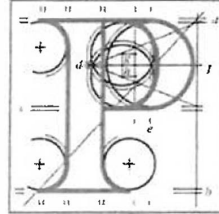


Our Case Number: ACP-323980-25



**An
Coimisiún
Pleanála**

Kildare County Council
Planning Department
Áras Chill Dara
Devoy Park
Naas
Co. Kildare
W91 X77F

Date: 07 April 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 copies of all submissions / observations received in relation to the application will be made available for public inspection at the offices of the local authority and at the offices of An Coimisiún Pleanála when they have been processed by the Commission.

More detailed information in relation to strategic infrastructure development can be viewed on the Commission's website: www.pleanala.ie.

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	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
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64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

From: SIDS
Sent: Monday 30 March 2026 09:36
To: LAPS
Cc: Eimear Reilly
Subject: FW: 27.03.26 Kildare County Council 37E CE Report to ACP-323980-25 Water Supply Project Eastern and Midlands region Final
Attachments: 27.03.26 Kildare County Council 37E CE Report to ACP-323980-25 Water Supply Project Eastern and Midlands region Final.pdf

From: ACPreferrals <acpreferrals@kildarecoco.ie>
Sent: Monday 30 March 2026 09:26
To: SIDS <sids@pleanala.ie>
Subject: RE: 27.03.26 Kildare County Council 37E CE Report to ACP-323980-25 Water Supply Project Eastern and Midlands region Final

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.

Hello,

We issued our report as below on Friday for ACP-323980-25 SID, however we received an undelivered message due to size of attachment. I am resending a scanned version but no changes if already received.

27.03.26 Kildare County Council 37E CE Report to ACP-323980-25 Water Supply Project Eastern and Midlands region Final.

Please note I have also uploaded the original document to the ACP sharefile as the maps are detailed and clearer on the original document.

[An Coimisiún Pleanála - Secure Fileshare](#)

Thanks and regards,
Catherine

From: ACPreferrals
Sent: Friday 27 March 2026 16:32
To: SIDS <sids@pleanala.ie>
Subject: 27.03.26 Kildare County Council 37E CE Report to ACP-323980-25 Water Supply Project Eastern and Midlands region Final

Hello,

Please find attached 27.03.26 Kildare County Council 37E CE Report to ACP-323980-25 Water Supply Project Eastern and Midlands region Final

Hardcopy has been issued in registered post.

Thanks and regards,
Catherine
Asst Staff Officer,
Planning Department,
Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co.Kildare.
W91 X77F
Contact: 045 980467: cehoward@kildarecoco.ie



Tá an ríomhphost seo príobháideach agus ní ceadmhach úsáid an ríomhphoist seo d'éinne ach don té ar seoladh chuige é. D'fhéadfadh go mbeadh eolas ann atá faoi phribhléid agus rúnda de réir an dlí. Munar duit an ríomhphost seo, déan teagmháil leis an seoltóir chomh luath agus is féidir. D'fhéadfadh nach iad tuairimí Chomhairle Contae Chill Dara na tuairimí atá curtha in iúl sa ríomhphost seo. Déanann Comhairle Contae Chill Dara iarracht ríomhphoist a chosaint ó víris. Mar sin féin, moltar duit gach ríomhphost a scanadh, mar ní ghlacann an Chomhairle aon dliteanas i leith damáiste do do chórais. Le haghaidh eolas ar do chearta príobháideachta agus ar conas a bhainistimid sonraí pearsanta, logáil isteach ar <https://kildarecoco.ie/YourCouncil/GovernanceandCompliance/DataProtection/> Chun do chuid sonraí pearsanta a nuashonrú cuir ríomhphost chugainn ag customercare@kildarecoco.ie Caithfidh tú deis a thógáil don Chomhairle cé thú féin a chinntiú trí cruthúnas céannachta agus/nó seoladh a sholáthar, sula ndéanaimid aon athruithe.

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SID
323980-25

Comhairle Contae Chill Dara
Kildare County Council




KCC Submission

Le Dea-mhéin
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Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare, W91 X77F

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KILDARE COUNTY COUNCIL



**Planning and Development Act 2000 (as amended)
Planning and Development (Strategic Infrastructure) Act 2006**

Planning Authority report in accordance with the requirements of
Section 37E (4) of the Planning and Development Act 2000 (as amended).

An Coimisiún Pleanála Ref. No.	323980-25
Applicant	Uisce Éireann
Project	Water Supply Project for the Eastern and Midlands Region in the counties of Clare, Limerick, Tipperary, Offaly, Kildare and Dublin.
Site Location	Ticknevin, Kilpatrick, Ballybrack, Drummond, Kilkeaskin, Ballynakill Lower, Parsonstown, Loughnacush, Drehid, Timahoe West, Timahoe East, Coologmartin, Derryvarroge, Derrycrib, Newtownmoneenluggagh, Fanaghs, Cooltrim South, Donadea, Aghafullim, Clonshanbo, Belgard, Farranadum, Baltracey, Raheen, Barreen, Graiguesallagh, Johninstown, Baybush, Newtownmacabe, Barberstown Upper, Barberstown, Barberstown Lower, Cast ledillon Upper, Ardrass Upper, Reeves, Friarstown, Commons Upper, Kearneystown Upper, Dangan and Kearneystown Lower, Co. Kildare

TABLE OF CONTENTS

- 1 Introduction and Purpose of the Report
- 2 Site Location and Project Description
- 3 Policy Context
- 4 Community Gain
- 5 Internal KCC Reports Summary
- 6 Planning Authority Conclusion
- 7 Recommended Conditions

APPENDICES

- Appendix 1 KCC Sensitive Sites Maps 1-4
- Appendix 2 Internal Reports of Kildare County Council
- Appendix 3 Meetings Administrator's Record of Special Meeting of Kildare County Council 25/03/2026
- Appendix 4 Elected Members Views

SID Application Timelines to date:

Date	Stages of the SID process
01/12/2025	An Coimisiún Pleanála Opinion determination regarding SID
19/12/2025	Application Lodged to An Coimisiún Pleanála
25/03/2026	Kildare County Council Special Meeting
30/03/2026	Planning Authority Report to issue to An Coimisiún Pleanála

1. Introduction and Purpose of the Report

1.1 Introduction

On 19th December 2025 an application for permission for the proposed development was submitted directly to An Coimisiún Pleanála by Uisce Éireann.

In accordance with Section 37E of the Planning and Development Act 2000, as amended, (hereafter referred to as the Act), the Planning Authority must submit a report to An Coimisiún Pleanála setting out the views of the Planning Authority on the effects of the proposed development on the environment and the proper planning and sustainable development of the area.

An Coimisiún Pleanála has also requested that the Planning Authority address in their report all of the issues identified in their "Guidelines for Planning Authorities" In respect of Strategic Infrastructure Developments.

1.2 The purpose of this report

In accordance with the requirements of Section 37E(4) the Act, the purpose of this report is to set out the views of the Planning Authority on the effects of the proposed development on the environment and on proper planning and sustainable development, with particular regard to the matters specified in section 34(2). Section 34(2) of the Act refers to those matters the Planning Authority considers when making its decision and/or recommending conditions in relation to a 'normal' planning application, namely:

- (i) The provisions of the development plan;
- (ii) The provisions of any Section 28 Guidelines;
- (iii) The provisions of any special amenity area order relating to the area;
- (iv) Any European site or other area prescribed for the purposes of section 10(2)(c);
- (v) Where relevant, the policy of the Government, the Minister or any Minister of the Government;
- (vi) The matters referred to in subsection (4) – (i.e. conditions),
and
- (vii) Any other relevant provision or requirement of this Act, and any regulations made thereunder.

In addition to the above noted legislative requirements, the An Coimisiún Pleanála '7th Schedule Strategic Infrastructure Developments - Guidelines for Planning Authorities', has also informed the content of this report.

Section 37E(4) of the Act requires that this report shall be submitted to An Coimisiún Pleanála, who will consider it as part of their assessment of the proposed development.

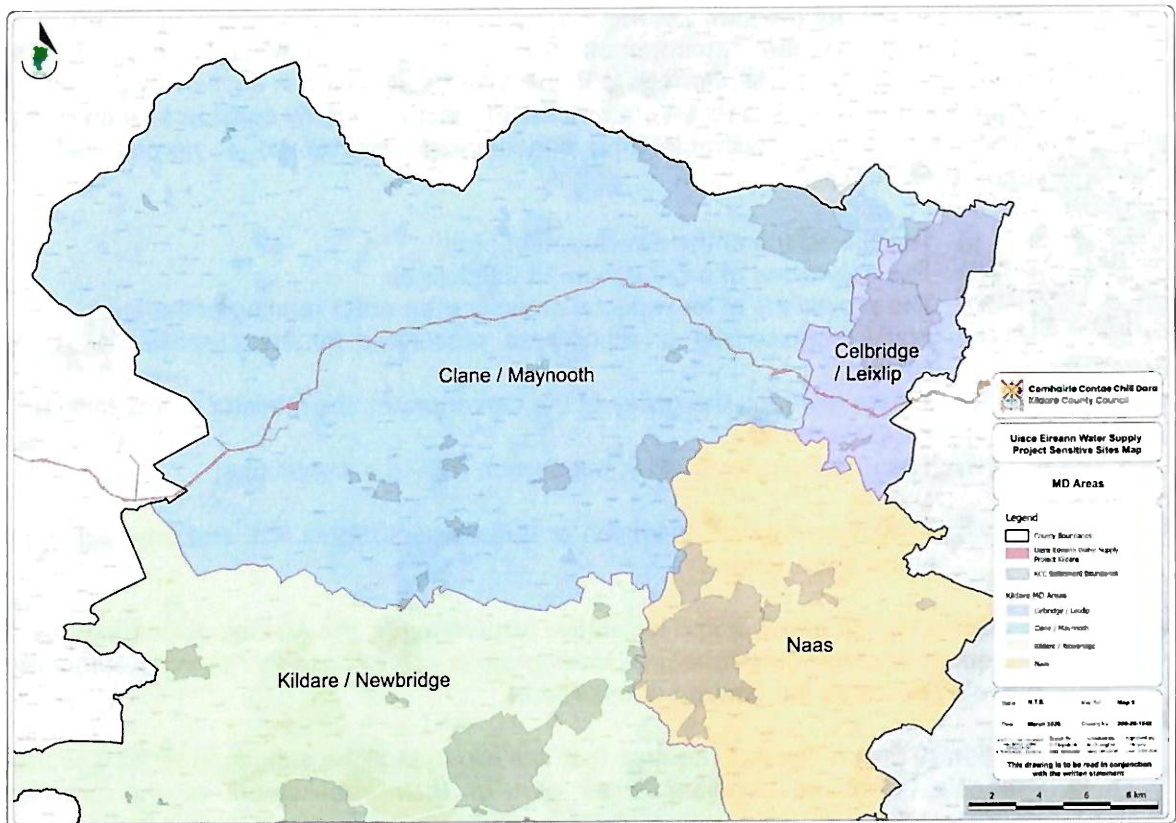
Section 37E(5) of the Act requires that before this report is submitted to An Coimisiún Pleanála, the Chief Executive shall seek the views of the Elected Members on the proposed development.

Section 37E(6) of the Act provides that the views expressed by the members on the proposed development during the Council Meeting, can also be attached to this report i.e. the 'meetings administrator's record'.

2. Site Location and Development Description

2.1 Site Location Overview

With regards to County Kildare, the proposed development passes through the Maynooth Clane Municipal District and the Celbridge Leixlip Municipal District (see Map 1). The 1600mm diameter underground water pipeline traverses the County along a c.38km route traversing a mixture of cut over bog, grassland fields defined by hedgerow, traverse roads (local and regional), passing underneath the Grand Canal pNHA (at Kilpatrick south of Derrinturn), underneath multiple streams, the Blackwater river and the river Liffey (near Straffan) and underneath the Dublin-Kildare Rail line south of Celbridge and then travels eastwards into South Dublin County Councils administrative area.



Map 1: Site Location

2.1.1 Natural and Built Heritage

Maps 1 to 4 in Appendix 1 illustrate the natural and built heritage sensitive sites located within County Kildare that are in or proximate to the subject site.

The proposed development passes underneath the Grand Canal pNHA at Kilpatrick, south of Derrinturn.

The subject site does not pass through, underneath or over any designated European site.

The subject site does not traverse a Special Amenity Area Order in County Kildare.

The subject site crosses areas that are located in Flood Zones A and B.

Parts of the site within the Clane Maynooth MD area (located west, northwest and north of Allenwood, Timahoe) are located within the Kildare Wetland Survey area.

There are 4 no. sites and monuments records within the subject site:

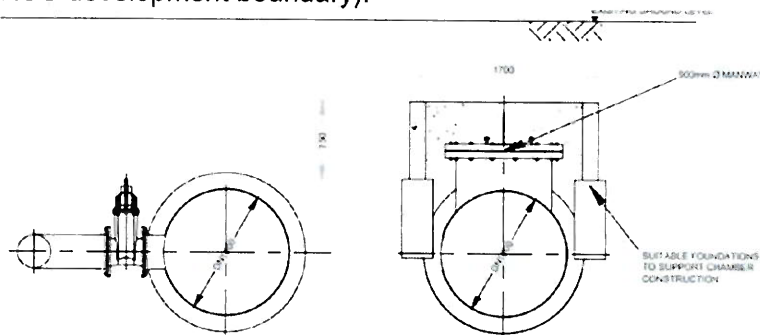
- SMRS KD010-042- Enclosure
- SMRS KD010-056-Barrow
- SMRS KD010-051-Barrow
- SMRS KD009-041- Enclosure

The site is adjacent to a Protected Structure – Greygates House, Barberstown Upper' (RPS ref B10-17).

2.2 Development Description Summary

The proposed development will consist of the following within the administrative boundary of County Kildare:

- A single 1600mm diameter underground steel treated water pipeline from the Break Pressure Tank extending from Ticknevin on the western boundary of Kildare to Kearneystown Lower on the eastern boundary of Kildare, this will be approximately 38km towards a proposed Termination Point Reservoir (not in KCC development boundary).

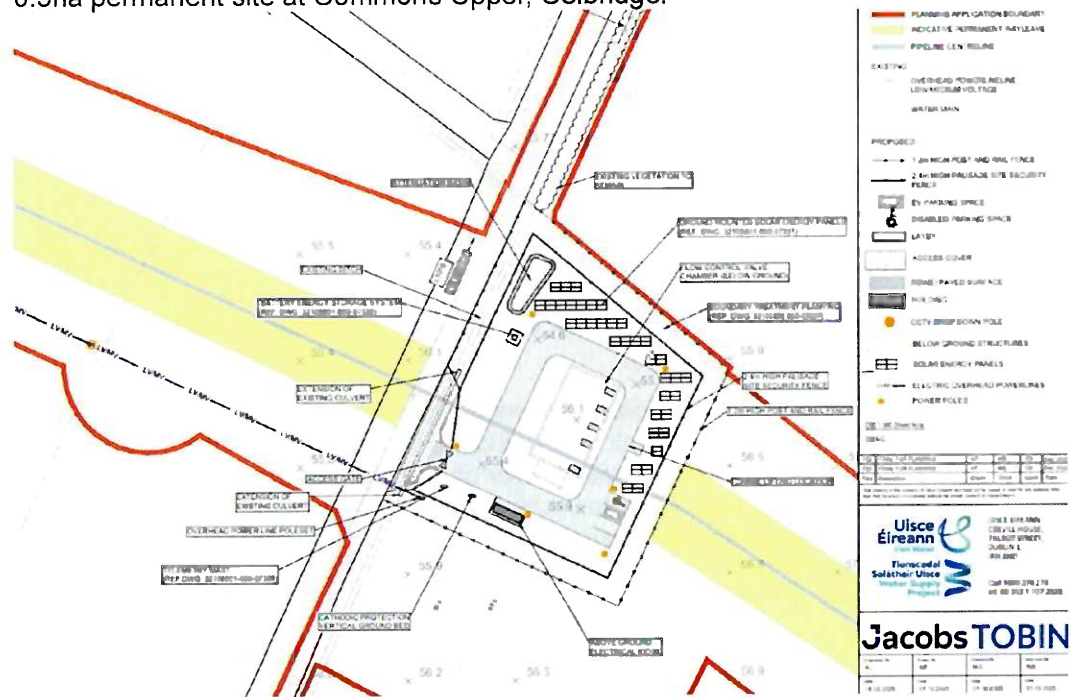


SECTION B:B - THROUGH MAIN
SCALE 1:25

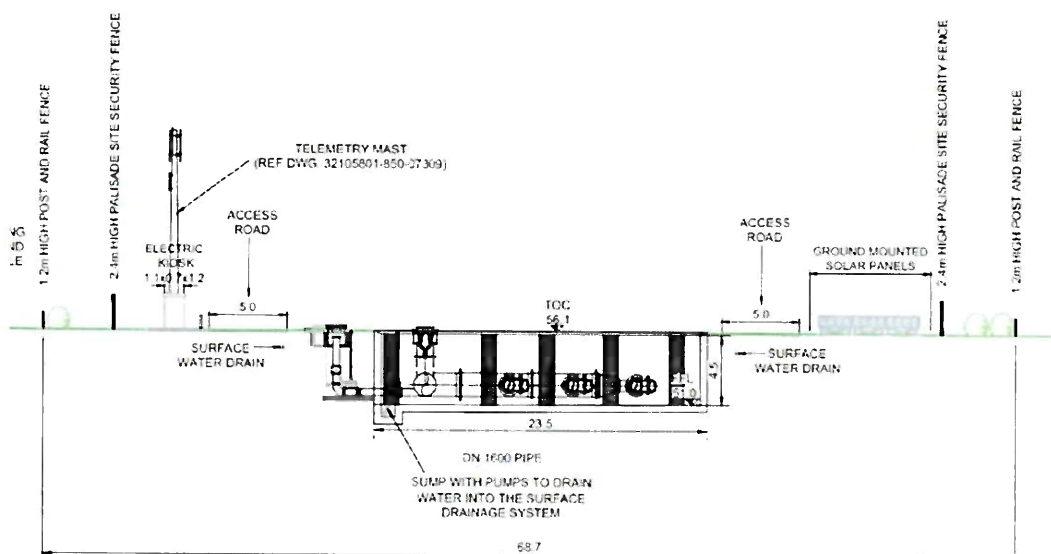
SID-323980-25 Uisce Éireann Water Supply Project - Eastern and Midlands Region

The pipeline will be laid at a minimum depth of 1.2m below ground.

- The pipeline will have line valves (total of 10no. in Kildare) installed along the Raw Water Rising Mains and treated water pipelines, each with an associated above ground kiosk.
- Washout valves located along the pipeline and air valves (69no. in Kildare) located along the pipeline.
- Lay-bys (8no. in Kildare) to be constructed at line valve locations and the flow control valve site.
- Demolition of existing farm building at Kilpatrick, Co. Kildare.
- Flow Control Valve site which will consist of an underground chamber, electrical kiosk, access from the adjacent L1016, 4 no. car parking spaces, telemetry mast (14.0m height), ground mounted PV panels and associated BESS, landscaping, lighting, and other ancillary above and below ground works, on a 0.5ha permanent site at Commons Upper, Celbridge.



SID-323980-25 Uisce Éireann Water Supply Project - Eastern and Midlands Region



- A temporary construction compound in Drummond, Co. Kildare (13.1ha). Construction Compounds would act as a hub for managing the works including plant/material/worker movement, general storage, administration and logistical support.
- A temporary pipe storage depot at Barberstown Upper, Co. Kildare (11.0ha). These are needed on a temporary basis to supplement the Construction Compounds and would serve the installation of pipe between. Pipe Storage Depots would take direct delivery of the pipe for storage before onward journey to the required location along the Construction Working Width.

The majority of construction work, including the main earthworks and building of structures, would be completed by the end of Year 3 (excluding testing and commissioning). The timescale in most locations would be shorter, with approximately 24 months between the initial occupation of the land and subsequent 'hand back' subject to any seasonal constraints for reinstatement. The overall Construction Phase is anticipated to last five years including the testing and commissioning of the pipeline and the associated infrastructure.

3. Policy Context

There are numerous policy documents which are of significance in relation to the proposed development.

National Policy

3.1 The National Planning Framework Project Ireland 2040- First Revision – April 2025

Published in April 2025, the NPF First Revision sets out high level, strategic planning and development for the Country until 2040, to ensure economically, socially and environmentally sustainable growth.

National Policy Objective 92

Ensure the alignment of planned growth with the efficient and sustainable use and development of water resources and water services infrastructure, in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment.

National Strategic Outcome 9: Sustainable Management of Water and other Environmental Resources

Ireland has abundant natural and environmental resources such as our water sources that are critical to our environmental and economic wellbeing into the future. Conserving and enhancing the quality of these resources will also become more important in a crowded and competitive world as well as our capacity to create beneficial uses from products previously considered as waste, creating circular economic benefits.

A new long-term water supply source for the Eastern and Midland Region, which includes the Dublin Water Supply Area (DWSA), is needed by the mid-2020s, to provide for projected growth up to 2050 and contribute to resilience and security of supply for the region. This requires infrastructure provision to be guided and prioritised in a manner that can benefit the greatest possible number of areas within the country.

3.2 The National Development Plan (NDP) 2021 – 2030

The NDP addresses water infrastructure and addresses the investment plans for the Proposed Project; *“Significant continued investment in water and waste water infrastructure and services will also involve increased delivery of new connections, co-ordinated with the planning process to support economic growth and meet the needs of priority housing developments and urban renewal areas, while at the same time supporting implementation of national strategies in relation to public health, safety and environmental compliance.*

In the period from 2021-2025 almost €6bn investment will be undertaken by Irish Water of which over €4.5 billion will be Voted Exchequer funded.

This investment includes the projects and programmes committed to in Irish Water’s Capital Investment Plan 2020-2024 approved by the Commission for Regulation of Utilities under Revenue Control 3.5, including major projects such as the Water Supply Project – Eastern and Midlands Region (WSP-EMR) and the Greater Dublin Drainage Project (GDD).

This valuable investment in public water infrastructure will deliver critical outcomes for customers and communities across the strategic objective themes of Quality, Conservation and Future Proofing. Investment will continue to be prioritised to improve water and wastewater quality through significant capital projects and delivery of national programmes. This investment is also needed to meet changing legislative and regulatory requirements such as the recast Drinking Water Directive.

3.3 National Development Plan Review 2025

An additional injection of €4.5 billion on top of the NDP provision has been provided specifically for water services:

The government will make a €2 billion equity injection into Uisce Éireann in 2025 to ensure additional capacity for housing developments, to meet the core ambition of the review of 300,000 homes by 2030 and also to meet regulatory requirements.

€2.5 billion has been allocated for 2026-2030 specifically to support large scale water infrastructure projects. In total across all sources, including the NDP investment, €12 billion has been released and earmarked specifically for critical water infrastructure investment.

3.4 Water Services Strategic Plan 2050 – July 2025

The Water Services Strategic Plan (WSSP), approved in July 2025, presents Uisce Éireann's objectives for the next 25 years and the strategy to achieve them, aligning with the requirements set out in the Water Services (No. 2) Act 2013. The WSSP 2050 sets out strategic aims stemming from four strategic objectives one of them being safe and reliable drinking water.

3.5 Water Quality and Water Services Infrastructure - Sectoral Adaptation Plan

The Sectoral Adaptation Plan was published on the 13th November 2025, including the Water Quality and Water Services Infrastructure - Sectoral Adaptation Plan. The plan was prepared under the National Adaptation Framework in respect of two sectors: water quality and water services infrastructure.

Regional Policy

3.6 Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031

RSO 7: Sustainable Management of Water, Waste and other Environmental Resources Conserve and enhance our water resources to ensure clean water supply, adequate wastewater treatment and greater resource efficiency to realise the benefits of the circular economy.

RPO 10.2: EMRA supports the delivery of the strategic water services projects set out in Table 10.1, subject to appropriate environmental assessment and the planning process.

RPO 10.3: The Regional Assembly and local authorities shall liaise and cooperate with Irish Water to ensure the delivery of Irish Water's Investments and other relevant investment works programme of Irish Water that will provide infrastructure to increase capacity to service settlements in accordance with the settlement strategy of the RSES and local authority core strategies, and provide for long term solutions for waste water treatment for the Region.

RPO 10.9: Local authorities and Irish Water should work together to examine significant raw water sources which may be made redundant by the Water Supply Project for the Eastern and Midlands Region with a view to preserving and protecting

them for future back up or 'windfall' type economic development opportunities where high water use is required.

Local Policy

3.8 Kildare County Development Plan 2023-2029 (KCDP) (as varied)

Section 6.1 of the KCDP states *"It has and will continue to be a policy of the Council to support Irish Water and their role in relation to water supply and wastewater treatment, to manage surface water in a sustainable manner, to minimise waste in accordance with the principles of the circular economy approach and to provide flood protection measures and to reduce flood risk as far as possible."*

Section 6.5.1 Water Services:

"Work is currently ongoing on Irish Water's National Water Resources Plan which will be a 25-year strategy to ensure a secure and reliable drinking water supply to the Region. The Water Supply Project remains the project identified to deliver a 'new source' of water supply for the Eastern and Midlands area to meet the longer-term growth of the Region up to 2050 and to ensure resilience and security of supply. The Parteen Basin option has been identified by Irish Water as the preferred water supply scheme to deliver the widest benefit to the greatest number of people, with the least environmental impact and in the most cost-effective manner. The scheme comprises the abstraction of water from the lower River Shannon at Parteen Basin in Co. Tipperary. Treated water will then be piped to termination points in the Eastern and Midlands area. Whilst further assessment is required it is anticipated that planning permission will be sought from An Bord Pleanála for this Strategic Infrastructure Project."

Other policies and objectives of relevance for this application include:

IN P1 Ensure that water supply infrastructure is sufficient to meet the growing needs of the population and facilitate economic development within the county.

IN O2 Support Irish Water in delivering key water service projects in the county as set out in the Water Services Strategic Plan (2015) including:

- The Eastern and Midlands Regions Water Supply Project and to preserve the corridor for this scheme free of development.*
- The Barrow Water Supply Scheme Area Extension Project.*

IN O4 Ensure that adequate water services will be available to service development prior to the granting of planning permission and to require developers to provide evidence of consultation with Irish Water regarding capacity in the network prior to applying for planning permission.

4. Community Gain

An Uisce Éireann Water Supply Project (WSP) Community Benefit Scheme has been prepared and submitted with this application. The purpose of the scheme is to present

the findings of a research project which was undertaken by Uisce Éireann to inform the development of a bespoke Community Benefit Scheme for the proposed project. It is intended to support community-based initiatives along the route which meet specific criteria discussed with the relevant Local Authorities and provide a Community Gain Investment Fund.

Table 3-2 Categories for WSP Community Benefits Scheme

Category	Objective	Description
Economy	To support sustainable economic development within the project area through the provision of employment opportunities and the application of social inclusion initiatives.	Providing local employment opportunities for jobseekers (including support for long-term unemployed persons returning to work, youth unemployed, or persons entering the workforce for the first time) through the use of social procurement / social inclusion initiatives.
		Providing opportunities for SMEs and social enterprises to benefit from the delivery of the WSP-EMR.
Education	To act as a thought leader and inspire students to pursue educational pathways in science, technology, engineering or maths (STEM).	Initiatives that support progression in education at all levels or which seek to encourage pathways in STEM.
		Support for initiatives which seek to reduce early school leaving in disadvantaged areas.
Environment	To encourage and empower thriving communities through environmental protection and enhancement.	Supports for local projects that seek to protect or enhance the natural environment including those aligned with the objectives of protecting and enhancing water bodies, water conservation and climate actions initiatives as per the objectives of the Water Action Plan, the Climate Action Plan, and the National Biodiversity Action Plan.

A report has been received from the Community Section of Kildare County Council which states the proposed 8% CBS allocation does not reflect either the scale of impact or the depth of socio-economic vulnerability along the Kildare pipeline corridor. There is a strong, evidence-led and methodologically consistent case for re-rating Kildare as a "significant" beneficiary and increasing its CBS allocation to better align funding with construction impact, population exposure and demonstrated need.

Additionally, Kildare County Council has extensive experience in the administration and allocation of community benefit schemes, having successfully managed similar funds in recent years to deliver targeted supports for affected communities, Kildare County Council would welcome the opportunity to act as Administrator on behalf of the fund.

5. KCC Internal Reports Summary

5.1 Introduction

The Strategic Infrastructure Development application was referred to relevant internal departments of Kildare County Council. All reports are included in Appendix 2 of this report. The contents of the Environmental Reports submitted, where relevant, have also been reviewed by the respective internal departments. An overview of the issue raised in the reports submitted is outlined below in section 5.2.

5.2 Overview

Reports have been received from KCC's Transportation Department, Environment Department, Ecology Officer and the Chief Fire Officer and are summarised below.

5.2.1 Transportation Department and the Municipal District Engineer

Haul Roads within the administrative area of Kildare County Council include the following regional roads: R403, R402, R406, R407 and the R408, the Clane Relief Road and four local roads: L1010, L1016, L5025 and an unknown local road. The Haul Roads would allow access to a Construction Compound (CC6) and two of the Pipe Storage Depots (PSD9 and PSD10) and to one of the infrastructures sites, the FCV. They would also allow access to 11 Access and Egress Points along the route of the pipeline.

EIAR – Volume 3 Chapter 7 Traffic and Transportation outlines baseline road network and junctions, VRU and public transport that the proposed development will use within Kildare County Council.

EIAR – Volume 5 Chapter 7 Figure 7.2-7.8 outlines the haul routes with access points. This drawing is not detailed enough for KCC. Each access point will require a specific drawing showing sightlines and swept path analysis.

EIAR – Appendix 7.1 Traffic & Transportation Assessment prepared by Uisce Eireann, Jacobs & Tobin sets out existing traffic volumes, the proposed construction and operational traffic volumes and an assessment of the generated traffic that the proposed development will generate. It mentions a Road Safety Audit but does not include it.

A Road Safety Audit to be submitted for the proposed development works in Kildare County Council.

The Roads and Transportation Section have no objection to the proposed Strategic Infrastructure Development, subject to suggested conditions should the Board be mindful of granting permission.

5.2.2 Chief Fire Officer

The report from the Chief Fire Officer has set out no objections to the proposed development.

5.2.3 County Ecologist

A Screening for Appropriate Assessment and Natura Impact Statement has been submitted with the SID application.

A report has been received from the County Ecologist which states, *"The Ecologist is satisfied that the AA Screening Report and the NIS together constitute a rigorous, scientifically defensible, and precautionary assessment of all potential impacts on European sites arising from the Proposed Project."*

With regard to the EIAR the County Ecologist has significant concerns raised, namely:

- The EIAR does not include an assessment of County Wetland Sites, despite the proposed development traversing or lying within the zone of influence of numerous wetlands identified in the County Kildare Wetlands Survey 2012–2014. This omission is significant given the statutory protection afforded to wetland sites under the Kildare County Development Plan 2032-2029 under policies and objectives, BI P8, BI O49, BI O50, BI O51, BI P8, BI O49, BI O50, BI O51. The EIAR does not demonstrate compliance with these requirements. No site-specific evaluation, hydrological assessment, or ecological significance assessment of these wetlands is included.
- Use of outdated ecological survey data, which does not accord with ecological guidance from the CIEEM.
- No consideration of biodiversity net gain, there is no commitment to any biodiversity net gain measures.
- Biodiversity integration into design is limited and poorly justified.

This report from the County Ecologist is noted and it is considered reasonable that avoidance has taken place at locations, as the route selection within these wetlands are generally areas that are degraded. Notwithstanding this, robust mitigation measures will be required pertaining to works in the wetlands.

The out-of-date surveys are noted. It is considered reasonable that the surveys to date are used to inform any updated surveys that are required prior to the construction. The surveys that would need to be carried out prior to construction relate to survey areas of concern, targeted areas where species of note have been found.

Additionally, it is considered appropriate that integration of biodiversity and biodiversity net gain through the mechanism of a robust biodiversity management plan is required.

5.2.4 Environment Section

A report has been received from the Environment section of Kildare County Council with conditions attached relating to Construction and Demolition Waste Management Plan, Noise levels, dust emissions and surface water management.

6. Planning Authority Conclusion

6.1 Planning Authority Overall View

Kildare County Council is supportive of the proposed development, having regard to the policies and objectives of the Kildare County Development Plan 2023-2029 which seek to support Uisce Éireann in delivering this key water service project, as set out in the Water Services Strategic Plan (2015).

It is acknowledged that the proposed development will help meet the growing demand for development within the wider region. Specifically, with regard to local policy, objective IN O2 of the Kildare County Development Plan 2023-2029 seeks to support Uisce Éireann in delivering key water service projects including the Eastern and Midlands Regions Water Supply Project.

The Material Contravention Statement with the Development Plan, prepared by Uisce Éireann, is noted and considered to be reasonable in relation to trees and hedgerows, landscaping, visual impacts and the Grand Canal pNHA. The proposed development will be mostly underground. The overground works proposed are minimal and are mitigated by way of appropriate landscaping. An Coimisiún Pleanála is encouraged to restrict landscaping to native planting species only.

In conclusion, and notwithstanding the matters for further consideration in Section 6.2 below, the proposed development is considered acceptable in principle having regard to:

- National, regional and local policy support for the proposed development,
- The nature, scale and extent of the proposed development,
- The route selection has been chosen to avoid significant infrastructure, designated European sites, urban locations and areas of high population.
- The details contained in respect of an appropriate assessment and the likely consequences for the environment and the proper planning and sustainable development of the area in which it is proposed to carry out the proposed development and the absence likely significant effects of the proposed development on European Sites,
- The distances between the proposed development and dwellings or other sensitive receptors, and
- Reports received from internal KCC Departments.

6.2 Matter for further consideration

The Planning Authority's overarching concerns regarding the SID application relate to ecology, the community benefit fund and transportation.

6.2.1 Community Benefit Fund

Significant concerns are raised regarding the disproportionality of the application of community benefit fund associated with County Kildare. An Coimisiún Pleanála is respectfully requested to re-examine how this is applied and to consider a proposed

appropriate and fair provision to be applied to Kildare County Council. Please refer to the report from the Community Section in Kildare County Council (Appendix 2).

6.2.2 Ecology

The Planning Authority has concerns regarding the impact the proposed development would have on the Kildare County Wetlands, and particular attention is drawn to the concerns raised by the KCC Ecologist (Appendix 2):

- The EIAR does not include an assessment of County Wetland Sites, despite the proposed development traversing or lying within the zone of influence of numerous wetlands identified in the County Kildare Wetlands Survey 2012–2014. This represents a material gap in the impact assessment process.
- Numerous ecological surveys relied upon in the EIAR are significantly out of date. CIEEM (2018) Guidelines for Ecological Impact Assessment, outdated baseline data do not meet best practice and cannot reliably inform impact prediction. Ecological baselines should reflect current conditions, especially for mobile or rapidly changing species and habitats.
- The EIAR does not outline or commit to any biodiversity net gain measures.
- Biodiversity integration into design is limited and poorly justified.

6.2.3 Transportation

Mitigation measures will be required particularly in relation to the disruption to public roads during the construction phase. Please refer to the report from the Roads Section in Kildare County Council in this regard (Appendix 2).

6.2.4 Points of Clarity

There appears to be no drawings published for the demolition of an agricultural building within County Kildare. For the sake of completeness, details in this regard would be required. There are limited details supplied regarding the temporary compounds, and whilst the nature of temporary compounds are somewhat fluid, more detail in this regard would be beneficial.

7. Conditions

Should An Coimisiún Pleanála decide to grant permission for the proposed development, the following conditions are recommended by the Planning Authority. (Please note that the list of conditions is not exhaustive and shall be determined in the event of a grant of planning permission by An Coimisiún Pleanála).

7.1 Recommended Conditions

Specific conditions are outlined below, full details of all conditions recommended by individual sections within KCC are attached to each internal department reports.

Community

1. Prior to the commencement of development, the Developer shall submit for the written agreement of the Planning Authority a Community Benefit Fund that is proportionally applied to each County and appoint Kildare County Council as the Administrator on behalf of the Community Benefit Fund.

Reason: To ensure appropriate community benefit and in the interest of proper planning and sustainable development.

Ecology:

1. Prior to the commencement of development within County Kildare, the Developer shall submit for the written agreement of the Planning Authority a detailed mitigation plan for the Kildare County Wetland Sites.

Reason: In the interest of wetland habitat protection.

2. Prior to the commencement of development within County Kildare, the Developer shall submit for the written agreement of the Planning Authority a biodiversity management plan that provides for integration of biodiversity and biodiversity net gain.

Reason: In the interest of protection of biodiversity and proper planning and sustainable development.

3. The existing surveys that are over two years old shall be used for information purposes to inform updated surveys that are required prior to the commencement of construction.

Reason: In the interest of protection of biodiversity and proper planning and sustainable development.

4. (a) Monitoring of the construction phase shall be carried out by a suitably qualified and competent Ecological Clerk of Works to ensure that all mitigation measures outlined in the Environmental Impact Assessment Report and The Natura Impact Statement are fully implemented. In addition, a designated member of the company's staff shall interface with the Planning Authority and members of the public in the event of complaints or queries in relation to environmental emissions. Details of the name and contact details, and the relationship to the operator of this person, shall be available at all times to the Planning Authority on request whether requested in writing or by a member of staff of the Planning Authority at the site.

(b) A completion report demonstrating compliance with all mitigation measures outlined in the EIAR received by the Planning Authority on the 19/12/2025 and the Natura Impact Statement received by the Planning Authority on the 19/12/2025 shall be prepared by the Ecological Clerk of Works and shall be submitted to the Planning Authority within 6 weeks of completion of the development.

(c) Monitoring of the operational phase shall be carried out by a suitably qualified and competent person to ensure that all mitigation measures and all monitoring outlined in the Environmental Impact Assessment Report and The Natura Impact Statement are fully implemented. This designated person shall interface with the Planning Authority and members of the public in the event of complaints or queries in relation to environmental emissions. Details of the name and contact details, and the relationship to the operator of this person shall be available at all times to the Planning Authority on request whether requested in writing or by a member of staff of the Planning Authority at the site.

Reason: To safeguard the amenities of the area during construction and operational phases.

5. All hedgerows and treelines that are reinstated during the Construction Phase shall be monitored for five years following completion and shall be supplemented where required. All hedgerow and treeline species shall be native species only and shall not be any invasive species (such as laurel of any kind).

Reason: In the interest of protection of biodiversity and proper planning and sustainable development.

Transportation

1. Submit a review of all haul routes in Kildare County Council including the requirement for installation of passing bays.

Reason: In the interest of traffic safety

2. Submit Pre-Construction Road Condition Surveys

Comprehensive pre-construction surveys of all public roads proposed to be used by construction traffic (including haul routes and local access roads) shall be undertaken and submitted to Kildare County Council for written agreement. These surveys shall include:

- Photographic condition records.
- Pavement condition assessments.
- Pre-Works Falling Weight Deflectometer (FWD) testing, as referenced in the EIAR scoping agreements.

Reason: To record the existing road condition so any construction-related damage can be identified and repaired by the developer.

3. Agree a Road Reinstatement and Pavement Repair Methodology

A detailed Road Reinstatement Methodology shall be submitted to and agreed in writing with Kildare County Council. This shall specify:

- Permanent reinstatement requirements consistent with KCC standards and the “Purple Book” (Guidelines for Managing Openings in Public Roads).
- Pavement strengthening or overlay design where required.
- Temporary reinstatement standards, timelines and maintenance responsibilities.
- Materials, construction methods and quality control testing (including compaction and surface tolerance).

Reason:

In the interest of Traffic Safety

4. A Kildare-specific Construction Traffic Management Plan (CTMP) for agreement with the Roads Authority, based on the methodologies of the EIAR to be submitted.

The CTMP shall include:

- a) Construction haul routes to the local and regional roads.
- b) Methodology for lane closures and safe management of vulnerable road users on the local and regional roads.
- (c) Temporary traffic control signage in accordance with DTTAS Traffic Signs Manual
- (d) Timing of works to avoid peak hours
- (e) Construction staff parking entirely within the site
- (f) Procedures for abnormal loads, if required.

Reason: To ensure safe traffic management during SID works

5. Obligation to Repair

Where deterioration, pavement failure, edge breakdown, rutting, surface defects or structural weakening are identified and reasonably attributable to construction activities, the Applicant shall undertake full repair or reconstruction at their own expense to the satisfaction of the Roads Authority.

Reason: To ensure the protection of the public road network,

6. Post-Construction Road Condition Surveys

On completion of the works, the Applicant shall carry out post-construction road condition surveys and post-construction FWD testing, as previously agreed in the 2017–2021 scoping meetings.

These shall be submitted to Kildare County Council for comparison with the pre-construction baseline.

Reason: To ensure the protection of the public road network and to ensure that all roads are reinstated to a standard no less than that which existed prior to construction.

7. An independent Road Safety Audit for the proposed development within Kildare County Council to be submitted. RSA to assess the haul routes and all works involving pipe crossings on local and regional roads. All RSA recommendations shall be incorporated into the design.

Reason: In the interests of Road Safety.

8. Detailed access drawings for Access/Egress (AE) points within Kildare County Council, including:

AE046 - pipeline access

AE029 - CC6 (Construction Compound) Access

AE030 - pipeline access

AE031 - pipeline access

AE032 - pipeline access

AE033 - PSD9 Access - Pipe Storage Depot PSD9

AE034 - pipeline access

AE035 – PSD10 Access - Pipe Storage Depot PSD10

AE036 - pipeline access

AE037 – FCV Access - Access to the Flow Control Valve (FCV)

AE038 – pipeline access

Details should include

- Sightlines designed in accordance with TII DN-GEO-03060
- Swept path analysis for all construction vehicles.
- While wash facilities
- Any Car parking requirements and arrangements
- Outline of operational arrangements and coordination between the compound CC6 and Monaghan Mushrooms.

Reason: In the interest of pedestrian, cyclist and vehicular safety and proper planning

9. Specific details on open cut excavation, trenching, ducting or directional drilling within or under the local and regional roads in KCC shall be provided. Method statements on open cut and drilling construction for pipe installation and reinstatement shall be provided for approval by the Area Office.

Reason: To ensure that all works under public roads are carried out safely and to an agreed standard, that protect the integrity of Kildare's road network

10. All works involving excavation, trenching, ducting or directional drilling within or under KCC road network shall be carried out under a Road Opening Licence submitted through the MRL system to the Maynooth & Celbridge Municipal District Office.

The licence application shall demonstrate compliance with:

- Guidelines for Managing Openings in Public Roads (Purple Book 2017)
- Chapter 8 Traffic Management Guidelines
- Contractor competence and insurance requirements.

Reason: In the interest of pedestrian, cyclist and vehicular safety and proper planning

11. A full time Resident Engineer shall be provided and funded by the Developer to supervise the road works on the KCC road network. The appointment of a full time Residential Engineer shall be the subject of the written agreement of the Planning Authority.

Reason: Full time supervision of the works is deemed to be necessary given the scale and extent of these works and the potential traffic disruption on the KCC road network.

12. Prior to the commencement of development, the developer shall engage in writing with the Maynooth and Celbridge Municipal District Engineer and arrange for necessary inspections to be carried out on the roads in the vicinity of the site so as to address issues of road deterioration due to heavy construction traffic.

Reason: It is considered appropriate that the developer should carry out repair work to roads in the area, to which damage has been caused as a direct result of heavy construction traffic serving the development. It is important in that regard that the Maynooth and Celbridge Municipal District Engineer be involved in inspections carried out.

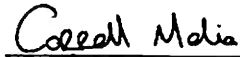
SID-323980-25 Uisce Éireann Water Supply Project - Eastern and Midlands Region

Signed: 

L. Murphy

Executive Planner

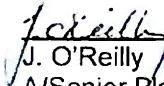
Date: 19/03/2026



Carroll Melia

Senior Executive Planner


19th March 2026



J. O'Reilly

A/Senior Planner

20th March 2026




Alan Dunney,

Director of Services

Planning, Enterprise & Economic Development

26th March 2026



Sonya Kavanagh,

Chief Executive

27th March 2026

Appendix 1

KCC Maps 1-4

Appendix 2

Reports received from KCC Service Departments

Department	Date of Report
Transportation Department	06/02/2026
Community Section	13/03/2026
County Ecologist	26/02/2026
Environment Department	26/02/2026
Chief Fire Officer	03/03/2026

Appendix 3

**Meetings Administrator's Record of Special Meeting of Kildare County Council
25/03/2026**

Appendix 4

Elected Members Views

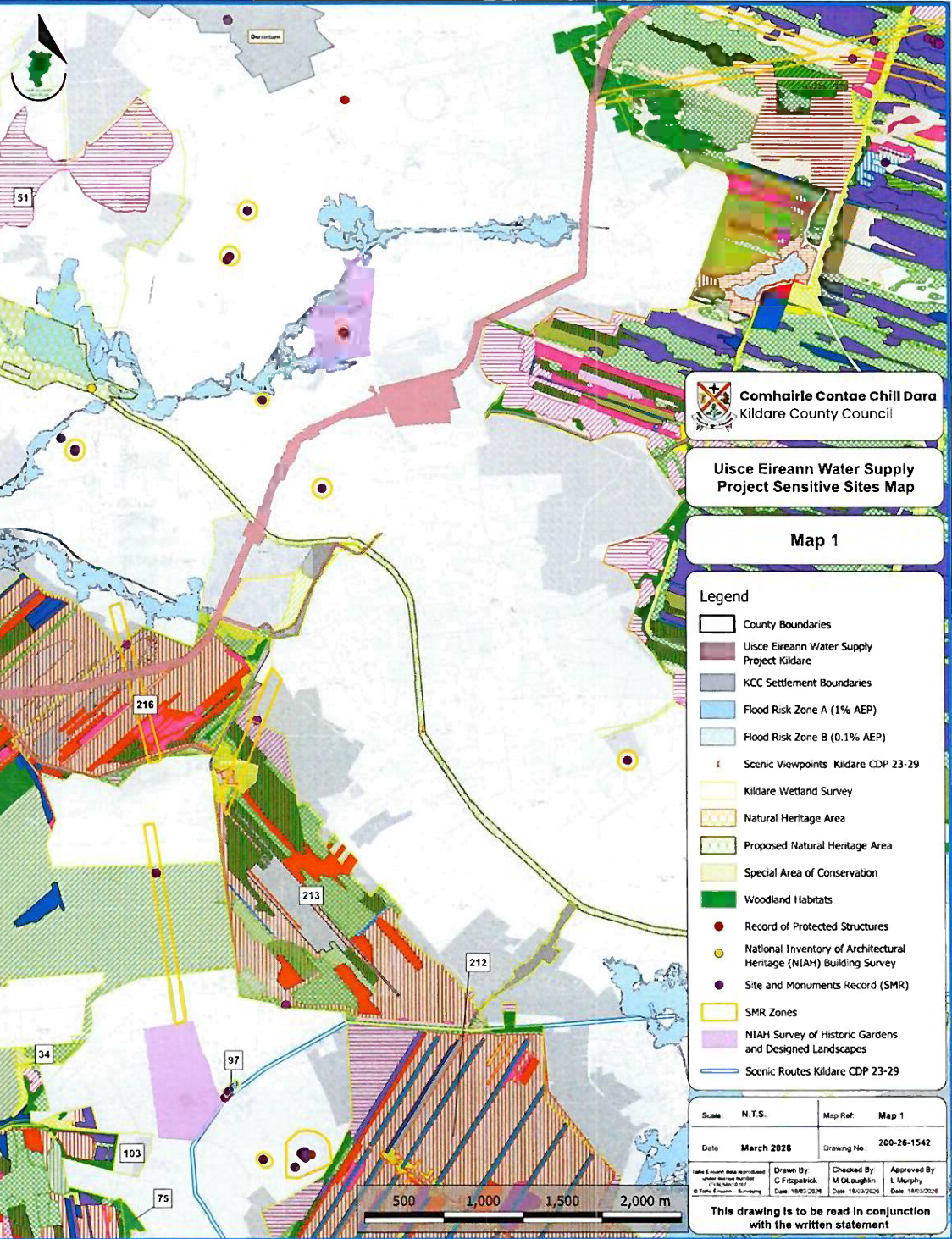


Appendix 1.

- Wetland Classifications**
- WS2 Immature woodland
 - WS1 Scrub
 - WS1 \ PF2 Scrub \ poor fen and flush
 - WS1 \ GS4 Scrub \ wet grassland
 - WS1 \ GS1 Scrub \ dry calcareous and neutral grassland
 - WS1 \ GS1 \ PF2 Scrub \ dry calcareous and neutral grassland \ poor fen and flush
 - WN7 Bog woodland
 - WN2 Oak-ash-hazel woodland
 - WL1 Hedgerows
 - WD4 Conifer plantation
 - WD2 Mixed broadleaved / conifer woodland
 - WD1 (Mixed) broadleaved woodland
 - PF2 Poor fen and flush
 - PF1 Rich fen and flush
 - PB4 Cutover bog
 - PB1 Raised bog
 - PB Bogs
 - HH1 Dry siliceous heath
 - HH1 \ WS1 Dry siliceous heath \ scrub
 - HH1 \ WS1 \ GS4 Dry siliceous heath \ scrub \ wet grassland
 - HH1 \ WS1 \ GS4 Dry siliceous heath \ scrub \ poor fen and flush
 - HH1 \ PF2 Dry siliceous heath \ poor fen and flush
 - HH1 \ PF2 \ WS1 Dry siliceous heath \ poor fen and flush \ scrub
 - HH1 \ GS4 Dry siliceous heath \ wet grassland
 - HD1 Dense bracken
 - HD1 \ WS1 Dense bracken \ scrub
 - HD1 \ WS1 \ GS4 Dense bracken \ scrub \ wet grassland
 - GS4 Wet grassland
 - GS4 \ PF2 Wet grassland \ poor fen and flush
 - GS4 \ GM1 Wet grassland \ marsh
 - GS3 Dry - humid acid grassland
 - GS2 Dry meadows and grassy verges
 - GS1 Dry calcareous and neutral grassland
 - GA2 Amenity grassland
 - GA1 Improved agricultural grassland
 - FW4 Drainage ditches
 - FW2 Depositing/lowland rivers
 - FW2 (+) Riparian areas (streams or drains with fringing habitats)
 - FS1 Reed and large sedge swamps
 - FS1 \ PF2 Reed and large sedge swamps \ poor fen and flush
 - HL8 Other artificial lakes and ponds
 - FLB (+) Silt Ponds (artificial ponds with associated bank habitats)
 - FL2 Acid oligotrophic lakes
 - FL2 \ PF2 Acid oligotrophic lakes \ poor fen and flush
 - FL2 \ PF2 \ FS1 Acid oligotrophic lakes \ poor fen and flush \ reed and large sedge swamp
 - FL2 \ PF2 \ FS1 Acid oligotrophic lakes \ poor fen and flush \ reed and large sedge swamp
 - FL1 Dystrophic lakes
 - ED5 Refuse and other waste
 - ED3 Reclaiming bare ground
 - ED2 Spoil and bare ground
 - ED2 \ WS1 \ PF2 Spoil and bare ground \ poor fen and flush \ scrub
 - ED2 \ PF2 Spoil and bare ground \ poor fen and flush
 - ED2 \ HH1 \ PF2 Spoil and bare ground \ dry siliceous heath \ poor fen and flush
 - BL3 Buildings and artificial surfaces
 - BL3 (+) Buildings and artificial surfaces
 - BC4 Flower beds and borders
 - BC1 Arable crops



The Long Derries, Edenderry



Comhairle Contae Chill Dara
Kildare County Council

Uisce Eireann Water Supply Project Sensitive Sites Map

Map 1

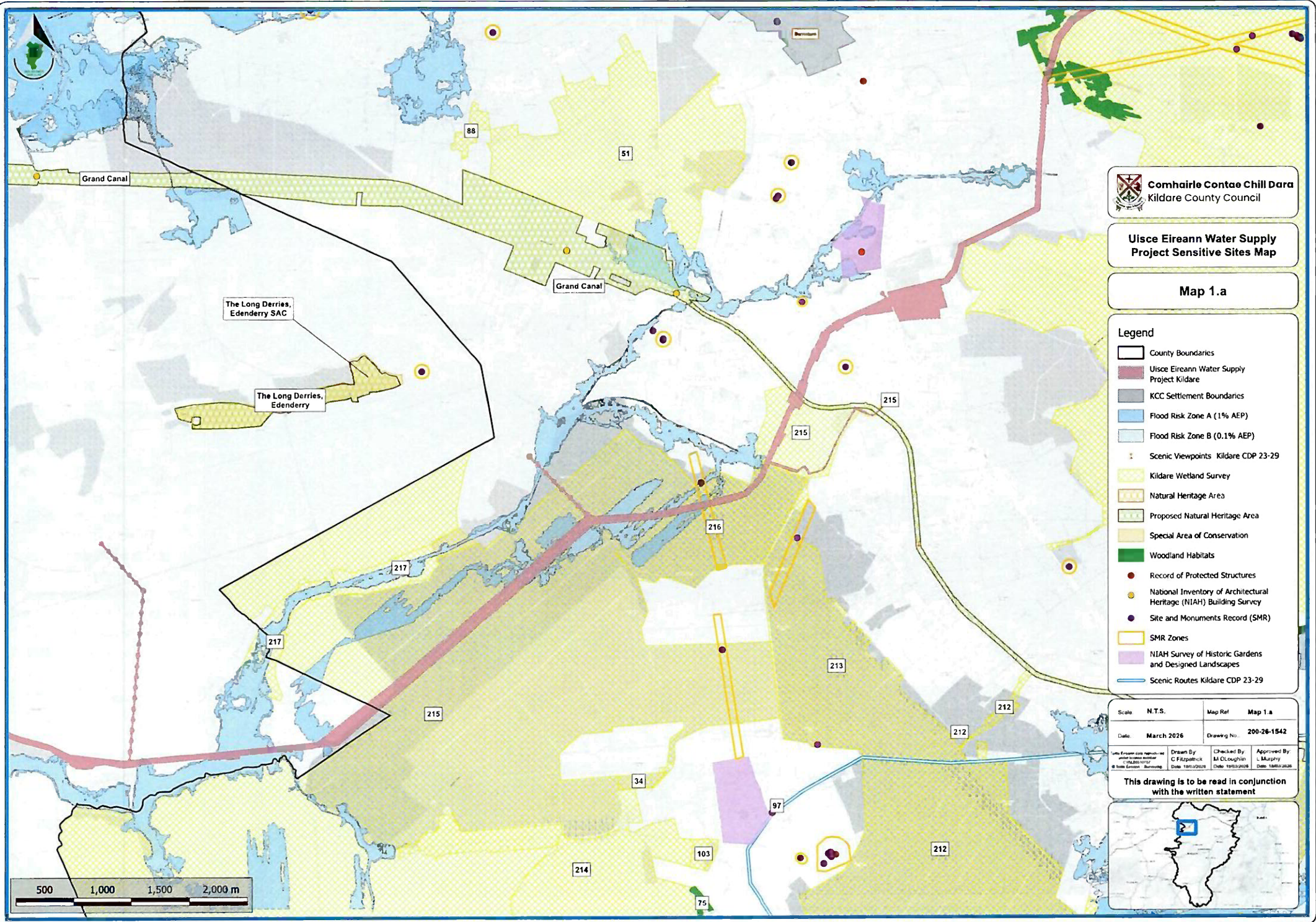
- Legend**
- County Boundaries
 - Uisce Eireann Water Supply Project Kildare
 - KCC Settlement Boundaries
 - Flood Risk Zone A (1% AEP)
 - Flood Risk Zone B (0.1% AEP)
 - Scenic Viewpoints Kildare CDP 23-29
 - Kildare Wetland Survey
 - Natural Heritage Area
 - Proposed Natural Heritage Area
 - Special Area of Conservation
 - Woodland Habitats
 - Record of Protected Structures
 - National Inventory of Architectural Heritage (NIAH) Building Survey
 - Site and Monuments Record (SMR)
 - SMR Zones
 - NIAH Survey of Historic Gardens and Designed Landscapes
 - Scenic Routes Kildare CDP 23-29

Scale	N.T.S.	Map Ref:	Map 1
Date	March 2026	Drawing No	200-26-1542

Drawn By	Checked By	Approved By
C Fitzpatrick	M O'Loughlin	L Murphy
Date: 18/03/2025	Date: 18/03/2025	Date: 18/03/2025

This drawing is to be read in conjunction with the written statement






 **Comhairle Contae Chill Dara**
Kildare County Council

**Uisce Eireann Water Supply
Project Sensitive Sites Map**

Map 1.a

- Legend**
-  County Boundaries
 -  Uisce Eireann Water Supply Project Kildare
 -  KCC Settlement Boundaries
 -  Flood Risk Zone A (1% AEP)
 -  Flood Risk Zone B (0.1% AEP)
 -  Scenic Viewpoints Kildare CDP 23-29
 -  Kildare Wetland Survey
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 -  Scenic Routes Kildare CDP 23-29

Scale	N.T.S.	Map Ref	Map 1.a
Date	March 2026	Drawing No.	200-26-1542
Scale Enormous and reproducible © 2026 Kildare County Council All Rights Reserved	Drawn By C Fitzgerald Date 18/03/2026	Checked By M O'Connell Date 18/03/2026	Approved By L Murphy Date 18/03/2026

**This drawing is to be read in conjunction
with the written statement**



Legend

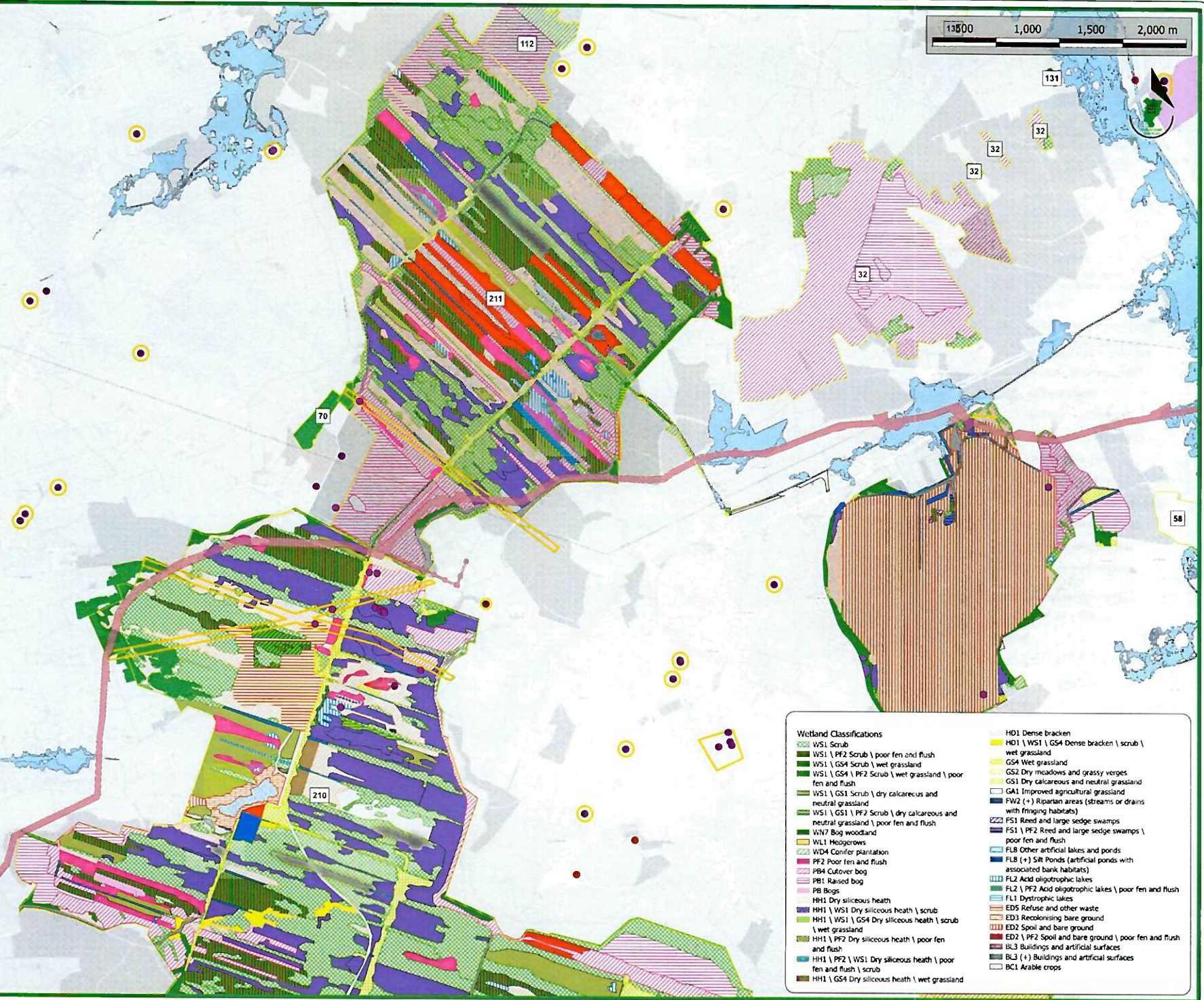
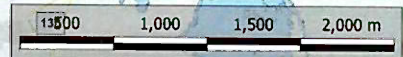
- County Boundaries
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Scale	N.T.S.	Map Ref	Map 2
Date	March 2026	Drawing No.	200-26-1542
Task Leader	John O'Connell	Drawn By	C. Fitzpatrick
Checked By	M. O'Donoghue	Approved By	L. Murphy
Task Leader	John O'Connell	Date	18/03/2026

This drawing is to be read in conjunction with the written statement



Grand Canal



- Wetland Classifications**
- WS1 Scrub
 - WS1 \ PF2 Scrub \ poor fen and flush
 - WS1 \ GS4 Scrub \ wet grassland
 - WS1 \ GS4 \ PF2 Scrub \ wet grassland \ poor fen and flush
 - WS1 \ GS1 Scrub \ dry calcareous and neutral grassland
 - WS1 \ GS1 \ PF2 Scrub \ dry calcareous and neutral grassland \ poor fen and flush
 - WN7 Bog woodland
 - WL1 Heathery
 - WD4 Conifer plantation
 - PF2 Poor fen and flush
 - PB4 Cutover bog
 - PB1 Raised bog
 - PB Bogs
 - HH1 Dry siliceous heath
 - HH1 \ WS1 Dry siliceous heath \ scrub
 - HH1 \ WS1 \ GS4 Dry siliceous heath \ scrub \ wet grassland
 - HH1 \ PF2 Dry siliceous heath \ poor fen and flush
 - HH1 \ PF2 \ WS1 Dry siliceous heath \ poor fen and flush \ scrub
 - HH1 \ GS4 Dry siliceous heath \ wet grassland
 - HD1 Dense bracken
 - HD1 \ WS1 \ GS4 Dense bracken \ scrub \ wet grassland
 - GS4 Wet grassland
 - GS2 Dry meadows and grassy verges
 - GS1 Dry calcareous and neutral grassland
 - GA1 Improved agricultural grassland
 - FW2 (+) Riparian areas (streams or drains with fringing habitats)
 - FS1 Reed and large sedge swamps
 - FS1 \ PF2 Reed and large sedge swamps \ poor fen and flush
 - FL8 Other artificial lakes and ponds
 - FL8 (+) SR Ponds (artificial ponds with associated bank habitats)
 - FL2 Acid oligotrophic lakes
 - FL2 \ PF2 Acid oligotrophic lakes \ poor fen and flush
 - FL1 Dystrophic lakes
 - ED5 Refuse and other waste
 - ED3 Recolonising bare ground
 - ED2 Spoil and bare ground
 - ED2 \ PF2 Spoil and bare ground \ poor fen and flush
 - BL3 Buildings and artificial surfaces
 - BL3 (+) Buildings and artificial surfaces
 - BC1 Arable crops



**Uisce Eireann Water Supply
Project Sensitive Sites Map**

Map 2.a

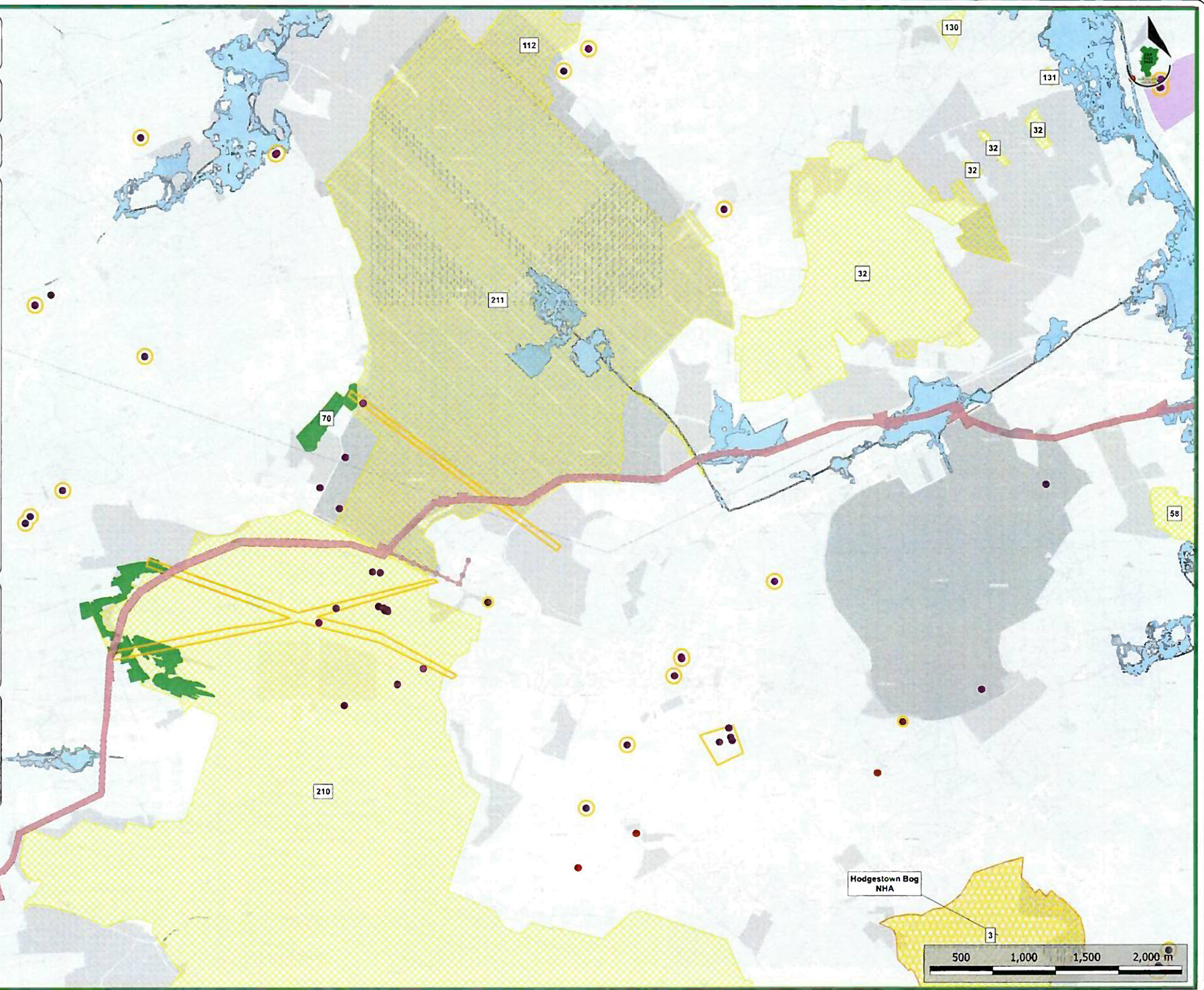
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- County Boundaries
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Scale: N.T.S.	Map Ref: Map 2.a
Date: March 2026	Drawing No: 200-26-1542

<small>Uisce Eireann (an t-údarás) is not responsible for the accuracy of the information on this map.</small> <small>© Uisce Eireann - Bunreacht</small>	<small>Drawn By</small> C Fitzpatrick <small>Date: 18/03/2026</small>	<small>Checked By</small> M O'Doughlin <small>Date: 18/03/2026</small>	<small>Approved By</small> L. Murphy <small>Date: 18/03/2026</small>
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This drawing is to be read in conjunction with the written statement



Grand Canal

Hodgestown Bog
NHA

Scale: N.T.S.	Map Ref: Map 3
Date: March 2026	Drawing No: 200-26-1542

Talks From: <small>data provided by Uisce Eireann</small>	Drawn By: <small>C.F. Fitzpatrick</small>	Checked By: <small>M. O'Loughlin</small>	Approved By: <small>L. Murphy</small>
<small>© 2026 Uisce Eireann</small>	<small>Date: 18/03/2026</small>	<small>Date: 18/03/2026</small>	<small>Date: 18/03/2026</small>

This drawing is to be read in conjunction with the written statement

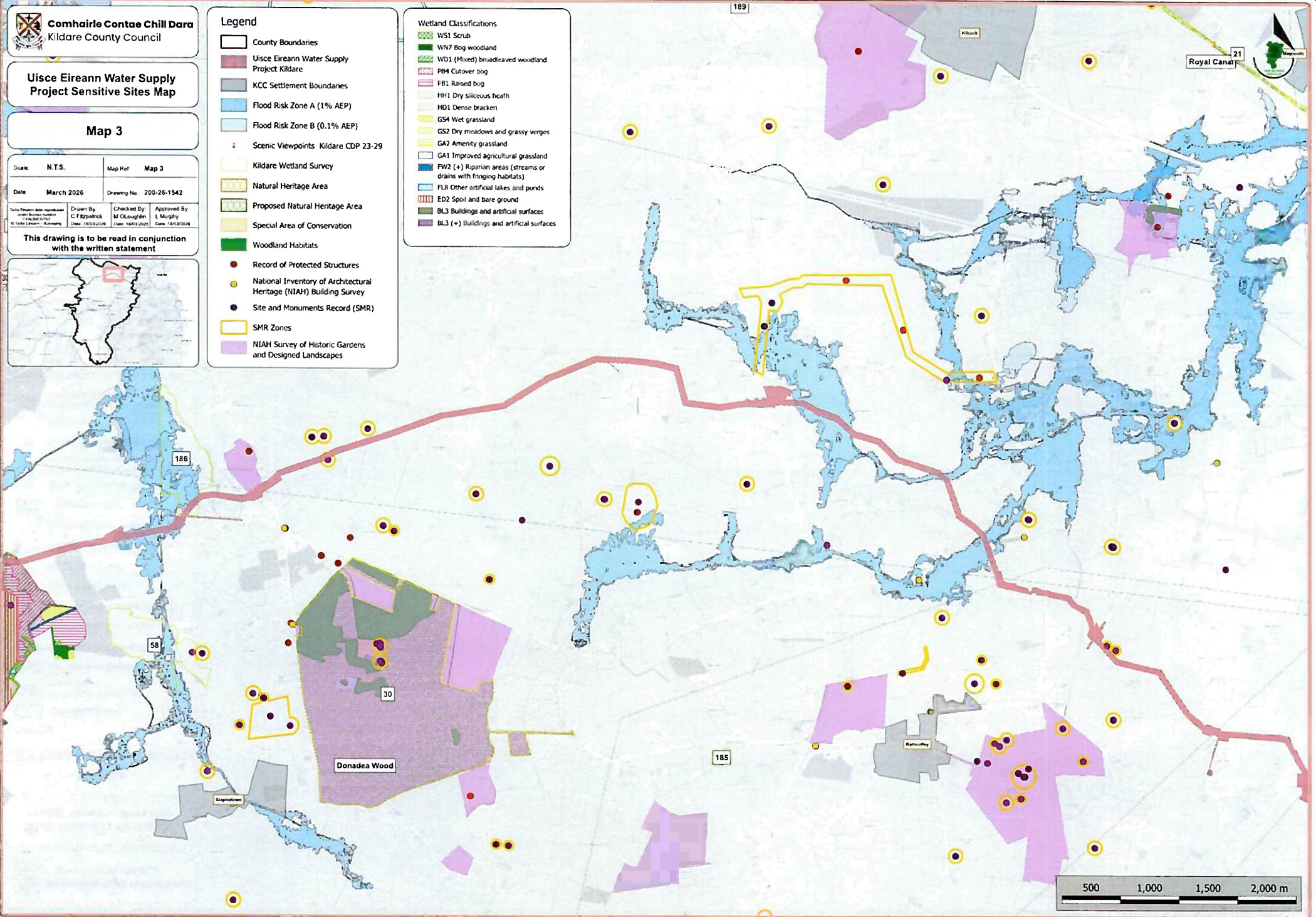


Legend

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Wetland Classifications

- WS1 Scrub
- WN7 Bog woodland
- WD1 (Mixed) broadleaved woodland
- PB4 Cutover bog
- FB1 Raised bog
- HH1 Dry siliceous heath
- HD1 Dense bracken
- GS4 Wet grassland
- GS2 Dry meadows and grassy verges
- GA2 Amenity grassland
- GA1 Improved agricultural grassland
- FW2 (+) Riparian areas (streams or drains with fringing habitats)
- FLR Other artificial lakes and ponds
- ED2 Spoil and bare ground
- BL3 Buildings and artificial surfaces
- BL3 (+) Buildings and artificial surfaces





Comhairle Contae Chill Dara
Kildare County Council

Uisce Eireann Water Supply Project Sensitive Sites Map

Map 4

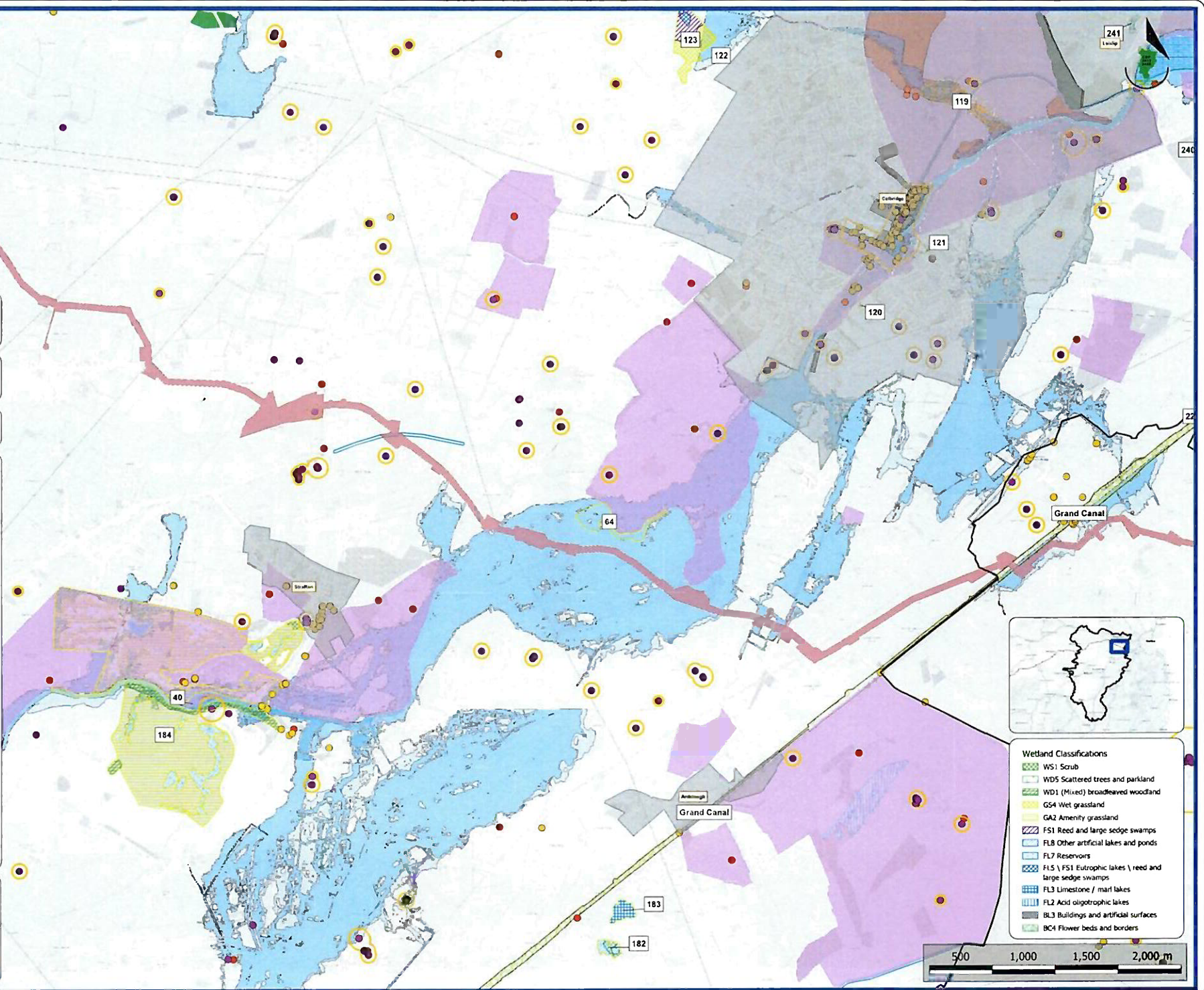
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- Scenic Routes Kildare CDP 23-29

Scale	N.T.S.	Map Ref.	Map 4
Date	March 2026	Drawing No.	200-26-1542

Drawn By	Checked By	Approved By
C Fitzpatrick	M O'Loughlin	L Murphy
Date: 18/03/2026	Date: 18/03/2026	Date: 18/03/2026

This drawing is to be read in conjunction with the written statement



- #### Wetland Classifications
- WS1 Scrub
 - WDS Scattered trees and parkland
 - WD1 (Mixed) broadleaved woodland
 - G54 Wet grassland
 - G42 Amenity grassland
 - F51 Reed and large sedge swamps
 - FL8 Other artificial lakes and ponds
 - FL7 Reservoirs
 - FL5 / F51 Eutrophic lakes / reed and large sedge swamps
 - FL3 Limestone / marl lakes
 - FL2 Acid oligotrophic lakes
 - BL3 Buildings and artificial surfaces
 - BC4 Flower beds and borders





Appendix 2.



Planning Report

ACP Planning Number: ACP-323980-25 37E

Applicant: Uisce Eireann

Address: Eastern & Midlands Region

Date: 6/02/2026

Description: Proposed development of a water supply project in the eastern and midlands region.

Documents Reviewed

The KCC Transport, Mobility and Open Spaces Department has reviewed the following documents as part of our assessment and to inform our recommendation.

Planning Report prepared by Tom Phillips & Associates

EIAR – Vol 1 Non-Technical Summary prepared by Uisce Eireann, Jacobs & Tobin

EIAR – Volume 3 Chapter 7 Figure 7.2-7.8 Traffic and Transportation drawings

EIAR – Appendix 7.1 Traffic & Transportation Assessment prepared by Uisce Eireann, Jacobs & Tobin

EIAR – Appendix 7.2 Traffic Management Plan prepared by Uisce Eireann, Jacobs & Tobin

Assessment

Uisce Eireann is seeking approval for an abstraction of raw water from Parteen Basin on the Lower River Shannon and various elements of water supply infrastructure and ancillary associated works, which collectively would extend from Parteen Basin in County Tipperary, through the Midlands, to Peamount in County Dublin. The pipeline would traverse the administrative areas of Tipperary County Council, Offaly County Council, Kildare County Council and South Dublin County Council. The pipeline would be approximately 172km in length and would be supported by 6 permanent Infrastructure Sites. In addition, the works needed to provide power to two of the Infrastructure Sites (referred to as the 38kV Uprate Works) would cross Clare County Council, Limerick City and County Council, (as well as Tipperary). The 6 no. infrastructure sites which consist of the Raw Water Intake and Pumping Station (RWI&PS), Water Treatment Plant (WTP), Break Pressure Tank (BPT), Booster Pumping Station (BPS), Flow Control Valve (FCV) and Termination Point Reservoir (TPR).

The Treated Water Pipeline from the BPT to the TPR traverses County Kildare for approximately 37.8km, generally in a north-easterly to easterly direction. The pipeline passes through Ballydermot Bog before exiting in the townland of Kilpatrick where the first of the two trenchless crossings of the Grand Canal (WBX078) are required, adjacent to Bord na Móna's Lullymore facility. A further short distance onwards, the route crosses the R403 (RDX090), shown in Figure 4.50, approximately 6km north-west of Allenwood. The pipeline skirts the

northern edge of Timahoe South Bog (which contains the Drehid Waste Management Facility) and Timahoe North Bog exiting at the L5013 local road, approximately 4km northeast of the waste management facility, shown in Figure 4.50 and Figure 4.51. A further 2km eastwards, the route traverses the northernmost part of Gilttown Bog, the last of the large peat areas, shown in Figure 4.53. The pipeline continues eastwards, crossing the Blackwater River in the townland of Newtownmoneenluggagh, routing north and eastwards of Ballagh Wood, before crossing the R407 (RDX100) regional road at a point 5km south-west of Kilcock, shown in Figure 4.53, Figure 4.54 and Figure 4.55. It then continues east and south-eastwards through the townlands of Baltracey (where it crosses the R408 (RDX103) regional road at a point 2km north-west of Rathcoffey village) and Raheen shown in Figure 4.56. A short distance further east the R406 (RDX106) and R403 (RDX107) regional roads are crossed in the townland of Barberstown Upper and Lower, 0.5km north and east of the Barberstown roundabout respectively. The nearby River Liffey (WCX073), in the townland of Castledillon Upper, would be crossed using a trenchless construction technique as shown in Figure 4.58. The pipeline continues eastwards on the southside of the River Liffey, before crossing the Celbridge to Ardclough road (L1016) and then the Dublin – Newbridge railway line (RYX006) in Kearneystown Upper townland. The pipeline enters County Dublin in the townland of Ringwood, near Hazelhatch, as shown in Figure 4.59.

Haul Roads within the administrative area of Kildare County Council include the following regional roads: R403, R402, R406, R407 and the R408, the Clane Relief Road and four local roads: L1010, L1016, L5025 and an unknown local road. The Haul Roads would allow access to a Construction Compound (CC6) and two of the Pipe Storage Depots (PSD9 and PSD10) and to one of the infrastructures sites, the FCV. They would also allow access to 11 Access and Egress Points along the route of the pipeline.

EIAR – Volume 3 Chapter 7 Traffic and Transportation outlines baseline road network and junctions, VRU and public transport that the proposed development will use within Kildare County Council.

EIAR – Volume 5 Chapter 7 Figure 7.2-7.8 outlines the haul routes with access points. This drawing is not detailed enough for KCC. Each access point will require a specific drawing showing sightlines and swept path analysis.

EIAR – Appendix 7.1 Traffic & Transportation Assessment prepared by Uisce Eireann, Jacobs & Tobin sets out existing traffic volumes, the proposed construction and operational traffic volumes and an assessment of the generated traffic that the proposed development will generate. It mentions a Road Safety Audit but does not include. A Road Safety Audit to be submitted for the proposed development works in Kildare County Council.

Recommendation

The Roads and Transportation Section has no objection to the proposed Strategic Infrastructure Development, subject to attaching the following recommendations and conditions should the Board be mindful of granting permission

Prior to commencement of development the Applicant should:

1. Submit a review of all haul routes in KCC including the requirement for installation of passing bays.

Reason: In the interest of traffic safety

2. Submit Pre-Construction Road Condition Surveys

Comprehensive pre-construction surveys of all public roads proposed to be used by construction traffic (including haul routes and local access roads) shall be undertaken and submitted to Kildare County Council for written agreement. These surveys shall include:

- Photographic condition records.
- Pavement condition assessments.
- Pre-Works Falling Weight Deflectometer (FWD) testing, as referenced in the EIAR scoping agreements.

Reason: To record the existing road condition so any construction-related damage can be identified and repaired by the developer.

3. Agree a Road Reinstatement and Pavement Repair Methodology

A detailed Road Reinstatement Methodology shall be submitted to and agreed in writing with Kildare County Council. This shall specify:

- Permanent reinstatement requirements consistent with KCC standards and the "Purple Book" (Guidelines for Managing Openings in Public Roads).
- Pavement strengthening or overlay design where required.
- Temporary reinstatement standards, timelines and maintenance responsibilities.
- Materials, construction methods and quality control testing (including compaction and surface tolerance).

Reason:

In the interest of Traffic Safety

4. The Applicant shall implement a monitoring regime throughout the works, including:

- Regular inspections.
- Immediate repair of any hazardous defects attributable to construction traffic.

Reason: In the interest of Traffic Safety

5. A Kildare-specific Construction Traffic Management Plan (CTMP) for agreement with the Roads Authority, based on the methodologies of the EIAR to be submitted.

The CTMP shall include:

- a) Construction haul routes to the local and regional roads.
- b) Methodology for lane closures and safe management of vulnerable road users on the local and regional roads.
- (c) Temporary traffic control signage in accordance with DTTAS Traffic Signs Manual

- (d) Timing of works to avoid peak hours
- (e) Construction staff parking entirely within the site
- (f) Procedures for abnormal loads, if required.

Reason: To ensure safe traffic management during SID works

6. Obligation to Repair

Where deterioration, pavement failure, edge breakdown, rutting, surface defects or structural weakening are identified and reasonably attributable to construction activities, the Applicant shall undertake full repair or reconstruction at their own expense to the satisfaction of the Roads Authority.

Reason: To ensure the protection of the public road network,

7. Post-Construction Road Condition Surveys

On completion of the works, the Applicant shall carry out post-construction road condition surveys and post-construction FWD testing, as previously agreed in the 2017–2021 scoping meetings.

These must be submitted to Kildare County Council for comparison with the pre-construction baseline.

Reason: To ensure the protection of the public road network and to ensure that all roads are reinstated to a standard no less than that which existed prior to construction.

8. An independent Road Safety Audit for the proposed development within Kildare County Council to be submitted. RSA to assess the haul routes and all works involving pipe crossings on local and regional roads. All RSA recommendations to be incorporated into the design.

Reason: In the interests of Road Safety.

9. Detailed access drawings for Access/Egress (AE) points within Kildare County Council, including:

AE046 - pipeline access

AE029 - CC6 (Construction Compound) Access

AE030 - pipeline access

AE031 - pipeline access

AE032 - pipeline access

AE033 - PSD9 Access - Pipe Storage Depot PSD9

AE034 - pipeline access

AE035 – PSD10 Access - Pipe Storage Depot PSD10

AE036 - pipeline access

AE037 – FCV Access - Access to the Flow Control Valve (FCV)

AE038 – pipeline access

Details should include

- Sightlines designed in accordance with TII DN-GEO-03060
- Swept path analysis for all construction vehicles.
- Wheel wash facilities
- Any Car parking requirements and arrangements
- Outline of operational arrangements and coordination between the compound CC6 and Monaghan Mushrooms.

Reason: In the interest of pedestrian, cyclist and vehicular safety and proper planning

10. Specific details on open cut excavation, trenching, ducting or directional drilling within or under the local and regional roads in KCC to be provided.

Method statements on open cut and drilling construction for pipe installation and reinstatement to be provided for approval by the Area Office.

Reason: To ensure that all works under public roads are carried out safely and to an agreed standard, that protect the integrity of Kildare's road network

11. All works involving excavation, trenching, ducting or directional drilling within or under KCC road network shall be carried out under a Road Opening Licence submitted through the MRL system to the Maynooth & Celbridge Municipal District Office.

The licence application shall demonstrate compliance with:

- Guidelines for Managing Openings in Public Roads (Purple Book 2017)
- Chapter 8 Traffic Management Guidelines
- Contractor competence and insurance requirements.

Reason: In the interest of pedestrian, cyclist and vehicular safety and proper planning

12. A full time Resident Engineer shall be provided and funded by the Developer to supervise the road works on the KCC road network. The appointment of a full time Residential Engineer shall be the subject of the written agreement of the Planning Authority.

Reason: Full time supervision of the works is deemed to be necessary given the scale and extent of these works and the potential traffic disruption on the KCC road network.

13. Developer shall act as client for the purposes of the Safety, Health and Welfare at Work (Construction) Regulations 2013 (within the meaning of that term as therein defined) for the road works on the KCC road network.

Reason: In the interest of proper health and safety management for the project.

14. Prior to commencement of development, the Developer shall submit the names and contact details, in writing, of the Project Supervisor for the Design Process and the Project Supervisor for the Construction Stage for all KCC road works, as appointed under the Safety Health & Welfare (Construction) Regulations, 2013, or any preceding Regulations, to the KCC Transport, Mobility and Open Spaces Department. These details shall be the subject of the written agreement of the Planning Authority.

Reason: The KCC Transport, Mobility and Open Spaces Department requires this information so that any complaints or queries received about the project, particularly in relation to road traffic matters, can be forwarded to the appropriate person.

15. Prior to the commencement of development, the developer shall engage in writing with the Maynooth and Celbridge Municipal District Engineer and arrange for necessary inspections to be carried out on the roads in the vicinity of the site so as to address issues of road deterioration due to heavy construction traffic.

Reason: It is considered appropriate that the developer should carry out repair work to roads in the area, to which damage has been caused as a direct result of heavy construction traffic serving the development. It is important in that regard that the Maynooth and Celbridge Municipal District Engineer be involved in inspections carried out.

16. Prior to the commencement of development, the Developer shall obtain a licence for the erection of fencing / hoarding on the public footpath network pursuant to Section 254 of the Planning and Development Act 2000, as amended.

Reason: In the interests of pedestrian and traffic safety, proper planning and sustainable development.

17. The developer shall coordinate all construction activities, haul-route use, road occupations, temporary traffic management measures, and utility works associated with the proposed development with any other approved or ongoing developments, road improvement schemes, or public utility projects within the vicinity of the works.

Reason: To ensure the safe, efficient, and orderly development of the area by preventing cumulative traffic and transport impacts arising from overlapping construction activities or haul-route usage.

18. No spoil, dirt, debris or other materials shall be deposited on the public road network, its footpaths and verges by machinery or vehicles travelling to or from the

development site during the construction phase. The Developer shall arrange for vehicles leaving the site to be kept clean, and for road sweeping by mechanical sweeper to take place as required.

Reason: In the interest of traffic safety.

19. All contractor parking, storage, loading and unloading shall occur within the site and not on the public road network.

Reason: In the interest of traffic safety.

20. Construction works affecting the public road shall be limited to:

- 08:00–18:00 Monday–Friday
- 08:00–13:00 Saturday

No works shall occur on Sundays or public holidays unless approved.

Reason: To protect amenity and maintain traffic safety.

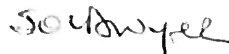
21. No surface water from the SID works shall discharge onto the public road network, footpaths or verges.

Reason: To prevent road safety hazards.

22. The development shall not impair existing land or road drainage.

Reason: To prevent interference with existing land or road drainage in the interest of proper development.

Signature




Siobhan O Dwyer
Executive Engineer

Date:

6/2/2026

Endorsed:



Annette Keaveney
Senior Executive Engineer

Date:

6/2/2026

Re: Planning Ref. ABP 323980 – 25

Project: Uisce Éireann proposed Water Supply Project for the Eastern and Midlands Region.

Date: 12/03/2026

This submission sets out the views of the Community Department of Kildare County Council related to the proposed Community Benefit Scheme associated with the Uisce Éireann Water Supply Project for the Eastern and Midlands Region and notes the proposed allocation of 8% of the fund to Kildare, as set out in the planning application.

The principle of the Scheme is welcome.

The Community Benefit Scheme (CBS) framework explicitly recognises that linear construction impacts, cumulative disruption and beneficiary effects are core determinants of fund allocation, rather than reliance solely on the presence of permanent assets. This is clearly demonstrated in comparative county allocations: Offaly accommodates approximately 50% of the pipeline and receives around 25% of the CBS allocation, reflecting the scale of linear construction impacts across a wide corridor despite limited permanent infrastructure; Tipperary, with approximately 26% of the pipeline, receives 52% of the allocation, justified by the concentration of strategic permanent assets; while South Dublin, hosting only 2% of the pipeline, receives 5% of the fund due to its recognised beneficiary status and the presence of a system-critical node at Peamount. These allocations confirm that pipeline length, construction intensity, and beneficiary role are all valid and actively applied weighting factors within the CBS methodology.

Against this established logic, County Kildare represents a clear anomaly. Kildare accommodates approximately 22% of the total pipeline length, yet receives only 8% of the CBS allocation, with assessment notes referencing limited permanent infrastructure, “no operational impacts”, and a classification of Kildare as only a “moderate beneficiary”. Even more striking is that Clare and Limerick, which have no landtake, no permanent infrastructure, and no pipeline, still receive 5% each. Meaning that the Kildare allocation of 8% is only marginally above counties that contribute nothing to hosting the scheme. This position is difficult to reconcile with CBS principles, as it implies that linear construction impacts explicitly recognised elsewhere have been significantly under-weighted in Kildare’s case, despite the scale and complexity of works and the socio-economic context of the communities affected.

In practice, the pipeline’s route through North and Central Kildare traverses one of the most constrained and populated construction environments along the entire corridor. Rather than passing predominantly through sparsely populated rural land, the pipeline intersects or closely adjoins Kilcock, Maynooth, Celbridge, Clane, Straffan and the

Leixlip–Peamount corridor, crossing major transport routes, utilities and service networks. Construction in these areas entails prolonged linear disruption—traffic management, repeated road openings, complex utility diversions and reinstatement challenges experienced by large residential populations over extended periods. These impacts are cumulative, corridor-wide and persistent, aligning precisely with the types of effects the CBS was designed to address.

At Electoral Division level, the concentration of need becomes even more pronounced. EDs along or adjacent to the pipeline route—including Kilmeage North, Carbury, Drehid, Timahoe South, Allenwood and the wider Athy hinterland all of which exhibit multiple overlapping indicators of disadvantage. In these areas, educational attainment is significantly lower than county norms, with the proportion of residents with primary-only education exceeding 12–15%, compared to approximately 8% county-wide. Unemployment rates in these EDs frequently exceed 10–14%, substantially higher than both the county average (7.3%) and the State average (8.3%). Lone parent families represent a particularly stark indicator of vulnerability: while Kildare’s overall lone parent rate (15.6%) is lower than the State average (18.6%), several EDs along the corridor record lone parent rates in excess of 25–30%, effectively doubling the county average.

These socio-economic challenges are further compounded by significant demographic and structural pressures. County Kildare is now the fifth most populous county in the State, with a population approaching 248,000, and has experienced population growth of over 11% between 2016 and 2022, well above the national average. This rapid growth is concentrated in settlements directly affected by the pipeline, including Kilcock, Maynooth, Celbridge and the wider Leixlip corridor, where housing affordability pressures, high private rental dependence, childcare shortages and competition for school places disproportionately impact lower-income households, lone parents, older residents and newer communities. The recent designation of Leixlip as a Family Resource Centre (FRC) area, alongside the preparation of a submissions to the FRC programme for ACDAL in Allenwood, reflects nationally recognised levels of deprivation and unmet need in communities along the pipeline corridor. This designation highlights how social and community infrastructure in fast-growing parts of Kildare has struggled to keep pace with population growth and service demand. In more rural sections of the corridor, long-standing deprivation is further reinforced by ageing populations, out-migration of younger cohorts and weaker local labour markets, reducing community resilience to prolonged linear construction impacts.

Importantly, the project delivers not just a one-off construction intervention, but a treated-water “spine” designed to enable future offtakes and the re-direction of existing supplies, explicitly including County Kildare. Uisce Éireann’s public materials confirm Kildare’s beneficiary status, noting that the project underpins long-term water security,

supports planned housing and population growth, and increases system flexibility across the eastern and midlands region. In addition, the scheme facilitates feeder lines from Kildare into Carlow, Wicklow, and other parts of Leinster, strategically benefitting the wider region without a commensurate direct benefit to Kildare itself. These outbound transfers create additional operational pressures and risks for Kildare which are not fully captured within the current Scheme assessment. While Kildare may not host a primary abstraction or treatment facility, its role within the operational network is materially more significant than the existing “moderate beneficiary” classification suggests and is conceptually aligned with the broader beneficiary and node effects recognised in South Dublin.

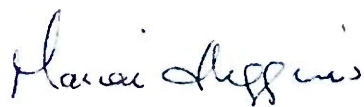
The enhancement of future water-supply capacity for County Kildare would materially support the ability of the Council, together with public and private developers, to respond to the county’s substantial and continuing housing demand, in what remains one of the fastest-growing counties in the State. The county’s already significant demographic pressures (recording the third-highest rate of population increase between the 2016 and 2022 censuses) present considerable challenges for service provision and spatial planning. The catchment area includes not only a substantial number of rural communities experiencing varying levels of deprivation, but also five towns now exceeding a population of 10,000, two of which have surpassed 20,000 residents since the 2022 census.

Taken together, the evidence demonstrates that Kildare experiences a convergence of CBS-relevant impacts: a substantial share of pipeline length, some of the most complex and disruptive linear construction conditions along the route and a corridor of communities with elevated deprivation and unmet needs. When combined with the county’s rapid population growth and the large absolute numbers of residents affected, the current 8% CBS allocation does not reflect either the scale of impact or the depth of socio-economic vulnerability along the Kildare pipeline corridor. On this basis, there is a strong, evidence-led and methodologically consistent case for re-rating Kildare as a “significant” beneficiary and increasing its CBS allocation to better align funding with construction impact, population exposure and demonstrated need.

In addition, although the proposed Community Benefit Scheme recognises the value of economic, environmental and educational initiatives, its current thematic focus appears relatively narrow and may limit the potential for whole-community impact. Given the scale of the project, the size of the populations affected and the stated purpose of delivering broad, lasting community benefit, there is a strong rationale for expanding the scheme to include a dedicated social inclusion theme. Such a theme would ensure the fund reaches groups who may not benefit directly from capital-focused projects particularly in counties like Kildare with significant population growth, pockets of deprivation and diverse community needs. Broadening the eligibility

criteria in this way would align the scheme with its core aim of delivering meaningful, equitable benefits across all communities along the route

This local authority has extensive experience in the administration and allocation of community benefit schemes, having successfully managed similar funds in recent years to deliver targeted supports for affected communities. Leveraging this proven track record, the Council is well-placed to ensure that the Community Benefit Fund (CBF) is managed transparently, efficiently and in a manner that maximises positive outcomes for all eligible groups. Should Uisce Éireann grant permission, the Council would welcome the opportunity to act as Administrator on behalf of the fund.



Marian Higgins,

Director of Climate Community, Environment and Water

& District Manager, Clane Maynooth

Kildare County Council.



Comhairle Contae Chill Dara
Kildare County Council

Referral Report

To	Development Management Unit
From	The Heritage and Nature Unit (Ecologist and Heritage Officer Reports)
Planning Ref. No.	ACP-323980-25 SID
Name of Applicant	Uisce Eireann
Address of Development	Ticknevin, Kilpatrick, Ballybrack, Drummond, Kilkeaskin, Ballynakill Lower, Parsonstown, Loughnacush, Drehid, Timahoe West, Timahoe East, Coolmartin, Derryvarroge, Derrycrib, Newtownmoneenluggagh, Fanaghs, Cooltrim South, Donadea, Aghafullim, Clonshanbo, Belgard, Farranadum, Baltracey, Raheen, Barreen, Graiguesallagh, Johninstown, Baybush, Newtownmacabe, Barberstown Upper, Barberstown, Barberstown Lower, Castledillon Upper, Ardrass Upper, Reeves, Friarstown, Commons Upper, Kearneystown Upper, Dangan and Kearneystown Lower, Co. Kildare.
Type of Development	Water Supply Project Eastern and Midlands Region.
Description of Development	Planning permission is sought to construct a water supply pipeline on lands at the above locations in Co. Kildare.
Report Due	06/03/2026

Ecologist Report on ACP 323980

1. Introduction

This observation is provided by the Ecologist of Kildare County Council following a review of the **Appropriate Assessment (AA) Screening Report** and the **Natura Impact Statement (NIS)** submitted in support of the Proposed Project.

2. Summary of Ecological Observations re AA Screening Report

The Kildare County Council Ecologist notes the following:

- The AA Screening Report presents a **robust, detailed, and scientifically credible** assessment and correctly identifies all European sites with potential source–pathway–receptor linkages to the Proposed Project.
- The conclusion of the Screening—that **likely significant effects could not be excluded**—is considered appropriate and justified, thereby necessitating progression to **Stage 2 Appropriate Assessment**.
- The NIS provides a **comprehensive and methodologically sound evaluation** of all European sites within the Zone of Influence and assesses all potential impact pathways in accordance with best scientific knowledge.
- The avoidance, design, and mitigation measures set out in the NIS are **clear, appropriate, and effective** in addressing the identified risks.

2.1 Summary of Ecological Observations re NIS

The NIS demonstrates, with **no reasonable scientific doubt**, that with the implementation of the proposed mitigation measures:

The Proposed Project will not, either alone or in-combination with other plans or projects, adversely affect the integrity of any of the following European sites:

- Lower River Shannon SAC
- Lisduff Fen SAC
- Sharavogue Bog SAC
- River Barrow and River Nore SAC
- Lough Derg (North-east Shore) SAC
- Rye Water Valley/Carton SAC
- Charleville Wood SAC
- River Boyne and River Blackwater SAC
- River Shannon Callows SAC
- Slievefelim to Silvermines Mountains SPA
- Slieve Bloom Mountains SPA
- Lough Derg (Shannon) SPA
- Dovegrove Callows SPA
- River Little Brosna Callows SPA
- River Shannon and River Fergus Estuaries SPA

- Slieve Aughty Mountains SPA
- River Boyne and River Blackwater SPA
- Poulaphouca Reservoir SPA
- Middle Shannon Callows SPA

The assessment further confirms:

- **No loss, degradation, or fragmentation** of qualifying interest habitats.
- **No adverse hydrological, hydrogeological, or ecological impacts** that could affect qualifying interests.
- **No risk** of disturbance, mortality, or barrier effects to qualifying or special conservation interest species.
- **No potential for adverse in-combination effects** with other plans or projects.

2.2 Conclusion re AA Screening Report and NIS

The Ecologist is satisfied that the AA Screening Report and the NIS together constitute a **rigorous, scientifically defensible, and precautionary assessment** of all potential impacts on European sites arising from the Proposed Project.

The Ecologist agrees with the conclusions of the NIS that, with the full and proper implementation of the identified mitigation measures, the Proposed Project **will not adversely affect the integrity of any European site**, either alone or in-combination with other plans or projects.

The documentation submitted is considered **sufficient and appropriate** to enable **An Bord Pleanála**, as the competent authority, to make a **legally robust determination** under Article 6(3) of the Habitats Directive.

3. Summary of Ecological Observations re EIAR

On review of the Environmental Impact Assessment Report (EIAR) for the Proposed Water Supply Project, the Ecologist of Kildare County Council wishes to make the following observations. These observations relate specifically to the ecological assessment presented and the extent to which it complies with statutory obligations under the **Kildare County Development Plan (CDP 2023 to 2029)** and recognised best practice standards (including **CIEEM Guidelines, 2018**).

3.1 County Wetland Sites

The EIAR does **not include an assessment of County Wetland Sites, despite the proposed development traversing or lying within the zone of influence of numerous wetlands**

identified in the *County Kildare Wetlands Survey 2012–2014*, particularly in the area near Timahoe see image below.



Figure 1. County Wetland Sites (Source: KCC GIS)

This omission is significant given the statutory protection afforded to wetland sites under the Kildare County Development Plan, including:

- **BI P8** – requiring retention of wetlands for biodiversity, climate mitigation and flood protection.
- **BI O49** – protecting wetlands rated A (International) to C (Local).
- **BI O50** – resisting development that would destroy, fragment or degrade these wetlands.
- **BI O51** – requiring Ecological Impact Assessment (EclA) and hydrological assessment for any development that may affect wetlands.
- **BI P8** Ensure that Kildare’s wetlands and watercourses are retained for their biodiversity, climate change mitigation properties and flood protection values and at a minimum to achieve and maintain at least good ecological status for all wetlands and watercourses in the county by, at the latest, 2027 in line with the Water Framework Directive and Ramsar Convention.
- It is an objective of the Council to: **BI O49** Protect wetland sites that have been rated A (International), B (National) C+ (County) and C (Local) importance as identified in the County Kildare Wetlands Survey 2012-2014, (See Tables 12.5 & 12.6). Any development within the zone of influence of these listed wetland sites should be subject to EclA and where appropriate, hydrological impact assessment.
- **BI O50** Protect and conserve wetlands from infilling, drainage, fragmentation, degradation, and resist development that would destroy, fragment, or degrade any

wetland identified as part of the County Kildare Wetland Survey 2012-2014, (See Table 12.6).

- **BI O51** Ensure that an ecological impact assessment is undertaken in conjunction with proposals involving drainage or reclamation of wetlands identified in Table 12.6. Impact assessment of all developments on peatlands shall consider peatland stability, carbon emissions balance, Hydrology and Ecology.

The EIAR does not demonstrate compliance with these requirements.

No site-specific evaluation, hydrological assessment, or ecological significance assessment of these wetlands is included.

This represents a **material gap** in the impact assessment process.

3.2 Biodiversity Net Gain

The EIAR **does not outline or commit to any biodiversity net gain measures.**

This is inconsistent with CDP policies:

- **BI P1** – which encourages opportunities for biodiversity net gain.
- **BI O7** – which requires the pursuit of biodiversity net gain through plans, mitigation and investment in Blue-Green infrastructure.
- **BI P1** Integrate in the development management process the protection and enhancement of biodiversity and landscape features by applying the mitigation hierarchy to potential adverse impacts on important ecological features (whether designated or not), i.e. avoiding impacts where possible, minimising adverse impacts, and if significant effects are unavoidable by including mitigation and/or compensation measures, as appropriate. Opportunities for biodiversity net gain are encouraged.
- It is an objective of the Council to: **BI O1** Require, as part of the Development Management Process, the preparation of Ecological Impact Assessments that adequately assess the biodiversity resource within proposed development sites, to avoid habitat loss and fragmentation and to integrate this biodiversity resource into the design and layout of new development and to increase biodiversity within the proposed development. Such assessments shall be carried out in line with the CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine.
- **BI O7** Pursue insofar as possible and practical, a policy of biodiversity net gain through strategies, plans, developments, mitigation measures, appropriate offsetting and/or investment in Blue-Green infrastructure. **BI P8** Ensure that Kildare's wetlands and watercourses are retained for their biodiversity, climate change mitigation properties and flood protection values and at a minimum to achieve and maintain at

least good ecological status for all wetlands and watercourses in the county by, at the latest, 2027 in line with the Water Framework Directive and Ramsar Convention.

Objectives

Given the scale and linear nature of the project, opportunities clearly exist for biodiversity enhancement (e.g., pollinator planting, wetland enhancement, hedgerow restoration/rejuvenation, targeted species support actions). These opportunities are not identified or discussed.

3.3 Ecological Survey Data

Numerous ecological surveys relied upon in the EIAR are **significantly out of date**, including but not limited to for example:

- **Marsh Fritillary surveys (2016)**
- **Freshwater mollusc surveys (2020)**
- Other taxa with survey dates outside accepted validity periods

Under **CIEEM (2018) Guidelines for Ecological Impact Assessment**, outdated baseline data do not meet best practice and cannot reliably inform impact prediction. Ecological baselines should reflect current conditions, especially for mobile or rapidly changing species and habitats.

The EIAR does not provide updated surveys nor justification for the continued reliance on surveys up to ten years old in a **2026 determination context**.

As a result, the assessment of impacts on several sensitive species groups is **not adequately supported**. It is recommended that all such surveys be informed by the past survey and updated.

3.4 Ecological Impact Assessment Requirements under CDP Objective BI 01

Objective **BI 01** requires Ecological Impact Assessments that:

- **Adequately assess the biodiversity resource (including wetlands identified in County Wetlands Surveys)**
- **Integrate biodiversity into project design**
- **Follow CIEEM (2018) EcIA Guidelines**

While the EIAR is comprehensive and robust in many respects, it does not fully deliver on these requirements because:

1. Key ecological resources (wetlands,) are not fully assessed.
2. Outdated surveys undermine confidence in the accuracy of the ecological baseline.
3. Biodiversity integration into design is limited and poorly justified.
4. Biodiversity net gain and enhancement are not addressed at all.

The EIAR therefore does **not** demonstrate compliance with **BI O1**.

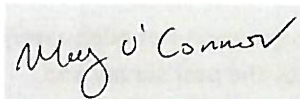
3.5 Conclusion re EIAR

The Ecologist of Kildare County Council notes that while the EIAR provides a detailed description of the proposed development, **significant ecological omissions remain**, including:

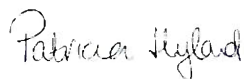
- No assessment of County Wetland Sites despite protection in the Kildare County Development Plan 2023 to 2029.
- No biodiversity net gain proposals.
- Heavy reliance on outdated ecological surveys. Updated ecological assessment is required to meet the standards required under the Kildare County Development Plan 2023-2029 and CIEEM guidance.
- Insufficient alignment with multiple CDP policies and objectives.

Given these issues, the EIAR does **not** yet demonstrate compliance with **Kildare County Development Plan (CDP 2023 to 2029) namely policies and objectives:**

- **BI P1, BI P8**
- **BI O1, BI O7, BI O49, BI O50, BI O51**



Mary O' Connor
Executive Ecologist
Date 26.02.2026



Patricia Hyland
Senior Executive Planner
Date: 02.03.2025

Heritage Officer Report on ACP 323980

1. Introduction

The **Kildare County Council Heritage Officer** has reviewed the plans and particulars submitted as part of Pl. Ref AB ACP-323980-25 SID and has the following comments:

1.1 Policy Context

The application is accompanied by a comprehensive EIAR. Of most relevance is an assessment of the likely significant effects of the Proposed Project on archaeological, architectural and cultural heritage assets (Volume 3, Chapter 17). This sets out the methodology used, describes the existing cultural heritage environment, examines the predicted effects of the Proposed Project, proposes mitigation measures and assesses residual effects. The largest single piece of infrastructure in Kildare is the proposed Flow Control Valve in Commons Upper. The other relevant components of the EIAR in this regard include Chapters 4 (Proposed Project description), 5 (Construction and Commissioning) and 16, (Visual and Landscape Impacts).

The assessment drew on information from the Record of Monuments and Places (RMP), the Kildare County Development Plan, National Inventory of Architectural Heritage (NIAH), the topographical files of the National Museum of Ireland (NMI) and cartographic and documentary records. Aerial photographs of the study area held by the Ordnance Survey (OS) of Ireland, Google Earth and Bing Maps were also consulted. A series of field inspections have been carried out to identify any known cultural heritage sites and previously unrecorded features, structures and portable finds within the footprint of the Proposed Project.

1.2 Assessment – Archaeological and Cultural Impacts

Although the Flow Control Valve is the largest single piece of infrastructure proposed for Kildare as part of the pipeline, in terms of **archaeological and cultural impacts**, the 38km of proposed **pipework** is of potentially much greater significance. Given a proposed construction works width of 50m to accommodate a 20m wide pipeline corridor, the pipeline footprint equates to approximately 0.75² km. The methodology in the EIAR proposes the following hierarchy in assessing the heritage impacts:

- Determining the presence of known archaeological and built heritage sites that may be affected by the Proposed Project
- Assessment of the likelihood of finding previously unrecorded archaeological remains during the Construction Phase
- Determining the impact upon the setting of known cultural heritage sites in the surrounding area
- Identifying mitigation measures based upon the results of the above research.

An issue that is addressed well is in the *Baseline Importance and Sensitivity of Greenfield land and previously worked/extracted peat landscapes*, where the archaeological potential remains unknown having not been subject to archaeological surveys, are considered to be of medium importance.

Peatland archaeology is an important aspect of archaeology in Kildare, with many previously-worked BnM sites proving to be important repositories of archaeologically significant organic, metal and lithic materials.

To take the example in Loughnacush townland, the SMR zone is bisected by the proposed pipeline:



It is noted that significant previous work in identifying peatland archaeology has already been undertaken in this area, to quote one example:

A large number of archaeological artefacts are recorded from the townlands of Timahoe East and West within the NMI topographical files. These include a flint arrowhead (NMI 1966:2), a rough-out for a wooden vessel (NMI 1970:139), a stone axehead (NMI 1938:8560), a wooden yoke (NMI 1943:130), a wooden object and fragment (NMI 1943:31, 132), an iron axehead (NMI M1950:7), a silver bracelet (NMI 1943:286), a leather shoe (NMI 1978:3 and two bog butters (NMI 2009:74-75, 2011:286). 336. A review of the Excavations Bulletin (1970-2025) has revealed that archaeological monitoring of constructability trials was carried out across the townlands of Drehid and Timahoe South c.170m of the Proposed Project; however, nothing of archaeological potential was identified (Licence No. 17E0321, Bennett 2019:379). This was followed, as part of the same solar development, by a programme of archaeological testing along the route of a potential togher (KD008-025/009-017). Nothing of archaeological significance was identified during this work, which concluded that it is likely that the feature, if present, was removed by commercial extraction works

(Chapter 17, Vol. 3 EIAR)

2. Recommendation

Notwithstanding that work has been done previously to assess archaeological potential across the proposed route, the following conditions, as also recommended by DHLG&H shall be applied:

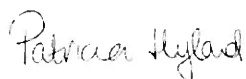
The submitted desk-study as part of the EIAR must be supported by a field inspection regime and should inform (as appropriate):

- Targeted non-intrusive advance geophysical survey
- Targeted advance archaeological test excavation
- Targeted underwater archaeology surveys or wade surveys
- Targeted built heritage surveys
- All intrusive advance investigations carried out should be subject to a programme of archaeological monitoring

These conditions to be undertaken by suitably licenced archaeologists. Results of archaeological investigations shall be made available to the planning authorities when completed.



Dara Wyer
Heritage Officer
Date: 02/03/2026



Patricia Hyland
Senior Executive Planner
Date: 02.03.2025

Reference Number: **ACP-323980-25**

Environment Section

Name of applicant: **Uisce Eireann**

1. Prior to the commencement of development, the applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the “*EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)*” including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.
Reason: In the interest of proper planning and sustainable development.
2. Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.
Reason: In the interest of public health, to avoid pollution, and to ensure proper development.
3. Applicant shall use “Best Practicable Means” to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.
Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.
4. Developer to note that the importation of waste Soil & Stone for the purposes of land-raising or landscaping may require prior authorisation under Section 39 of the Waste Management 1996, (as amended) once the development has been authorised under this planning application. Prior to commencement, the developer shall outline in detail their proposals in this regard, and no development shall commence until such time as when their waste importation plan has been approved in writing by the Planning Authority.
Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.
5. Prior to Commencement Notice Stage, the developer shall submit a Construction Phase Surface Water Management Plan in accordance with IFI Publication 2016 “*Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters*” for the written approval of the Planning Authority. The Plan shall address the collection, control and management of any surface water run-off from the site to prevent any polluting matter, suspended solids and silt, being discharged to any receiving water. The Plan shall, inter alia, include:
 - (a) Site Layout Plan at sufficient scale identifying any potential surface water and/or groundwater receptors;

- (b) The location and design of any proposed mitigation measures; and
- (c) Proposals for a surface water and/or groundwater monitoring programme, as appropriate.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

- 6. If a discharge to waters of any silt laden water is proposed as part of the Surface Water Management plan for either the development or the operational stages of the proposal; the Environment Section shall be consulted as such a discharge can only be authorised under Section 4 of the Local Government (Water Pollution) Act 1977, as amended.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

- 7. The total dust emission arising from all the on-site operations associated with the proposed development shall not exceed 350mg/m³/day, averaged over a continuous period of 30 days, when measured as deposition of insoluble particulate matter at any position along the boundary of the site.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

Inspector:

Date:

Approved by SEE/SE:

Date:

 SEE

26/2/2026 _____

Kildare County Council
Fire Service,
Central Fire Station,
Newbridge,
Co. Kildare.
W12 PW70



Comhairle Chondae Chill Dara
Seirbhís Dóiteáin

Phone: 045 454800
Fax: 045 432530

Planning Dept.,
Kildare County Council

3rd March 2026

File Ref: ACP-323980-25 37E

Applicant Name: Uisce Éireann

Development Address: Within several townlands of Co. Kildare

A Chara,

Kildare Fire Service has no objection to this SID planning application subject to the following condition:

1. The Applicant shall obtain a Fire Safety Certificate in accordance with the requirements of the Building Control Act.

Mise, le meas,

PP Handwritten signature of Niall O'Riordan in black ink.

NIALL O'RIORDAN
A/CHIEF FIRE OFFICER



Appendix 3.

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**Meetings Administrator's Record of Special Meeting of Kildare County Council
held on Wednesday 25th March 2026 at 12.00 noon
in the Council Chamber, Áras Chill Dara, Devoy Park, Naas, Co. Kildare and
online via MS Teams**

Members Present: Cllr. Carmel Kelly (Cathaoirleach), Cllr. Anne Breen, Cllr. Evie Sammon, Cllr. Suzanne Doyle, Cllr. William Durkan, Cllr. Angela Feeney, Cllr. Rupert Heather, Cllr. Tracey O'Dwyer, Cllr. Chris Pender,
Online: Cllr. Aoife Breslin, Cllr. Donna Phelan. Cllr. Tim Durkan. Cllr. Paul Ward, Claire O'Rourke. Cllr. David Trost. Cllr. Mark Leigh. Cllr. Bill Clear. Cllr. Bernard Caldwell. Cllr. Fintan Brett. Cllr. Pdraig McEvoy. Cllr. Brian Dooley. Cllr. Daragh Fitzpatrick. Cllr. Kevin Duffy. Cllr. Brendan Wyse. Cllr. Noel Connolly. Cllr. Robert Power. Cllr. Veralouise Behan. Cllr. Paula Mulroe.

Apologies/Absent: Cllr. Brian O'Loughlin, Cllr. Declan Ryan

Officials Present: Alan Dunney - Director of Services, Ger Maher - Senior Executive Officer, Jane O'Reilly - Senior Planner, Amy Granville – Senior Planner, Tony Shanahan – Senior Executive Officer, Carroll Melia - Senior Executive Planner, Louise Murphy – Executive Planner, Caroline Talbot – Administrative Officer, Mary Mc Carthy – Administrative Officer, Joanne Farrell - Staff Officer, Catherine Howard – Assistant Staff Officer, Carol Forde - Assistant Staff Officer.

Cllr. Carmel Kelly (Cathaoirleach) welcomed the Members and Officials to the meeting.

She asked Members if there were any declarations of (a) conflicts of interest or (b) pecuniary or beneficial interests under Section 177 of the Local Government Act 2001, as amended. **There were no such declarations.**

The Cathaoirleach then moved to the next item on the agenda: "To consider the Chief Executive's Report to An Coimisiún Pleanála regarding an application for permission for development under Section 37E of the Planning and Development Act, 2000 (as amended) - Uisce Éireann Strategic Infrastructure Development (SID) application - Water Supply Project Eastern and Midlands Region."

Carroll Melia, Senior Executive Planner gave a brief presentation on the proposed project.

Councillors McEvoy, Caldwell, Pender, Heather, W. Durkan, O'Rourke, Trost, T. Durkan expressed their views on the proposed project which are summarised as follows:

Community Benefit Scheme:

That the Community Benefit Scheme keep open the possibility of funding being allocated to public bodies, such as Kildare County Council, for projects that may deliver community and environmental benefits—such as biodiversity restoration works at Ballinafagh Lake, water quality restoration in conjunction with LawPro/IFI, or similar initiatives.

Support for the Report of the Community Department's dated 12/03/2026 appended at Appendix 2 of the Chief Executive's Report, given the disproportionate nature of the proposed scheme and impact on this part of County Kildare.

That the cap on funding available to projects under the Community Benefit Scheme should be index linked from now or the start of the project.

Ecological & Biological Impacts:

Close scrutiny needs to be carried out on any assessments submitted with the proposal.

Roads & Traffic:

ACP should assess likely impacts on the roads in the vicinity of the proposed route.

Tony Shanahan, Senior Executive Officer provided an overview of the Report of the Community Department's dated 12/03/2026, and advised that the granular detail is for An Coimisiún Pleanála to assess.

It was agreed by all Members present in the Chamber and all Members online, that Chief Executive's Report to An Coimisiún Pleanála regarding an application for permission for development under Section 37E of the Planning and Development Act, 2000 (as amended) - Uisce Éireann Strategic Infrastructure Development (SID) application - Water Supply Project Eastern and Midlands Region **be noted**.



Ger Maher,
Senior Executive Officer,
Planning Department
Meetings Administrator

Comhairle Contae Chill Dara
Kildare County Council



Appendix 4.

Chief Executive's Report to An Coimisiún Pleanála regarding an application for permission for development under Section 37E of the Planning and Development Act, 2000 (as amended) - Uisce Éireann Strategic Infrastructure Development (SID) application - Water Supply Project Eastern and Midlands Region

Members Views submitted in advance of the Special Meeting of Kildare County Council held on Wednesday 25th March 2026

Cllr. Claire O'Rourke

A few key concerns on the SID application before Wednesday's meeting:

- **Ecology:** The EIAR doesn't assess the Kildare Wetland Sites even though the pipeline goes through or near several of them, and it relies on outdated ecological surveys. There's also no commitment to biodiversity net gain, which is a big gap.
- **Community Benefit:** The 8% allocation for Kildare really doesn't match the scale of impact along the 38km stretch here. KCC's Community Section already showed strong evidence for Kildare being treated as a "significant" beneficiary instead.
- **Transport:** We're missing key safety info—no Road Safety Audit and no detailed access drawings for haul routes, compounds or depots. The current drawings don't include sightlines or swept-path analysis, so the real road impacts aren't clear.
- **Construction Details:** There's still no drawing for the demolition proposed in Kildare, and very limited detail on temporary compounds or construction methods, even though these could have big local impacts.
- **Construction Risk:** The fact that a full-time resident engineer, extensive road surveys, and detailed reinstatement plans are needed shows how disruptive this build could be—and those risks aren't fully addressed yet.

Overall, while I support the idea of this important and even critical water infrastructure, these issues need to be sorted out to make sure communities and the environment in Kildare are properly protected.

Cllr. Padraig McEvoy

It would be great to see the KCC submission address Uisce Éireann regarding the design of the Community Benefit Scheme, on a point where the scheme might keep open the possibility of funding being allocated to public bodies, such as Kildare County Council, for projects that deliver clear community and environmental benefits—such as biodiversity restoration works at Ballinafagh Lake, water quality restoration in conjunction with LawPro/IFI, or similar initiatives.