

Our Case Number: ACP-323980-25



An
Coimisiún
Pleanála

Chambers Ireland
11 St Stephen's Green
Dublin 2
D02 FY84

Date: 04 August 2026

Re: Proposed Water Supply Project for the Eastern and Midlands Region
in the counties of Clare, Limerick, Tipperary, Offaly, Kildare, and Dublin.

Dear Sir / Madam,

An Coimisiún Pleanála has received your submission in relation to the above-mentioned proposed development and will take it into consideration in its determination of the matter.

The Commission will revert to you in due course in respect of this matter.

Please be advised that a copy of all submissions/observations received in relation to the application will be made available for inspection on the Commission's website at the following link:
<https://www.pleanala.ie/en-ie/case/323980>.

If you have any queries in the meantime, please contact the undersigned officer of the Commission. Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

PA09

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Eimear Reilly

From: LAPS
Sent: Tuesday 21 July 2026 11:34
To: Eimear Reilly
Subject: FW: ACP-323980-25 - Proposed Water Supply Project for the Eastern and Midlands Region in the counties of Clare, Limerick, Tipperary, Offaly, Kildare, and Dublin
Attachments: WSP - Planning Application to An Coimisiún Pleanála - July 2026.pdf

From: Shane Hughes <shane.hughes@chambers.ie>
Sent: Tuesday 21 July 2026 11:20
To: LAPS <laps@pleanala.ie>
Cc: Abbie Brennan <Abbie.Brennan@chambers.ie>
Subject: Re: ACP-323980-25 - Proposed Water Supply Project for the Eastern and Midlands Region in the counties of Clare, Limerick, Tipperary, Offaly, Kildare, and Dublin

You don't often get email from shane.hughes@chambers.ie. [Learn why this is important](#)

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

Dear all,

Can you please delete the previous email and accept the attached pdf as our reply to the request for further information for case number **ACP-323980-25** instead.

Kind regards,

Shane Hughes

Policy and International Affairs Manager

Chambers Ireland

11 St Stephens Green Dublin 2 D02 FY84

E: shane.hughes@chambers.ie

W: www.chambers.ie

[Connect on LinkedIn](#)



Chambers
Ireland
Advancing business together



EUROCHAMBRES



Ireland's largest business network creating the best environment for members locally, regionally, nationally and globally.

Chambers Ireland is registered with the Standards in Public Office under the regulation of Lobbying Act 2015 [Lobbying Act 2015](#)

EU Transparency ID: 469504914178-56

I am sending this email at a time that suits my current working hours and is convenient for me. I don't expect you to respond

or action outside your own usual working hours.

From: Shane Hughes <shane.hughes@chambers.ie>

Sent: 21 July 2026 11:11

To: laps@pleanala.ie <laps@pleanala.ie>

Cc: Abbie Brennan <Abbie.Brennan@chambers.ie>

Subject: ACP-323980-25 - Proposed Water Supply Project for the Eastern and Midlands Region in the counties of Clare, Limerick, Tipperary, Offaly, Kildare, and Dublin

Dear all,

Please find attached a response by Chambers Ireland regarding case number **ACP-323980-25**.

This is in response to the letter from ACP available here:

<https://www.pleanala.ie/publicaccess/Case%20Documentation/323980/Commission%20Documents/26.06.26%20-%20ACP-323980-25-%20Amended%20Notif%20to%20Obs.pdf?r=801895>

I was advised yesterday by ACP that our response can be submitted by emailing laps@pleanala.ie but please let me know if this is not the case.

Please contact me with any questions.

Kind regards,
Shane Hughes

Policy and International Affairs Manager
Chambers Ireland
11 St Stephens Green Dublin 2 D02 FY84
E: shane.hughes@chambers.ie
W: www.chambers.ie
[Connect on LinkedIn](#)



**Chambers
Ireland**
Advancing business together



EUROCHAMBRES



Ireland's largest business network creating the best environment for members locally, regionally, nationally and globally.

Chambers Ireland is registered with the Standards in Public Office under the regulation of Lobbying Act 2015 [Lobbying Act 2015](#)

EU Transparency ID: 469504914178-56

I am sending this email at a time that suits my current working hours and is convenient for me. I don't expect you to respond or action outside your own usual working hours.

Disclaimer: Copyright in this e-mail and any document created by us will be and remain vested in us and will not be transferred to you. We assert the right to be identified as the author of and to object to any misuses of the contents of this email or such documents. The information transmitted is intended only for the addressee and may contain confidential and/or privileged information. Any review, retransmission, dissemination or other use of or taking any action in reliance upon this information by persons or entities other than the intended recipient is prohibited and may be unlawful. Please note that any views, advice or opinions contained in this communication are those of the sending individual and not necessarily those of Chambers Ireland or ICC Ireland. If you have received this e-mail in error please notify us immediately, destroy any copies and delete it from your computer system. Registered in Dublin Reg No: 7202 Registered office: Ground Floor, 11 St. Stephen's Green, Dublin 2, Ireland Chambers Ireland and ICC Ireland are registered business names of The Chambers of Commerce of Ireland, a company limited by guarantee. Disclaimer: Copyright in this e-mail and any document created by us will be and remain vested in us and will not be transferred to you. We assert the right to be identified as the author of and to object to any misuses of the contents of this email or such documents. The information transmitted is intended only for the addressee and may contain confidential and/or privileged information. Any review, retransmission, dissemination or other use of or taking any action in reliance upon this information by persons or entities other than the intended recipient is prohibited and may be unlawful. Please note that any views, advice or opinions contained in this communication are those of the sending individual and not necessarily those of Chambers Ireland or ICC Ireland. If you have received this e-mail in error please notify us immediately, destroy any copies and delete it from your computer system. Registered in Dublin Reg No: 7202 Registered office: Ground Floor, 11 St. Stephen's Green, Dublin 2, Ireland Chambers Ireland and ICC Ireland are registered business names of The Chambers of Commerce of Ireland, a company limited by guarantee.



**Chambers
Ireland**
Advancing business together



Water Supply Project Eastern and Midlands Region

Reply to request for additional observations

July 2026

Case reference: ACP-323980-25

Name: Chambers Ireland

Address: 11 St Stephen's Green, Dublin 2, Ireland D02 FY84

About Chambers Ireland

Chambers Ireland is an all-island business organisation with a unique geographical reach. Our members are the Chambers of Commerce in the cities and towns throughout the country – active in every constituency. Each of our member Chambers is central to their local business community and all seek to promote thriving local economies that can support sustainable cities and communities.

Our Observations

We note the request for further observations and submissions regarding the proposed Water Supply Project Eastern & Midlands Region (WSP). Our observations are submitted considering the project's strategic importance to the long-term competitiveness of the State.

Access to reliable water infrastructure is a critical enabler of development and underpins housing delivery, economic growth, and the provision of essential public services that are all central to our towns and cities. As the State seeks to accommodate continued population growth and support regional and national development objectives, it is essential that critical infrastructure projects such as the WSP progress through the planning system in a timely manner.

Given this context, the WSP represents a key investment in the resilience and capacity of the State's infrastructure network and will provide benefits extending well beyond the immediate area served by the project.

In addition, multiannual funding is essential to ensure water and wastewater infrastructure is capable of being provided. While the Revenue Control 4 (RC4) framework represents an important move towards a longer-term funding model, continued commitment to multiannual investment will be critical to provide certainty for project delivery and infrastructure planning.

Our additional observations to our original observation are below:

- An Coimisiún Pleanála should determine the application as soon as practicable, having regard to the strategic importance of the project and the significant public interest in securing a resilient long-term water supply.
- We fully support the WSP and consider it essential infrastructure for delivering housing and economic growth in a large area of the State, with a significant population size that stands to benefit from successful implementation of the project. Failure to deliver the WSP would represent a critical risk to the State's water security, with catastrophic consequences for continuity of supply across the Eastern and Midlands region.

- The WSP is required to address a well-documented deficit between future water demand and available supply across the Greater Dublin Area and wider Eastern and Midlands Region. Without additional capacity, water supply constraints will increasingly act as a barrier to housing delivery, security of supply for both domestic and non-domestic users, and investment.
- The importance of securing additional water supply capacity has been reinforced by recent Water Conservation Orders affecting Dublin and several counties in the Eastern and Midlands Region. These measures highlight the vulnerability of existing supplies during periods of sustained demand and increasingly reflect the types of conditions that are expected to become more frequent as climate change drives longer and more severe periods of dry weather.
- A secure and reliable water supply is a fundamental requirement for the delivery of the State's housing targets, economic development of strategic locations, and the ongoing operation of key public services and critical infrastructure.
- Capacity constraints in Uisce Éireann's network remain a key limitation on the delivery of the National Development Plan. The WSP will help to address those pressures, particularly in high-demand regions like the Greater Dublin Area
- Given the strategic importance of the project, it is imperative that all parties involved in the planning and consenting process work within the statutory timelines established by the Planning and Development Act 2024.
- The WSP has been identified as critical national infrastructure and should be progressed with urgency. Any delay in the planning process risks creating further pressure on an already constrained water supply system.

- Certainty and predictability within the planning system are essential. Delays or uncertainty regarding decision timelines will exacerbate additional inflationary pressures and have broader negative implications for investment, procurement planning, contractor availability and confidence throughout supply chains.
- Prolonged delays to the determination of the application will undermine confidence in the State's ability to deliver major infrastructure projects within established legislative timelines.
- Deferral of planning decisions carries significant cost implications through construction inflation, increased financing costs and programme disruption. This in turn results in additional costs for the State and consumers. Any deferral of key decisions affecting the WSP should take this into account.
- The timely delivery of the project, including the objective of bringing the new water source into operation by 2032, should remain a national priority.