

Our Case Number: ACP-323980-25



An
Coimisiún
Pleanála

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

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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Eimear Reilly

From: LAPS
Sent: Wednesday 22 July 2026 10:24
To: Eimear Reilly
Subject: FW: ACP-323980-25 - Uisce Éireann SID Application
Attachments: ACP-323980-25 letter dated 24 06 2026 Submission Request - UI response to submissions.pdf; 260721 SDCC Response.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: PA Only

From: William Byrne <williambyrne@SDUBLINCOCO.ie>
Sent: Tuesday 21 July 2026 17:33
To: LAPS <laps@pleanala.ie>
Subject: ACP-323980-25 - Uisce Éireann SID Application

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

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To Whom It May Concern,

Please find attached SDCC's response to your letter dated 24 June 2026 (also attached).

Please don't hesitate to contact me if you require anything further.

Yours sincerely,

William Byrne

Pleanálaí Sinsearach Gníomhach
Acting Senior Planner



Comhairle Contae South Dublin
Átha Cliath Theas County Council

01 414 9000
williambyrne@sdublincoco.ie
www.sdcc.ie
[D24 A3XC](#)

Is eolas faoi rún an t-eolas atá sa ríomhphost seo agus d'fhéadfadh go mbeadh sé faoi phribhléid ó thaobh an dlí de. Is don té ar seoladh chuige/chuici agus dósan/dise amháin an t-eolas. Ní ceadmhach do dhuine ar bith eile rochtain a bheith aige/aici ar an ríomhphost seo. Murar duit an ríomhphost seo tá nochtadh, cóipeáil, dáileadh ná aon ghníomh eile a dhéanamh nó aon ghníomh eile a fhágáil gan déanamh ar iontaoibh an ríomhphoist seo toirmiscthe ort agus d'fhéadfadh siad sin a bheith neamhdhleathach. Má fuair tú an teachtaireacht leictreonach seo trí earráid téigh i dteagmháil, le do thoil, leis an té a sheol í nó le info@sdublincoco.ie. Glanadh an teachtaireacht seo le bogearraí frithvíreas.

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An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01V902

Date: 21 July 2026

ACP Case Ref Number: ACP-323980-25

RE: PROPOSED STRATEGIC INFRASTRUCTURE DEVELOPMENT BY
UISCE ÉIREANN (EASTERN AND MIDLANDS WATER SUPPLY PROJECT) -
RESPONSE TO UISCE ÉIREANN'S SUPPLEMENTARY RESPONSE TO
SUBMISSIONS

To Whom It May Concern,

This response has been prepared following an invitation by An Coimisiún Pleanála ("ACP") to make a submission following their receipt of a document entitled "Supplementary Response to Submission Report", prepared by Uisce Éireann and their consultants Jacobs and Tobin. That report responds to South Dublin County Council's previous Chief Executive's Report on the proposed strategic infrastructure development, dated 7th May 2026.

Section 5 of the SDCC report contained the Planning Authority's assessment of the proposed SID and explored a number of relevant topics.

Section 6 of the SDCC report made a favourable recommendation to ACP with respect to the Water Supply Project Eastern and Midlands Region, based on its strategic importance for the social and economic growth of the county and wider region and its position in national, regional and local planning policy, and local policy to support Uisce Éireann in delivering such projects. Notwithstanding that recommendation, SDCC made recommendations on 27 matters that should be addressed via a request for further information or appropriate conditions of permission.

The applicant, Uisce Éireann, has addressed a number of issues raised in sections 5 and 6 of the SDCC report. On a number of issues, the applicant has committed to working with SDCC at detailed design and/or construction stage as required. Additionally, the applicant has confirmed that issues raised by SDCC will be addressed in pre-commencement submissions such as the Construction Environmental Management Plan,

with the details of same to be agreed with SDCC in compliance.

The applicant has set that it intends to comply with pre-commencement conditions of permission with the submission of a “Compliance Framework” to each local authority, and subject to updates or alterations to that framework as necessary. SDCC is happy to engage in the statutory compliance process as required.

There are a number of points of difference between SDCC and Uisce Éireann relating to the environmental impact of the development at construction stage, and the appropriate avoidance, mitigation or restorative measures in relation to same. These relate to:

- Avoiding any loss of green infrastructure at the Grand Canal pNHA;
- Appropriate restoration of trees and hedgerows along the length of the pipeline, and appropriate consideration of the ecological value of the extensive hedgerow network;
- Appropriate working hours;
- Appropriate means by which noise levels would be controlled;
- Biodiversity methodology specific to Annex I lands.

Given the scale and complexity of the project, it is considered appropriate that the applicant and planning authority would work together at detailed design and construction phase to ensure the best possible outcome and to avoid, reduce, or mitigate any potential environmental impacts associated with the project.

As per SDCC’s previous report, none of the issues identified in that report are considered likely to result in significant impacts to the environment around the project; however, the details of the proposal should be agreed between applicant and planning authority prior to commencement of development. As such, the items identified in section 6 of SDCC’s previous report are items which it is considered appropriate to deal with by way of the attachment of conditions to the permission.

SDCC therefore repeats its previous recommendation in respect of pre-commencement conditions, and does not seek at this juncture any alterations to the proposed development that would impact on ACP’s capacity to grant permission for the project at the earliest possible juncture. SDCC does however seek to build on its previous report in one respect so as to inform an Coimisiún and the applicant of its expectations in advance of any compliance process, and this is covered in the following

section.

Green Infrastructure

In respect of green infrastructure, SDCC would like to give a more detailed account of its expectations for restoration of hedgerows along the length of the proposed pipeline.

1. The CEMP or appropriate method statement regarding hedgerow removal, to be agreed, should ensure that soil removed from the base of hedgerows is retained and re-used as the planting material for replacement hedgerows. Soil under established hedgerows has high biodiversity value and should be preserved.
2. The proposed hedgerow species with 60% alder is problematic and should be amended. Planting 60% Alder will leave the hedgerows very gappy at the base and we will lose the nesting value normally associated with mixed native hedgerows. Alder may be more acceptable in very wet ground elsewhere along the route but it is not typical in SDCC area to have this as a primary hedgerow species. SDCC request that hawthorn and blackthorn are the Core hedgerow species (60-75%) with hazel ,holly, spindle, crab apple and rowan making up the remainder. Alder Oak and Birch trees can be planted at 10-20m intervals as the larger tree species. There is no requirement to plant briars as they will naturally establish in the first 2 years.
3. Hedgerows removed should be replaced with hedgerows of the same width and fenced off until established.
4. Where the pipeline crosses water courses every effort should be made to cross at right angles to ensure the riparian corridors are protected to the greatest extent. The CEMP or appropriate method statement, to be agreed, should ensure watercourses are not polluted during works and riparian planting is replaced when removed.

Conclusion

Notwithstanding any of the remaining points of difference between the applicant and SDCC with regard to details for agreement, it remains the overriding view of SDCC that the proposed development will be of positive

benefit for the sustainable development and economic growth of the County having regard to the provision of sustainable water supply and, therefore, should be granted subject to conditions.

Sincerely,

William Byrne, Acting Senior Planner

On behalf of Eoin Burke, Director of Planning and Transport

Our Case Number: ACP-323980-25



An
Coimisiún
Pleanála

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Land Use Planning & Transportation

25 JUN 2026

South Dublin County Council

Date: 24 June 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,

I refer to the above-mentioned case.

The Commission is of the opinion that, in the particular circumstances of this case, it is appropriate to request you to make submissions or observations in relation to Uisce Éireann's response to submissions received by An Coimisiún Pleanála, dated 6th May 2026 and 2nd June 2026. You are also invited to make any further submissions or observations you may have in relation to the proposed development at this time.

A copy of the response to submissions can be found on the Commission's website at <https://www.pleanala.ie/en-ie/case/323980> under the headings 'Applicant Documents' - 'Response to Submissions' and 'Supplementary Response to Submissions'. The response to submissions, together with the application documentation, is also available for public inspection at the offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1.

Please be advised that the Commission has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended. The Commission will inform you of its decision on this matter in due course.

Accordingly, you are requested to make any submissions or observations that you may have in relation to this enclosure. Any submission in response to this letter should be received by the Commission on or before the 21st day of August 2026.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

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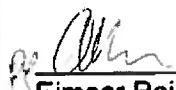
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Yours faithfully,



Eimear Reilly
Executive Officer
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JA12

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