriate Assessment Screening and Natura Impact Statement

343. Jacobs Tobin prepared an AA Screening report on behalf of Uisce Éireann, providing information to enable the competent authority to perform its statutory function to undertake screening for AA in respect of the Proposed Project.
344. The Report concluded that *'the application for consent for the Proposed Project requires an AA to be undertaken, for which a Natura Impact Statement (NIS) will be required to assess whether the Proposed Project would adversely affect the integrity of any European sites, alone or in-combination with other plans and projects.'*
345. The NIS was also prepared by Jacobs Tobin and has examined and analysed, in light of the best scientific knowledge, with respect to those European sites within the Zone of Interest (Zoi) of the Proposed Project, the potential impact sources and pathways, how these could impact on the European sites' qualifying interest habitats and qualifying interest/special conservation interest species and whether the predicted impacts would adversely affect the integrity of the European sites, either alone or in combination with other plans and projects.

346. There are 19 European sites with potential source-pathway receptors that were raised with ACP during Pre-Application Consultations, with only one site (the Lower River Shannon SAC) within the boundary of the Proposed Project.

347. The NIS concluded that:

*‘following an examination, analysis and evaluation of the relevant information, including in particular the nature of the predicted impacts from the Proposed Project and with the implementation of the mitigation measures proposed, that the Proposed Project would not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in-combination with other plans or projects, and there is no reasonable scientific doubt in relation to this conclusion.’*

### **11.3 Water Status Impact Assessment**

348. The Water Status Impact Assessment Report was prepared by Jacobs in support of the requirements of the Water Framework Directive, as any activity which has the potential to have an impact on WFD designated water bodies must be assessed to determine whether it will compromise WFD objectives or cause deterioration in the ecological status or potential of a water body and/or jeopardise/compromise the attainment of good surface water or groundwater status.

349. It is, therefore, necessary to consider the possible changes to the WFD designated water bodies associated with the proposed development and whether the objectives of the WFD will be met or not.

350. The Water Status Impact Assessment Report provides the findings of an assessment against WFD objectives which has been carried out for the Proposed Project. The Water Status Impact Assessment Report draws on, and is consistent with, the impact assessments in the EIA chapters, and in particular: Chapter 8 (Biodiversity), Chapter 9 (Water) and associated appendices, Chapter 10 (Soils, Geology & Hydrogeology), Chapter 21 (Cumulative Effects & Interactions) and the Natura Impact Statement (NIS).

351. The conclusion from the Water Status Impact Assessment Report is as follows:

*“Taking into consideration the anticipated impacts of the Proposed Project on the biological, physico-chemical and hydromorphology quality elements, following the implementation of design and mitigation measures, the Proposed Project would not compromise WFD objectives or cause a deterioration in the status of any surface water or groundwater WFD designated water body and/or jeopardise the attainment of good surface water (or good ecological potential) or groundwater status.”*

## 12.0 PLANNING ASSESSMENT

### 12.1 Project Benefits

352. The main benefit of the Proposed Project will be the provision of new source of water providing a high quality, sustainable and resilient water supply for the Eastern and Midlands Region. This a generational project and is the first major 'new source' infrastructure in the Region in the last 60 years.
353. It will deliver a safe secure sustainable source of water supply necessary to support our growing population and economy, including the demand for housing.
354. It is a project that will enable Uisce Éireann to adapt to the effects of climate change by diversifying our water supply sources. The new source reduces dependence on the Liffey, better protecting the Eastern and Midlands Region from drought and climate change.
355. It will provide the Greater Dublin Area, consisting of Dublin, and parts of Meath, Kildare and Wicklow with a resilient safe secure water and Proposed Project infrastructure will have capacity to serve communities in Tipperary, Offaly and Westmeath along the route.
356. It will support balanced regional development by redirecting supplies currently serving Dublin to Louth, Meath, Wicklow, Carlow and Kildare, and provide for future connections across the Midlands including for example, Mullingar, (once future projects are brought forward).
357. The Proposed Project infrastructure will deliver the capacity to meet the domestic, commercial and industrial water supply needs of up to 50% of Ireland's population into the medium to long-term future and provide safe, secure, resilient and sustainable drinking water supplies across the region. This, in turn, will facilitate economic development in suitable locations throughout the region as the Proposed Project will demonstrate to potential investors that Ireland offers modern, efficient and sustainable water supply infrastructure to support the needs of their businesses well into the future.

### 12.2 Context for the Proposed Project

358. The need for the Proposed Project was established in the National Water Resources Plan and described in Section 4.4 of this Report. In summary, the need arises from the following key principles;
- Deliver new resources for the Greater Dublin Area Water Resource Zone (GDA WRZ) and facilitate the delivery of a new water source for the water supply area to meet future demand in the long term, having regard to the objectives of the Water Framework Directive (WFD);
  - Ensure the availability, sustainability and reliability of water supply in the GDA WRZ now and into the future;
  - Facilitate regional growth in line with national and regional economic and spatial planning policy;
  - Plan water service infrastructure at national, regional and river basin level;
  - Invest in the development of strategic networks and treatment works in the region;

- Develop strategic resilience and network connectivity to existing and future supplies, through a diversification of source risk for the GDA WRZ and the provision of adequate headroom;
- Facilitate the availability, sustainability and reliability of water supply and facilitate diversification in the water supply area to meet projected future demand;
- Develop long-term sustainable water sources with resilience to climate change;
- Optimise cost effective delivery through an asset management-based approach to capital maintenance and capital investment; and
- Optimise the unit cost of water supply through a focus on a smaller number of high quality, sustainable sources with standardised treatment processes.

### **12.3 Wayleaves**

359. The total area of land falling within the Planning Application Boundary is approximately 1,233 ha. This includes both temporary and permanent use of land.
360. Permanent acquisition of land would be required for the RWI&PS, WTP, BPT, BPS, FCV and TPR, and for access roads to these locations, where required. In addition, land would be required permanently for Lay-Bys adjacent to Line Valve locations.
361. In addition, along the pipeline Uisce Éireann would acquire a permanent wayleave, which gives it the right to construct, inspect, operate and maintain the RWRMs, Treated Water Pipeline and associated infrastructure. In addition, certain restrictions would apply within this wayleave in order to protect the pipeline. This would include for example, limiting future development and restricting planting of certain species of trees. Line Valves, Washout Valves and Air Valves locations would be situated within the permanent wayleave. The permanent wayleave associated with the RWRMs and Treated Water Pipeline would be generally 20m in width, normally centred on the pipeline. However, at Line Valves the permanent wayleave would be widened to take account of additional permanent features including the kiosks and to provide access.
362. A separate application in respect of the acquisition of land for the Proposed Project is being lodged in parallel with this Strategic Infrastructure Development planning application.
363. Attempts have been made, from 2017 to date, to acquire the required lands, wayleaves, rights of way and temporary working areas by agreement. Following consultation with landowners, amendments were made to the design and routing of the pipelines where possible to facilitate landowner requirements. However, it has not been possible to secure agreement from all landowners affected.
364. The Proposed Project is required to meet a community need and to ensure that the project is commenced and completed in a timely fashion, it is considered necessary to acquire the land, rights of ways, wayleaves and temporary working areas for the Project by Compulsory Purchase, under Part 7 of the Water Services Acts (as amended).

### **12.4 Reducing Environmental Impacts Through Design**

365. The design has taken account of the Proposed Project's sustainability ambitions and incorporated measures to reduce environmental effects in response to the Environmental Impact Assessment process. For the design of the permanent infrastructure these include:

- Selection of a solution which delivers a sustainable supply of water. The proposed drinking water abstraction is water that would otherwise be used in hydropower generation. A maximum of 2% of the long term annual average flow at Parteen Basin would be diverted for drinking water supply instead of being used for hydropower generation. This means that potential changes to the natural environment that could otherwise have occurred if overall abstraction rates were increased at Parteen Basin, or elsewhere, can be avoided by changing the use of the same volume of water which is already being abstracted from a lake. It also avoids the need to build a new impoundment and the environmental effects that would arise from doing so
  - Optimising gravity pressure for transporting treated water through the pipeline to reduce energy demand and related emissions
  - Choosing a route for the pipeline that avoids environmentally sensitive areas, as far as reasonably practicable, given its length
  - Selecting Infrastructure Site locations that, as far as reasonably practicable, minimise environmental impacts, for example, visual effects, whilst considering technical and cost factors
  - Optimising the operation of the pipeline taking into account the size of the steel pipe and the frequency with which pumping will be needed to supplement gravity fed supplies. This had to balance material use, embodied carbon and operational energy use
  - Designing the intake at Parteen Basin to protect biodiversity, such as preventing fish from being trapped
  - Designing the WTP to re-circulate waste washwater and avoid any discharge of waste water
  - Using passive methods for lighting and ventilation of buildings
  - Incorporating solar panels into the proposals at the Infrastructure Sites, including at the WTP, BPT, BPS, FCV and TPR to provide renewable energy where practicable
  - Incorporating green roofs into the design of the WTP, BPT and TPR and providing for rain water harvesting at the RWI&PS and the WTP
  - Including landscaping planting and habitat creation in the reinstatement proposals for the Infrastructure Sites.
366. The EIAR that accompanies the application includes a comprehensive assessment of the potential impacts of the Proposed Project along the route.

#### **12.5 Considerations with regard to works in areas of historic peat extraction.**

367. Peat had been extracted from these BnM bogs under Integrated Pollution Control (IPC) licences issued and administered by the Environmental Protection Agency. As part of this licence, decommissioning and rehabilitation must be carried out when industrial peat production ceases. The Peatlands Climate Action Scheme (PCAS) has been developed to optimise ecosystem service benefits of peatland rehabilitation and restoration, particularly carbon storage and reducing carbon emissions. The preparation of the PCAS has fully considered the routing of the Proposed Project.

### 13.0 DOCUMENTS SUBMITTED AS PART OF THIS APPLICATION

368. 2 No. hard copies and 7 No. electronic copies of the documents and drawings are submitted to ACP, and 2 No. hard copies will be sent to each Planning Authority, in accordance with the approach agreed with ACP at the Pre-Application Consultation Meeting held in April 2025. As discussed with ACP, the drawings that accompany this application have been prepared to ensure that they are legible having regard to the scale of the Proposed Project itself and have been prepared in accordance with the provisions of the Planning and Development Regulations 2001 (as amended). A schedule of drawings is also submitted.

Document (2 hard copies of all documents)		Description
<b>SID Application Cover Letter</b>		Accompanying each copy of the Planning Application
<b>Planning Fee</b>		The fee for a Strategic Infrastructure Development proposal is €100,000.
<b>Statutory Notices</b>	Newspaper Notices	Notice of the application has been published in various regional newspapers along the route of the proposed project as well as a newspaper in circulation nationally.
	Site Notices	Site Notice including statutory wording and description of the scheme ,
<b>SID Application Form</b> (and associated schedules)		Strategic Infrastructure Development Planning Application Form
<b>SID Planning Report</b> (with associated appendices)		Two copies of this Planning Report, prepared by Tom Phillips + Associates.
<b>Material Contravention Statement</b>		prepared by Tom Phillips + Associates
<b>Environmental Impact Assessment Report</b>		prepared by Jacobs TOBIN
<b>Volume 1: Non-Technical Summary (NTS)</b>		NTS Summary of the EIAR in non-technical language.
<b>Volume 2: EIAR Main Report</b>		Chapter 1: Introduction
		Chapter 2: The EIA Process
		Chapter 3: Consideration of Reasonable Alternatives
		Chapter 4: Project Description
		Chapter 5: Construction and Commissioning
<b>Volume 3: Environmental Assessment</b>		Chapter 6: Noise and Vibration
		Chapter 7: Traffic and Transport
		Chapter 8: Biodiversity
		Chapter 9: Water
		Chapter 10: Soils, Geology and Hydrogeology

	Chapter 11: Agriculture
	Chapter 12: Air Quality
	Chapter 13: Climate
	Chapter 14: Population
	Chapter 15: Human Health
	Chapter 16: Landscape and Visual
	Chapter 17: Cultural Heritage
	Chapter 18: Material Assets
	Chapter 19: Resource and Waste Management
	Chapter 20: Risk of Major Accidents and or Disasters
<b>Volume 4: Summary</b>	Chapter 21: Cumulative Effects and Interactions
	Chapter 22: Summary of Residual Effects (Including mitigation for Significant residual effects presented in Table 22.1)
<b>Volume 5: Drawings and Figures</b>	Figures: Graphics and plans supporting the EIAR chapters, illustrating the Proposed Project and environmental information. Figure reference numbers correspond to the relevant EIAR chapter (e.g. Figure 8.1 relates to Chapter 8).
<b>Volume 6: Appendices</b>	Appendices: Technical reference information supporting the EIAR chapters, such as calculations and detailed background data. Appendix numbers correspond to the relevant EIAR chapter (e.g. Appendix A8.1 relates to Chapter 8)
<b>Appropriate Assessment Screening Report</b>	prepared by Jacobs TOBIN
<b>Natura Impact Statement</b>	prepared by Jacobs TOBIN
<b>SID Engineering Report</b>	prepared by Jacobs TOBIN
<b>Water Status Impact Assessment Report</b>	prepared by Jacobs TOBIN
<b>The Water Supply Project: Eastern and Midlands Region – Consultation Report</b>	prepared by Uisce Éireann
<b>Community Benefit Scheme and appendices</b>	prepared by RPS Group
<b>Water Abstraction Document</b>	prepared by Uisce Éireann
<b>Drawing Schedule and Drawings</b>	prepared by Jacobs TOBIN

## 14.0 CONCLUSION

369. The Proposed Project will deliver the capacity to meet the domestic, commercial and industrial water supply needs for up to 50% of Ireland's population in the medium to long term future.
370. We contend that Planning Permission should be granted on the basis that the Proposed Project is directly supported in policy at all levels, from the National Planning Framework, through regional policy and in the statutory development plans of the counties through which it passes.
371. The Water Supply Project Eastern and Midlands Region delivers a solution that meets the preferred approach and volume of water set out in the NWRP. With Ireland's projected population increase of over one million by 2040, the Proposed Project will facilitate growth in line with national and regional economic and spatial planning policy.
372. The proposed development has been subject to a comprehensive Environmental Impact Assessment. The accompanying EIAR has assessed all the potential effects of the project on the environment and includes appropriate mitigation measures where necessary.
373. The application is accompanied by a Natura Impact Statement which concludes that
- “following an examination, analysis and evaluation of the relevant information, including in particular the nature of the predicted impacts from the Proposed Project and with the implementation of the mitigation measures proposed, that the Proposed Project would not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in-combination with other plans or projects, and there is no reasonable scientific doubt in relation to this conclusion.”*
374. The implementation of the Proposed Project:
- is of strategic, economic and social importance to the state and the provision of water supply will allow for sustainable growth to meet the future needs of the counties and of the country, as identified in key planning policy documents ranging from national to local level;
  - will address the deficit in supply faced in the Greater Dublin Area Water Resource Zone and provide for potential future connections into 18 other Water Resource Zones in the Eastern and Midlands Region, in turn meeting the objectives of the National Water Resources Plan and the Regional Water Resources Plan;
  - will enable the future supply to 17 other Water Resource Zones by re-directing supplies within GDA WRZ; and
  - will enable Uisce Éireann to diversify their water supplies, building resilience to the effects of climate change.
375. To conclude, the Proposed Project is in accordance with the principles of proper planning and sustainable development. We trust you will find this application in order. Please do not hesitate to make contact should you require any further information of clarification on the proposal.

## Appendices

- 1. ACP Determination Proposed Project is SID**
- 2. Pre-Application Consultations with ACP**
- 3. Planning History Along the Route of the Proposed Project**



# Planning Report

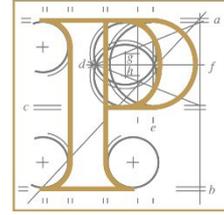
## Appendix 1

### ACP Determination Proposed Project is SID

December 2025



**Our Case Number:** PC0124



An  
Bord  
Pleanála

Uisce Éireann  
Colvill House  
24-26 Talbot Street  
Dublin 1  
D01 NP86

**Date:** 14th November 2025

**Re:** Water Supply Project for the Eastern and Midlands Region

Dear Sir/Madam

Please be advised that following consultations under section 37B of the Planning and Development Act, 2000 as amended, the Commission hereby serves notice under section 37B(4)(a) that it is of the opinion that the proposed development falls within the scope of paragraphs 37A(2)(a), (b), and (c) of the Act. Accordingly, **the Commission has decided that the proposed development would be strategic infrastructure within the meaning of section 37A of the Planning and Development Act 2000, as amended.** Any application for permission for the proposed development must therefore be made directly to An Coimisiún Pleanála under section 37E of the Act.

Please also be informed that the Commission considers that the pre-application consultation process in respect of this proposed development is now closed.

**Below is a list of prescribed bodies to be notified of the application for the proposed development:**

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

Teil  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

Tel  
LoCall  
Fax  
Website  
Email

(01) 858 8100  
1890 275 175  
(01) 872 2684  
www.pleanala.ie  
bord@pleanala.ie

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

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

**Further notifications should also be made where deemed appropriate.**

In accordance with section 146(5) of the Planning and Development Act, 2000 as amended, the Commission will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The following information relates to challenges to the validity of a decision of An Coimisiún Pleanála under the provisions of the Planning and Development Act 2000, as amended:

**Judicial review of An Coimisiún Pleanála decisions under the provisions of the Planning and Development Acts (as amended).**

A person wishing to challenge the validity of a Commission decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections 32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Commission.

The validity of a decision taken by the Commission may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(7) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Commission. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on the assessment of the effects on the environment of certain plans and programmes). The

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

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

general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant against a respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website, [www.citizensinformation.ie](http://www.citizensinformation.ie).

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions, and it would be advisable for persons contemplating legal action to seek legal advice.

If you have any queries in the meantime, please contact the undersigned officer of the Commission or email [laps@pleanala.ie](mailto:laps@pleanala.ie) quoting the above mentioned An Coimisiún Pleanála reference number in any correspondence with the Commission.

Yours faithfully,

---

Eimear Reilly  
Executive Officer

PC09

<b>Teil</b>	<b>Tel</b>	(01) 858 8100
<b>Glaó Áitiúil</b>	<b>LoCall</b>	1890 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
<b>Ríomhphost</b>	<b>Email</b>	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

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

# Planning Report

## Appendix 2

### Pre-Application Consultations with ACP

December 2025



## Pre-Application Consultations for Previous Iterations of the Project

Consultation Meeting Date	Key Topics
<b>24 April 2014</b>	<p>The Project Team brought An Bord Pleanála up to date with the Water Supply Project. Other topics discussed included:</p> <ul style="list-style-type: none"> <li>• Environmental reports;</li> <li>• Planning/abstractions/infrastructure/duration of planning consent;</li> <li>• Oral hearing; and</li> <li>• Stakeholder consultation.</li> </ul>
<b>30 July 2014</b>	<p>The Project Team provided an update on the progress of the project and informed An Bord Pleanála that they have had a number of meetings with stakeholders and the project has returned to a starting point. Topics discussed included:</p> <ul style="list-style-type: none"> <li>• Water Supply Strategic Plan;</li> <li>• Duration of planning consent;</li> <li>• Uisce Éireann legislation;</li> <li>• Overall programme; and</li> <li>• Stakeholder consultations.</li> </ul>
<b>11 November 2014</b>	<p>The Project Team provided an update and a timeline for consultation and adoption. Topics discussed included:</p> <ul style="list-style-type: none"> <li>• Project need;</li> <li>• Uisce Éireann legislation;</li> <li>• Water Supply Project Eastern and Midlands Region Options Working Paper/Preliminary Options Appraisal Report (POAR)/Final Options Appraisal Report (FOAR);</li> <li>• Planning application and oral hearing;</li> <li>• Investigation contracts/surveys; and</li> <li>• Community gain.</li> </ul>
<b>24 May 2016</b>	<p>Topics discussed included:</p> <ul style="list-style-type: none"> <li>• Current status;</li> <li>• Technical;</li> <li>• Environmental;</li> <li>• Landowners;</li> <li>• Public consultation on the POAR;</li> <li>• Planning/legal roadmap;</li> <li>• Project boundaries;</li> <li>• Community gain; and</li> <li>• Transboundary report.</li> </ul>
<b>02 November 2016</b>	<p>The Project Team provided an update on the current status of the project. Topics discussed included:</p>

<b>Pre-Application Consultations for Previous Iterations of the Project</b>	
	<ul style="list-style-type: none"> <li>• Planning timeline;</li> <li>• Ecology;</li> <li>• River Basin Management Plan and Water Framework Directive;</li> <li>• Preferred abstraction location;</li> <li>• Community gain; and</li> <li>• Potential Benefiting Corridor.</li> </ul>
<b>23 January 2018</b>	<p>Topics discussed included:</p> <ul style="list-style-type: none"> <li>• Overview and current status of the project;</li> <li>• Proposed new water abstraction authorisation regime;</li> <li>• Water Supply Project definition (planning application);</li> <li>• Duration of planning consent;</li> <li>• Wayleaves acquisition;</li> <li>• Development contributions;</li> <li>• Community gain;</li> <li>• Policy support; and</li> <li>• Pipeline ancillary items.</li> </ul>
<b>21 November 2018</b>	<p>The Project Team updated An Bord Pleanála with a progress report and topics discussed included:</p> <ul style="list-style-type: none"> <li>• Consultation report;</li> <li>• Water abstraction bill;</li> <li>• Consultation with ESB and landowners;</li> <li>• Benefiting Corridor;</li> <li>• Planning strategy; and</li> <li>• Community gain.</li> </ul>
<b>16 October 2019</b>	<p>The prospective applicant provided the Board representatives with an update on the project since the time of the previous meeting, including on-going work, developments as regards pertinent legislation and the current project timeline and programme.</p> <p>An update was also provided in relation to the following:</p> <ul style="list-style-type: none"> <li>• Water Abstraction legislation;</li> <li>• Planning legislation;</li> <li>• The National Water Resources Plan (NWRP);</li> <li>• Supporting electricity infrastructure; and</li> <li>• In light of the pending Water Environment (Abstractions) Bill 2018, the prospective applicant noted that consultations with ESB are on-going.</li> </ul>
<b>16 February 2021</b>	<p>The prospective applicant referred to its previous meeting with the Board and said that, given the considerable length of time that this project has been under consideration, and the developing legislative and policy background, it is now essentially re-launching the proposed development.</p> <ul style="list-style-type: none"> <li>• Background and context for the proposed development;</li> <li>• Options Assessment process;</li> </ul>

### Pre-Application Consultations for Previous Iterations of the Project

- extent of public consultations held to date;
- Description of project elements, noting the Booster Pumping Station;
- Project timelines;
- SID and CPO processes; and
- ESB connections.

PC0124	Pre-Application Consultations for the Proposed Project
Consultation Meeting Date	Key Topics
21 November 2024	<p>Uisce Éireann presented the Proposed Project to An Bord Pleanála. This was the first engagement with An Bord Pleanála following the adoption of the National Water Resources Plan and the Regional Water Resource Plan – Eastern and Midlands Region (in May 2021 and Autumn 2022 respectively). A range of topics were covered, including the following:</p> <ul style="list-style-type: none"> <li>• Project need</li> <li>• Alignment with the National Water Resources Plan and the Regional Water Resource Plan – Eastern and Midlands Region</li> <li>• Overview of the proposed works</li> <li>• Construction overview</li> <li>• Wayleaves and acquisition</li> <li>• Architecture and landscape</li> <li>• Sustainability strategy and objectives</li> <li>• Policy updates</li> <li>• Abstraction</li> <li>• Consultation</li> </ul>
18 February 2025	<p>The Project Team provided an update on the current status of the project. Topics discussed included:</p> <ul style="list-style-type: none"> <li>• Non-Statutory Consultation</li> <li>• Design Update</li> <li>• Operation</li> <li>• Construction Update</li> <li>• Working in Peat</li> <li>• Lands Subject to Historic Peat Abstraction</li> <li>• Commissioning and De-commissioning</li> <li>• Environmental Update</li> <li>• Transboundary Assessment</li> <li>• CPO- Wayleaves and Acquisition Approach</li> <li>• Community Gain</li> </ul>
8 April 2025	<p>The Project Team provided an update on the current status of the project. Topics discussed included:</p>

PC0124	Pre-Application Consultations for the Proposed Project
	<ul style="list-style-type: none"> <li>• Non-Statutory Consultation</li> <li>• Draft Abstraction Document</li> <li>• Hydrological Modelling</li> <li>• Compulsory Purchase Update</li> <li>• SID Lodgement Strategy</li> </ul>
<p><b>20 May 2025</b></p>	<p>The Project Team provided an update on the current status of the project. Topics discussed included:</p> <p>EIAR, NIS and Water Status Impact Assessment Report Update</p> <ul style="list-style-type: none"> <li>• Sustainability Ambitions</li> <li>• Approach to Mitigation</li> <li>• Environmental Design Considerations</li> </ul> <p>Abstraction Legislation Interaction with EPA</p>
<p><b>17 June 2025</b></p>	<p>Presentation on following topics:</p> <ul style="list-style-type: none"> <li>• Overview of Proposed Development</li> <li>• Raw Water Intake &amp; Pumping Station</li> <li>• Raw Water Rising Mains</li> <li>• Water Treatment Plant</li> <li>• Treated Water Pipeline – Water Treatment Plant to Break Pressure Tank</li> </ul>
<p><b>25 June 2025</b></p>	<p>Presentation on following topics:</p> <ul style="list-style-type: none"> <li>• Break Pressure Tank</li> <li>• Pipeline from Break Pressure Tank to Booster Pumping Station</li> <li>• Booster Pumping Station</li> <li>• Pipeline from Booster Pumping Station to Termination Point Reservoir</li> <li>• Flow Control Valve</li> <li>• Termination Point Reservoir</li> </ul> <p>Discussion on:</p> <ul style="list-style-type: none"> <li>• Visual impacts from infrastructure sites</li> <li>• Potential Transboundary Effects</li> <li>• Query in relation to Engagement with EPA</li> </ul>
<p><b>02 July 2025</b></p>	<p>Closure of Pre-Application Consultations</p> <p>This was a discussion to seek clarification on any outstanding questions from previous meetings. General matters discussed included;</p> <ul style="list-style-type: none"> <li>• Design Flexibility</li> <li>• Approach to Material Contraventions</li> <li>• European Sites</li> <li>• Non-Redaction Policy in relation to badger setts</li> <li>• Working in Peat</li> <li>• Use of Jargon</li> </ul>

PC0124	Pre-Application Consultations for the Proposed Project
	<ul style="list-style-type: none"><li>• Excavated Material</li><li>• Presentation of Drawings and EIAR Topics</li><li>• Approach to closure of pre-application consultations</li></ul>

# Planning Report

## Appendix 3

### Planning History Along the Route of the Proposed Project

December 2025





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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
<b>Tipperary County Council</b>	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			
<b>Tipperary County Council</b>	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			
<b>Tipperary County Council</b>	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			
<b>Tipperary County Council</b>	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			
<b>Tipperary County Council</b>	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			
<b>Tipperary County Council</b>	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								
<b>Tipperary County Council</b>	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			
<b>Tipperary County Council</b>	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
<b>Offaly County Council</b>	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	CLONOGHIL UPPER, BIRR, CO. OFFALY	PERMISSION	CONDITIONAL	2016-05-17	2016-07-08			
<b>Offaly County Council</b>	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								
<b>Offaly County Council</b>	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			
<b>Offaly County Council</b>	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 TELECOMMUNI CATION COMPOUND AT ESB BIRR 38kV SUBSTATION, CLONOGHIL UPPER, BIRR	PERMISSION	CONDITIONAL	2017-05-17	2017-07-06			
<b>Offaly County Council</b>	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			
<b>Offaly County Council</b>	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			
<b>Offaly County Council</b>	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								
<b>Offaly County Council</b>	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			
<b>Offaly County Council</b>	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							
<b>Offaly County Council</b>	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				
<b>Offaly County Council</b>	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								
<b>Offaly County Council</b>	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				
<b>ABP/ACP Applications in Offaly</b>										
<b>ABP/ACP</b>	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			
<b>ABP/ACP</b>	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			
<b>ABP/ACP</b>	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
<b>Kildare County Council</b>	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			
<b>Kildare County Council</b>	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
<b>Kildare County Council</b>	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			
<b>Kildare County Council</b>	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
<b>Kildare County Council</b>	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			
<b>Kildare County Council</b>	2460023	for Retention of (1) extensions to an existing agricultural building comprising a machinery shed (265m <sup>2</sup> ) and a hay store (134m <sup>2</sup> ), (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
<b>Kildare County Council</b>	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								
<b>ABP/ACP Applications</b>										
<b>ABP/ACP</b>	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			
<b>ABP/ACP</b>	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
<b>South Dublin County Council</b>	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			
<b>South Dublin County Council</b>	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			