

Our Case Number: ACP-323980-25



**An
Coimisiún
Pleanála**

Dublin Chamber
c/o Stephen Browne
Head of Public Affairs
7 Clare Street
Dublin 2

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

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An
Coimisiún
Pleanála

SID Online Observation

Online Reference
SID-OBS-005780

Online Observation Details

Contact Name
Stephen Browne

Lodgement Date
20/07/2026 12:12:55

Case Number / Description
323980

Payment Details

Payment Method
Online Payment

Cardholder Name
Linda McNulty

Payment Amount
€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of

€50.00

Lodgement No

LDG-089438-26

Reason for Refund

No fee required.

Documents Returned to Observer

☐ Yes

☒ No

Request Emailed to Senior Executive Officer for Approval

☒ Yes

☐ No

Signed

B. B.

EO

Date

24/07/26

Finance Section

Payment Reference

ch_3TvF7zB1CW0EN5FC1dVg9HGF

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board
Member

Date

Date



Submission by Dublin Chamber to An Coimisiún Pleanála

Eastern and Midlands Water Supply Project

July 2026

Executive Summary

Dublin Chamber welcomes the opportunity to make a submission to An Coimisiún Pleanála in support of the Eastern and Midlands Water Supply Project.

This project is one of the most strategically important pieces of infrastructure currently in the the planning system. It is essential to ensuring that Ireland has the water infrastructure required to support housing delivery, economic growth, climate resilience and competitiveness.

Dublin Chamber has consistently advocated for greater investment in enabling infrastructure. Housing, transport, energy and water infrastructure are all co-dependent. Delays in any one of these areas constrain the delivery of the others. The availability of a secure, resilient water supply is fundamental to achieving the objectives of the National Planning Framework, the National Development Plan and the Government's housing strategy.

The Greater Dublin Area is home to almost 40% of Ireland's population, generates almost half of national economic output and continues to attract significant domestic and international investment. Yet the region remains heavily dependent on a single water source, leaving homes, businesses and critical public services exposed to increasing supply risks.

The Eastern and Midlands Water Supply Project represents a critical investment that will diversify water sources. While continued investment in leakage reduction, conservation and network efficiency remains essential, these measures alone cannot deliver the additional strategic capacity required.

Dublin Chamber therefore strongly supports the granting of planning permission for this nationally significant project.

National Strategic Importance

Ireland's population continues to grow and demand for housing continues to increase. The Greater Dublin Area currently depends overwhelmingly on the River Liffey for its drinking water. Diversifying Ireland's water supply is essential to improving resilience and ensuring continuity of supply during periods of operational disruption or extreme weather.

The proposed abstraction from the Parteen Basin and associated treatment and transmission infrastructure will provide the strategic redundancy that has long been recognised as necessary.



This is infrastructure designed not simply for today's demand but for the needs of future generations.

The project has also been identified across successive Government strategies as critical national infrastructure. Its delivery underpins wider objectives relating to housing, economic development, regional growth and climate adaptation.

Supporting Housing Delivery

One of the greatest constraints facing housing delivery is the availability of enabling infrastructure.

Considerable emphasis has rightly been placed on planning reform, land activation and construction capacity. However, homes cannot be delivered without the essential infrastructure required to serve them. Water infrastructure is one of the most fundamental components of that system.

The Government has committed to delivering hundreds of thousands of new homes over the coming years. These ambitions cannot be realised if water capacity becomes a limiting factor.

This is particularly relevant within the Greater Dublin Area where a significant proportion of future housing growth is planned. Compact urban growth, higher-density development and regeneration all depend upon reliable utility infrastructure.

Without additional strategic water capacity, there is a real risk that housing delivery will increasingly encounter infrastructure constraints. This would undermine national housing policy while increasing costs for both the public and private sectors.

The Eastern and Midlands Water Supply Project provides an opportunity to remove one of those future constraints before it becomes a critical barrier to growth.

Supporting Competitiveness and Investment

Reliable water infrastructure is essential to a competitive economy.

Businesses require certainty when making investment decisions. Whether supporting manufacturing, life sciences, food production, hospitality, data centres or commercial development, dependable water infrastructure is a fundamental requirement.

Ireland's reputation as a location for international investment has been built upon long-term planning, political stability and high-quality infrastructure. Maintaining that reputation requires continued investment in the systems that support economic activity.

Equally important is the ability of indigenous businesses to grow. Existing employers require confidence that infrastructure capacity will continue to support expansion over the coming decades.

The economic consequences of infrastructure constraints extend far beyond individual projects. Delays increase costs, reduce productivity, discourage investment and limit the State's ability to compete internationally.

Investment in strategic water infrastructure should therefore be viewed as investment in Ireland's long-term economic competitiveness.

Climate Resilience and Security of Supply

Climate resilience is becoming an increasingly important consideration for infrastructure planning.

More frequent drought conditions, changing rainfall patterns and increased weather variability require infrastructure capable of adapting to these challenges.

The Eastern and Midlands Water Supply Project strengthens resilience by diversifying Ireland's water sources rather than increasing dependence upon existing systems.

Dublin Chamber fully supports continued investment in leakage reduction and water conservation. Significant progress has already been made in reducing leakage rates, and these programmes should continue to receive sustained investment.

However, leakage reduction is not an alternative to developing a new strategic water source.

Even a highly efficient network requires sufficient raw water capacity to meet future demand. Population growth, housing delivery and economic expansion mean that both objectives must be pursued simultaneously.

The appropriate policy response is therefore to continue reducing leakage while also delivering the strategic infrastructure necessary to secure long-term supply.

Planning and Delivery

Major infrastructure projects inevitably require careful assessment of environmental, social and planning considerations.

However, strategic infrastructure must also be considered in the context of the significant public interest it serves.



The costs associated with continued delay are substantial. Every year of postponement places additional pressure on existing infrastructure, increases project costs and delays the wider economic and social benefits that the project will deliver.

Ireland has repeatedly identified infrastructure delivery as one of the principal challenges affecting competitiveness. The Eastern and Midlands Water Supply Project provides an opportunity to demonstrate that nationally significant infrastructure can progress through the planning system in a timely and robust manner.

The project has undergone extensive technical assessment and public consultation over many years. Dublin Chamber believes that the strategic case for delivery is now clear.

Conclusion

Dublin Chamber strongly supports the Eastern and Midlands Water Supply Project and respectfully urges An Coimisiún Pleanála to grant planning permission.

This project represents critical national infrastructure that will support housing delivery, strengthen Ireland's economic competitiveness, improve climate resilience and provide long-term security of water supply for the Greater Dublin Area and the wider Eastern and Midlands Region.

The delivery of modern infrastructure is essential if Ireland is to meet its ambitions for sustainable growth. The Eastern and Midlands Water Supply Project is a vital part of that infrastructure.

Dublin Chamber therefore believes the project is firmly in the public interest and should proceed without unnecessary delay. If An Coimisiún Pleanála deem it necessary to hold an Oral Hearing we would be happy to attend and give evidence at same.

Contact:

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