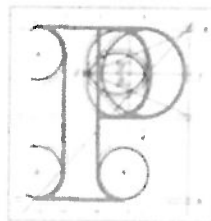


Our Case Number: ACP-323980-25

Your Reference: Fintan Dunne



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
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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 Dunne 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 18:25
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.

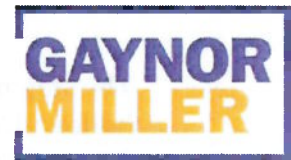
FOR GAYNOR MILLER
Kevin Miller BAgSc BScProp MSCSI MRICS

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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 MAgSc MIPAV K.T. Miller BAgSc 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
An Bord Pleanála,
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D01 V902

Unit 1B, Kilminchy Court
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RE: Uisce Eireann – Water Supply Project Eastern & Midlands Region

Submission to CPO & Planning

Landowner : Fintan Dunne

Address: Clondonnell, Blueball, Tullamore, Co. Offaly.

**CPO Ref: Wayleave 229, Temporary Acquisition for Construction Compound
Killananny Plots CC5.2.1176 & CC5.2.1180.**

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. Construction Compound Design

The landowners submission on this point was that there was no consideration for his farming activity in the design of the acquisition area. Uisce Eireann in response proceed to explain how they designed the area to suit all their requirements and present these as looking after the landowners needs. No mention of severed fields, corners, narrow areas and the difficulties it will create for the farming activities. The landowner was never consulted about this aspect of design.

4. Effect on Farming Operation

Uisce Eireann state that they acknowledge "the landowners concern that the duration of occupation of CC5 should be clearly defined. The then meander through extensive documentation on "indicative durations", "programme assumptions", "possession arrangements" "typical construction phase durations" etc. to finally come to the conclusion that they do not know how long the "compound" lands will be required for. The inspector dealing with this application to the board needs to carefully consider the law around temporary acquisition of land and the durations. Uisce Eireann are very quick to present how statutory compensation can be claimed for temporary disturbance etc. but cannot quantify the most basic part of that process ie the length of time that it will be held for before handed back reinstated. Reference to "multiple years" is not good enough.

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.

6. Future Farm Improvements

We welcome that Uisce Eireann acknowledge the effect that this temporary acquisition will have on proposed improvements to the farm. It is important to note that many effect of the scheme are not compensatable but add significant nuisance and stress.

7. Land Reinstatement

We welcome the fact that Uisce Eireann commit that "land within temporary working areas will be reinstated to the conditions that existed prior to construction"

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