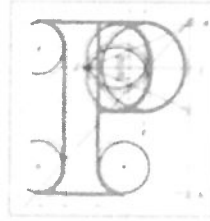


Our Case Number: ACP-323980-25

Your Reference: Eamonn Dooley



An
Coimisiún
Pleanála

Gaynor Miller Ltd.
Unit 1B, Kilminchy Court
Dublin Road
Portlaoise
Co. Laois

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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Láithreán Gréasáin
Ríomhphost

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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Eimear Reilly

From: LAPS
Sent: Wednesday 22 July 2026 10:24
To: Eimear Reilly
Subject: FW: Submission Uisce Eireann – Water Supply Project Eastern & Midlands Region Ref. Nos. 323982 & 323980
Attachments: Gaynor Miller Dooley 21-07-2026.pdf
Follow Up Flag: Follow up
Flag Status: Completed
Categories: Both Cases

From: Kevin Miller <kevinmiller@gaynormiller.ie>
Sent: Tuesday 21 July 2026 17:39
To: LAPS <laps@pleanala.ie>
Subject: Submission Uisce Eireann – Water Supply Project Eastern & Midlands Region Ref. Nos. 323982 & 323980

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.

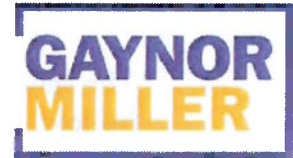
FOR GAYNOR MILLER
Kevin Miller BAgrSc BScProp MSCSI MRICS

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Any particulars that are given are on the understanding that they will not be construed as part of a contract, conveyance or lease and that all negotiations will take place through this company. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurement.

The information contained in this email is ***without prejudice/subject to contract/contract denied***.

Gaynor Miller Ltd., Registered Office: Unit 1B, Kilminchy Court, Dublin Road, Portlaoise, Co. Laois, Ireland R32 YP1D
Directors: J.J. Gaynor MAgr Sc MIPAV K.T. Miller BAgrSc BScProp MSCSI MRICS
P.G. Gaynor BScFt BScProp MSCSI MRICS
Registered No.: 423859 **VAT No.:** IE9643840M
PSR License No. 001178



21st July 2026

Your Ref: 323982 & 323980

Our Ref: KM

Ms Eimear Reilly
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D01 V902

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RE: Uisce Eireann – Water Supply Project Eastern & Midlands Region

Submission to CPO & Planning

Landowner : Eamonn Dooley

Address: Annaghmore, Kinnity, Co. Offaly.

**CPO Ref: Wayleave 231, Temporary Acquisition for Construction Compound
Killananny Plots CC5.1.1170 & CC5.1.1175.**

Dear Ms Reilly,

Further to reply received from Mike Healy, Uisce Eireann. Mr Healy seems to be of the opinion that our submissions relate only to matters which can be dealt with by a property arbitrator. My understanding is that a property arbitrator can only deal with matters of compensation, the submissions made contain no request for the board to consider any compensation matter. Furthermore, we understand that this is the landowners last opportunity to outline why his lands should not be acquired so we believe that we are making these submissions to the correct forum.

1. Disruption and Disturbance to the farming business including the temporary acquisition for the construction compound

Lots of infrastructural projects including pipelines have been constructed in Ireland without including construction compounds in the compulsory acquisition. The construction compounds on those projects were also “essential enabling components of the delivery strategy and were required to facilitate safe and efficient construction”. Uisce Eireann are stretching rights to acquisition for the public good onto temporary areas for private contractors that have not yet been appointed to construct the scheme.

2. Proposed Construction Compound Acquisition

Uisce Eireann states that leaving compounds for contractors to acquire would “introduce potential for significant uncertainty and programme risk on a strategic infrastructure project of this scale”. They have not however listed a single project where it created the problems outlined in the past.

The statement that there is "a clear preference for voluntary acquisition" rings hollow. Uisce Eireann state that "compulsory acquisition is required to ensure the proposed project can be commenced and completed in a timely manner" again I reiterate that lots of projects of large scale have been delivered without including compounds of any kind in the compulsory acquisition.

Uisce Eireann state that "the temporary construction surfaces will be established only where necessary" It is difficult to see how any of the uses outlined earlier in Uisce Eireann correspondence could be carried out without construction surfaces.

3. Effect on Farming Operation

Uisce Eireann contend that this submission refers to "fundamentally disturbance/compensation matters". The landowner contends that he is not interested in compensation and would rather retain his lands that are currently assigned to the construction compound. As has earlier been outlined the scheme can be constructed without including compounds in the statutory acquisition.

4. Future Development of the Land

Uisce Eireann state that planning can still be obtained outside the permanent wayleave. However they do not outline when it might be possible to apply. If the compulsory acquisition is confirmed there will be a period until construction starts and then a period when it will be in use as a compound. The landowners children would be hoping to build a house sometime in the next 5-10 years and this would do away with that possibility at this location.

5. Department of Agriculture Schemes

We welcome the fact that Uisce Eireann will engage with the Department of Agriculture regarding temporary areas and continuance of payments upon them. We look forward to an update on this engagement prior to the Oral Hearing on this scheme.

I contend that Uisce Eireann do not understand the Property Arbitrators role correctly if they think that they can deal with the submissions as outlined in our submission dated the 24th February 2026.

Yours Sincerely,

FOR GAYNOR MILLER LTD



Kevin Miller BAgSc BSc(Prop) MSCSI MRICS