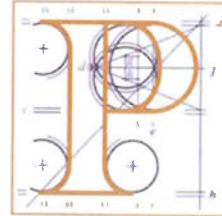


**Our Case Number:** ACP-323980-25



**An  
Coimisiún  
Pleanála**

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24

**Date:** 18 May 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](http://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**  
Glao Áitiúil  
Láithreán Gréasáin  
Ríomhphost

**Tel**  
LoCall  
**Website**  
**Email**

(01) 858 8100  
1800 275 175  
[www.pleanala.ie](http://www.pleanala.ie)  
[communications@pleanala.ie](mailto:communications@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

**Teil**  
**Glaio Áitiúil**  
**Facs**  
**Láithreán Gréasáin**  
**Ríomhphost**

**Tel** (01) 858 8100  
**LoCall** 1800 275 175  
**Fax** (01) 872 2684  
**Website** [www.pleanala.ie](http://www.pleanala.ie)  
**Email** [communications@pleanala.ie](mailto:communications@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

**From:** [Eimear Reilly](#)  
**To:** [Emma Macari](#)  
**Cc:** [Alex Rea](#)  
**Subject:** RE: ACP-323980-25 - Water Supply Project - SDCC Submission  
**Date:** Monday, May 18, 2026 10:12:19 AM  
**Attachments:** [image001.png](#)

---

Good morning Emma

I acknowledge receipt of your email. A formal acknowledged of receipt of the report will issue by post.

Kind regards  
Eimear

---

**From:** Emma Macari <emacari@SDUBLINCOCO.ie>  
**Sent:** Friday 15 May 2026 09:22  
**To:** LAPS <laps@pleanala.ie>  
**Cc:** Eimear Reilly <e.reilly@pleanala.ie>  
**Subject:** ACP-323980-25 - Water Supply Project - SDCC Submission

**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.

Dear Sir/Madam

In response to your letter dated 17/Apr/2026 regarding SID Ref ACP-323980-25.

Please find attached SDCC's report in relation to the above-mentioned SID application.

**Kind Regards**  
**Emma Macari**

**Oifigeach Cléireachais**  
Clerical Officer



01 414 9000  
[emacari@sdblincoco.ie](mailto:emacari@sdblincoco.ie)  
[www.sdcc.ie](http://www.sdcc.ie)  
[D24 A3XC](#)

Oifigeach Poiblí Ainmnithe faoin Acht um Brústocaireacht a Rialáil 2015. Féach [www.lobbying.ie](http://www.lobbying.ie)  
Designated Public Official under Regulation of Lobbying Act, 2015. See [www.lobbying.ie](http://www.lobbying.ie)

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

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**CHIEF EXECUTIVE’S REPORT ON PROPOSED STRATEGIC  
INFRASTRUCTURE DEVELOPMENT BY UISCE ÉIREANN: EASTERN AND  
MIDLANDS WATER SUPPLY PROJECT  
LOCATED IN THE COUNTIES OF SOUTH DUBLIN, CLARE, KILDARE,  
LIMERICK, OFFALY, and TIPPERARY.**

**SECTION 1: INTRODUCTION**

**Statutory Basis and Purpose of Report**

This report has been prepared in relation to an application for Strategic Infrastructure Development made under section 37E of the Planning and Development Act 2000 (as amended) (“the Act of 2000”). As a planning authority for one of the areas in which the development is proposed, South Dublin County Council is required to prepare and submit to An Coimisiún Pleanála (“ACP”) a report setting out its views on the effects of the proposed development on the environment and the proper planning and sustainable development of the area of the authority, having regard to certain matters.

The legislation further specifies that the Chief Executive shall, prior to lodging a report with ACP, submit it to the elected members and seek the views of the members on the proposed development. The elected members may, by resolution, decide to attach recommendations to the report (and where recommendations are attached, the meeting administrator’s record shall also be attached).

This report is therefore presented to the members of South Dublin County Council in the first instance, and, with any recommendations they might add, to An Coimisiún Pleanála.

**Contents of the Report**

An Coimisiún Pleanála indicated in its cover letter received by SDCC on 7th January 2026 that the issues it expects to be addressed in this report are outlined on its website as "7th Schedule SID (Planning Authority): Issues to be addressed in the Planning Authority Report", which include:

1. Main relevant Development Plan provisions relating to the subject site and surrounding area. A clear indication of the current status of the relevant Development Plan and any Draft Plans should be given, together with any relevant issues arising. Details of other relevant Plan provisions (e.g. Local Area Plans) and statement regarding status of these Plans (adopted or in draft form).
2. Relevant planning history relating to the subject site and the surrounding area.
3. Relevant national, regional and local policies.
4. Any SAAO which may be affected by the proposed development.
5. European designations, Natural Heritage Areas, which may be affected by the proposed development (whether in or proximate to same).
6. Protected Structures, ACA’s etc.
7. Availability and capacity of public surface water drainage facilities and any history of flooding relevant to the site.
8. Assessment of landscape status and visual impact, as appropriate.
9. Carrying capacity and safety of road network serving the proposed development.

10. Environmental carrying capacity of the subject site and surrounding area, and the likely significant impact arising from the proposed development, if carried out.
11. Planning authority view in relation to the decision to be made by the Board.
12. Planning authority view on community gain conditions which may be appropriate.
13. Details of relevant Section 48/49 development contribution scheme conditions which should be attached in the event of a grant.
14. Details of any special contribution conditions which should be attached in the event of a grant along with detailed calculations and justification for the conditions.

The report attends to each of these points in the relevant sections of this report.

### **Application for Strategic Infrastructure Development**

The application was lodged with An Coimisiún Pleanála on 19<sup>th</sup> December 2025 for permission for the proposed Water Supply Project (Eastern and Midlands Region) in the counties of Clare, Limerick, Tipperary, Offaly, Kildare and Dublin. ACP has requested South Dublin County Council by letter dated 7th January 2026 to submit its views on this application. Having received an extension from ACP, the deadline for SDCC's submission is 15<sup>th</sup> May.

Various documents have been submitted in respect of this application, including the following:

- An Environmental Impact Assessment Report
- Water Status Impact Assessment Report
- Natura Impact Statement
- Appropriate Assessment Screening
- Planning Report and Material Contravention Statement
- A Community Gain Statement
- Draft Water Abstraction Document
- Landscape and Planning drawings of new reservoir and access road and pipeline long section drawings (and other infrastructure, not proposed within South Dublin).

## **SECTION 2: PROPOSED DEVELOPMENT AND CONTEXT**

### **Description of Development**

#### **Summary**

The proposed development will primarily consist of:

- a proposed Raw Water Intake & Pumping Station at Garrynatineel, Ballina, Co. Tipperary;
- a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary
- a proposed Break Pressure Tank at Knockanacree, Cloughjordan, Co. Tipperary
- a proposed Booster Pumping Station at Coagh Upper, Birr, Co. Offaly;
- a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare;
- a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin;
- c. 172km of pipeline connecting the water infrastructure sites;
- uprating and associated works to the existing Ardnacrusa – Birdhill 38kV line and Ardnacrusa – Birdhill – Nenagh 38kV line;
- works at the existing Birdhill 38 kV electricity substation;
- power connections to infrastructure and;
- all ancillary works above and below ground.

#### **Detail of Proposed Development within South Dublin**

Inside the county of South Dublin, the development shall comprise:

- Termination Point Reservoir which will consist of:
  - o a c. 8.4 ha permanent extension of the existing Uisce Éireann site;
  - o a covered reservoir (capacity 75,000m<sup>3</sup>, maximum height 11.2m);
  - o below ground overflow storage tank (capacity 5,000m<sup>3</sup>);
  - o chlorine dosing building (1,600m<sup>2</sup> GFA, maximum building height of 8.4m over finished ground level);
  - o ground mounted PV panels and associated BESS;
  - o 342m access road from the R120; telemetry mast (14.0m height);
  - o landscaping, lighting, and other ancillary above and below ground works;
  - o on an overall 12.2ha permanent site at Loughtown Upper and Peamount, Co. Dublin. 10.
- 3.7km of 1600mm diameter underground steel treated water pipeline which shall cross into South Dublin at a point south of Hazelhatch, east of the Dublin – Cork railway line, and east of the Grand Canal. This shall run to the proposed reservoir, laid at a minimum depth of cover of 1.2m above crown of pipe.
  - o The pipeline shall run from the Break Pressure Tank in Co. Tipperary and cross through counties Offaly and Kildare.
  - o The Treated Water Pipeline would include Line Valves, Washout Valves, Air Valves, Manways, Cathodic Protection, Lay-Bys and potential future connection points.
  - o A 20m wide Permanent Wayleave would provide Uisce Éireann with operational access to the pipeline (this Wayleave has been extended to

approximately 30m at some Line Valves to provide access between the Lay-Bys and Line Valves). There would be an additional 10m wide Permanent Wayleave at certain locations for operational access to smaller pipes connecting Washout Valves with permanent discharge locations.

- A generally 50m wide temporary construction corridor, along the pipeline route;

### **Need/Rationale for Project and Project Objectives**

The project Planning Report (prepared by Tom Phillips + Associates, Planning and Development Consultants) states the objectives of the plan are to:

- Provide a sustainable water supply from a new Shannon Source.
- Address critical supply issues in the Greater Dublin Area with provision for future supplies to multiple Water Resource Zones in the Region.
- Increase resilience of supplies and Levels of Service.
- Deliver a flexible, future-proofed solution that is responsive to change.

The report further states [acronyms and references to plans have been expanded]:

“To achieve these objectives, the Proposed Project must provide a new resilient and sustainable supply capable of providing sufficient water to meet the projected deficit in supplies in 2050 for the Greater Dublin Area Water Resource Zone and a further 35 Water Resource Zones ... in accordance with the National Water Resources Plan – Framework Plan (Uisce Éireann, 2021) and the Regional Water Resources Plan – Eastern and Midlands (Uisce Éireann, 2022).”

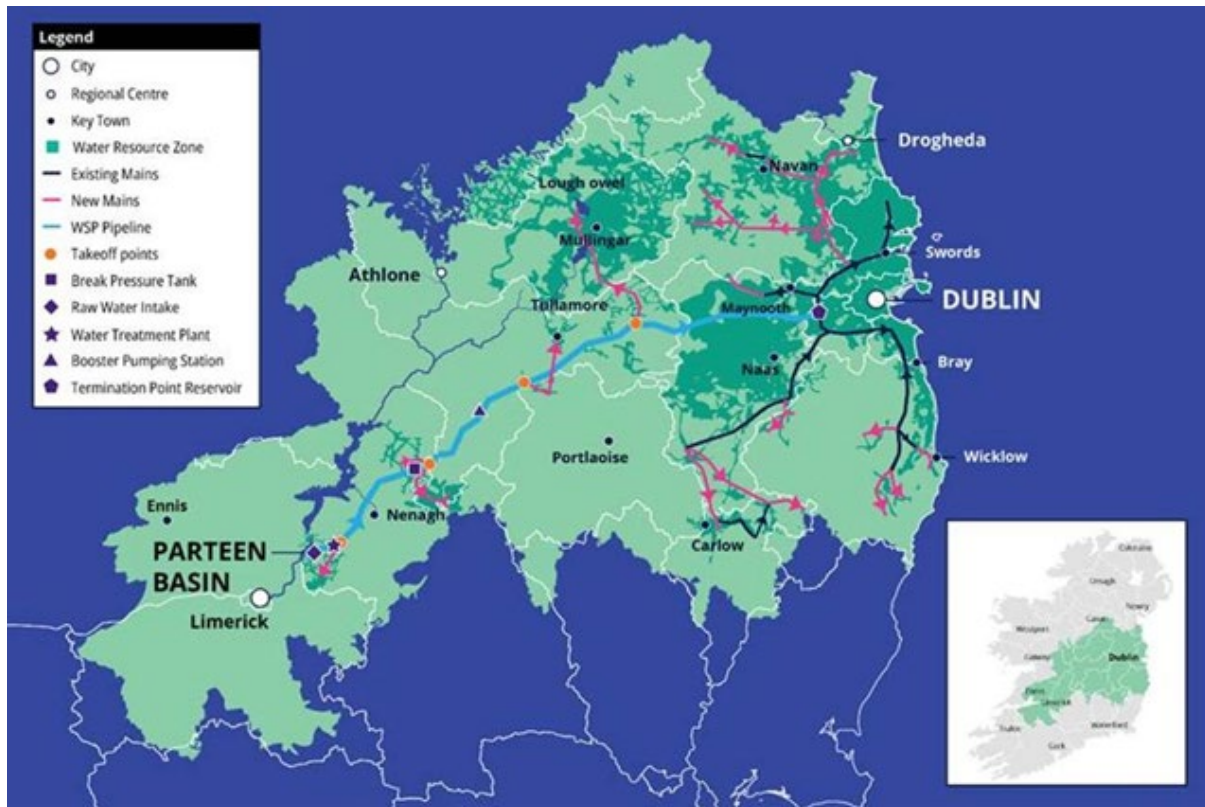
The SID Engineering Report identifies the main beneficiaries of the project in geographical terms to be the Greater Dublin Area Water Resource Zone (GDA WRZ) and 35 other WRZs which will be supplied either from 4 no. takeoff points in the new pipe, or via existing mains downpipe of the proposed Termination Point Reservoir.

Table 2.2 of the report identifies a deficit in the water available to the GDA WRZ by 2050, with demand in a dry year critical period (DYCP) exceeding supply by 197 mega litres per day (Mld), or in other terms, supply standing at 75% of demand. Table 2.3 of the report identifies a similar deficit for the 35 other WRZs of 83Mld. The total deficit between the GDA WRZ and 35 other WRZs is 280Mld. The report also identifies risks relating to future licences for abstraction in existing water supply bodies.

Uisce Éireann’s ‘Water Supply Capacity Registers’ currently identifies the main settlements within South Dublin County, being Dublin City and Suburbs, Rathcoole, Newcastle and Saggart, as having a status of “Potential Capacity Available - LoS improvement required” to meet 2034 population targets. This indicates that capacity constraints exist and additional analysis of Pre-connection Enquiries and Connection Applications will be undertaken as required by UÉ on an individual basis considering their specific load requirements. Improvement proposals will include but are not limited to leakage reduction and/or capital

investment. Therefore, this project is critical to providing medium term certainty of water supply into the early 2030s, as well as the longer-term period.

The proposed project seeks to supply 300 mld of treated water to the GDA WRZ (serving the counties of Dublin, Kildare, Meath and Wicklow) and 35 other WRZs across the region.



*Map of proposed infrastructure and water supply*

### **Site Description**

The proposed area for development within South Dublin is located in the west of the county. Approximately 3.7km of the pipeline located is proposed to be located within the county. The Pipeline route enters County Dublin in the townland of Ringwood, near Hazelhatch, and continues east towards the proposed Termination Point Reservoir site at Peamount. The Treated Water Pipeline in County Dublin is primarily routed through farmland after passing under the Grand Canal, as well as two road crossings.

In addition to the 3.7km of Treated Water Pipeline, it is proposed to locate the Termination Point Reservoir on a permanent site of approximately 8.3ha adjacent to an existing treated water reservoir in the townland of Loughtown Upper at Peamount. This would comprise of an above-ground storage structure, associated underground Scour Water and Overflow Water tanks and a Chlorine Dosing Control Building. A new permanent access road from the R120 is also proposed.

### **Environmental and Policy Sensitivities**

## Policy Screening

The site of the proposed development has been screened against the County Development Plan map layers and the following overlaps or proximities are noted:

- Register of Protected Structures
  - Within 50m of RPS. Ref. 159: Detached Four-Bay Gable-Fronted Former Church St. Luke's C. Of I. Church.
  - Within 100m of:
    - RPS Ref. 166: Detached Gable-Fronted Corrugated Iron Cladded Church St. Finian's R.C. Church,
    - RPS Ref. 161: Detached Three-Bay Two-Storey Farm House The Manor.
  - All sites located at Peamount Hospital, Newcastle, Co. Dublin.
- Green Infrastructure:
  - Rural Fringe Corridor
  - Grand Canal Corridor
- Natural Heritage:
  - pNHA on or in close proximity (100m):
    - Ref: 002104 Grand Canal
- Flood Risk:
  - Flood Zone A
  - Flood Zone B
- Aviation Safeguarding Layers:
  - Bird Hazards Casement
  - Bird Hazards Weston
  - Conical Surface Weston
  - Approach Surfaces Casement
  - Take Off Climb Surfaces Casement
  - Conical Surface Casement
  - Inner Horizontal Surface Casement
- Solar Safeguarding:
  - Baldonnell Solar Safeguarding Zone
- Transportation Proposals on or in close proximity to site (100m)
  - Grand Canal Greenway
  - New road from Boherboy/N81 to the Leixlip Interchange (overlaps site near junction of R120 Peamount Road and L6032 Loughtown Road).
- Specific Local Objectives:
  - Within 250m of:
    - EDE5 SLO2: To provide for an attractive campus style setting to encourage the investment of high tech, hi-tech manufacturing, and research and development enterprise at Grange Castle Business Park, the expansion of which will be subject to a masterplan incorporating a local transport plan in consultation with the NTA and TII.
- Site on or nearby an indicative Traveller Accommodation Site (100m):
  - 3 Peamount (indicative location is north-east of the existing Peamount Reservoir).

## Environmental Designations

### Special Amenity Area Orders

There are no special amenity area orders in or adjacent to the site.

### European Designations

There are no European Sites within the proposed development area in South Dublin.

The SDCC Heritage Officer reports the existence of a population of Golden Plover in the vicinity of the proposed Termination Point Reservoir. This population avails of local fields for roosting and possible feeding purposes. Further information is contained in documents associated with planning application SDCC reg. ref. SD24A/0087W. Further surveys are required to establish if this colony is an ex-situ roosting population from a European site in Dublin Bay or adjacent midlands areas.

### Proposed Natural Heritage Areas

The proposed development crosses under the Grand Canal proposed Natural Heritage Area (“pNHA”).

### **Protected Structures and Architectural Conservation Areas**

As noted in the above screening, the proposal does not intersect with the curtilage of any protected structures, nor would it intersect with an Architectural Conservation Area. The proposal would be located within 50m of a protected structure in Peamount Hospital, and within 100m of 2 no. additional protected structures within Peamount Hospital.

## **SECTION 3: RELEVANT PLANNING HISTORY**

### **Relevant Planning Applications in Proximity to the Proposed Development**

#### **Local Authority Roads Development Applications**

SD188/0009: Grange Castle Access Road in the townlands of Brownstown, Clutterland, Loughtown Upper and Milltown

Part 8 application for Grange Castle West Access Road. The proposed Grange Castle West Access Road will include the following features: 1.03km of Dual Carriageway with an average corridor width of 34m; 1.15km of Single Carriageway with an average corridor width of 25m; 1 double lane and 3 single lane fully segregated roundabouts; Raised 2m wide cycle path and separate 2m wide pedestrian walkway; An attenuation lake to accommodate surface water drainage requirements from the proposed road and surrounding hardstand areas (this will double up as a amenity area); Controlled and uncontrolled pedestrian and cyclist road crossings; Landscaped entrance and security structures to aesthetically harmonize with existing Grange Castle and Grange Castle South Business Park entrances; Bus stops and sustainable transport facilities; Underground utilities and services including: Storm Water Drainage, Foul Drainage, Watermain, Gas, Power, Telecoms, Public Lighting & CCTV; All associated ancillary works and integrated landscape plans.

Permission granted by decision of the elected members: 10<sup>th</sup> December 2018.  
Project has been delivered.

SD068/0005 at Aylmer Road, Peamount Road, and L6032 Loughtown Road, Newcastle, Co. Dublin

Part 8 permission for a link road between Aylmer Road and Peamount Road: A link road of approximately 1.15km in length, with a cross-section of two 4.5metre wide lanes, two 1.5 metre verges and one 2.0 metre footpath; A roundabout at the junction of the link road with the R120 Regional Road; A roundabout at the junction of the link road with the Aylmer Road; An access from the Greenogue Business Park onto the roundabout at the Aylmer Road; Traffic signs, roadmarkings, public lighting, drainage and associated works; and Tie-in works with the existing road network.

Permission granted by decision of the elected members: 12 February 2007.  
Project was not delivered.

#### **Other Notable and Relevant Planning Applications**

SD24A/0087 at Site located in the townlands of Coolscudden, Brownstown and Milltown, West of Grange Castle Business Park, Newcastle, Co. Dublin

Construction of a Media Park which, in summary, comprises:

- 6 no. Stage Buildings (containing 11 no. stages)
- TV Studios and Reception Building
- Café
- Dining Building
- 3 no. production suites
- Production office

- Primary entrance building
- Secondary entrance building
- 4 no. workshop buildings
- Car park deck
- An ESB substation
- A backlot area
- Landscaping and all ancillary developments.

Grant Permission. The decision of the Planning Authority contained the following condition of relevance to the Water Supply Project:

19. Department of Housing, Local Government and Heritage - Nature Conservation
  1. Prior to the commencement of development, the developer shall install two artificial holts (with the agreement of Waterways Ireland) in the southern bank of the Grand Canal adjoining the development site as a compensation measure to provide secure refuges for otter in this area and to enhance biodiversity; one of the artificial holts to be located as near to the west of the Gollierstown ponds as feasible and the other holt close to the western boundary of the development site and both to be concealed by the planting of suitable shrubs.
  2. Prior to the commencement of development, the developer shall submit for the written agreement of the Planning Authority modified landscaping proposals for the swales and wildflower meadow within the development site and implement same thereafter to allow the establishment of vegetation on them from the existing soil seed bank and by natural dispersal, in order to preserve local native plant biodiversity within the Grand Canal pNHA.

REASON: To ensure the avoidance of any adverse effects on this species arising from the proposed development and to preserve the biodiversity value of the Grand Canal PHA
20. Biodiversity Management Plan (BMP)
 

The developer shall submit a Biodiversity Management Plan (BMP) for agreement with the Planning Authority's (Heritage Officer and Public Realm) and implement thereafter.

The BMP will act to effectively co-ordinate and oversee the implementation of all proposed (and additional) biodiversity protection and mitigation measures listed or referred in associated submitted documents including, but not restricted to, the revised EIAR, the Landscape Plan, Lighting Plans, roads and transport strategies, and the Construction Management Plan.

The BMP will be prepared by a competent and experienced ecologist who will liaise closely with all relevant construction and design teams and their plans, to ensure biodiversity protection measures are agreed and, where relevant, are put in place prior to the commencement of development e.g. appropriate protective fencing of the Grand Canal corridor and any hedgerows proposed for retention.

The implementation of the BMP will be overseen by an Ecologist and/or an Ecological Clerk of Works with experience in the co-ordination of biodiversity

protection and enhancement measures across all aspects of development construction and operation.

The BMP will oversee the implementation of appropriate measures for biodiversity as proposed in the Landscape Plan, including reaching agreement of detailed green roof design and species for planting, ensuring maximum benefit to pollinating insects by availing of native species and ensuring that no non-native species are used e.g. *Sedum album*.

This BMP will clearly outline the identified possible impacts on biodiversity, including existing habitats (hedgerows, Grand Canal corridor etc.) and species e.g. bats, badgers, and birds, as detailed in the individual ecological surveys.

The BMP shall clearly detail the mitigation measures proposed to minimise impacts and 8 to protect habitats and species during both the construction phase and the operational phase. A 5-year schedule of on-going biodiversity monitoring programmes will be proposed for agreement with the Planning Authority's Heritage Officer.

At least 6 appropriate locations will be identified and agreed for the inclusion of multi unit swift nesting bricks, while the installation of a specifically designed bat roost structure is to be located at an appropriate and agreed location within the restricted dark corridor along the Grand Canal.

The BMP will oversee the implementation of appropriate bat protective lighting throughout the proposed development site, but most particularly in the zone adjacent to the Grand Canal Corridor, to ensure minimal impact on the darker corridor of the Grand Canal for bats and otter, and other light sensitive species. The BMP shall clearly detail a timetable for a 5-year monitoring programme of the individual biodiversity elements identified (birds, bats, badgers, hedgerows, pNHA protected strip), and shall allow for the alteration of any feature implicated in detected negative impacts e.g. lighting, fencing, should negative impacts be detected.

The engagement of any additional expert personnel required to address specific mitigation measures included in the BMP is advised, e.g. monitoring of Golden Plover, bat roost and Swift nest monitoring.

REASON: To ensure the protection of protected species and habitat.

SD23A/0331 at Grange Castle Business Park West, Clondalkin, Dublin 22

10-year permission for development for a Filling & Packaging Facility for medicines. The proposed development will consist of buildings with a total area of approximately 147, 192 square metres and infrastructure required to support the proposed development, accommodated in a number of proposed buildings and facilities.

Application withdrawn following request for additional information. The request for additional information included the following item of relevance to the Water Supply Project:

1. The Heritage Officer has requested additional information, to allow sufficient time for the current survey work to be completed and the data to be made available for the Appropriate Assessment process: 'I note that the ecological report indicates that additional bird survey work is currently being undertaken in order to cover a full season of Golden Plover activity at the site and in its vicinity. The report indicates that this work should be completed by the end of March, depending on the timing of the

Golden Plovers departure to its Icelandic breeding areas. Given the conservation status of this bird species and their possible association with protected bird sites in Dublin Bay (as indicated in the ecological report), and given that this additional survey work may provide a more robust data set with which to facilitate a full determination of potential impact on these birds, I suggest that it is premature at this point to make a decision on any potential impact on these birds without a full data set being available to the Planning Authority. For this reason, I recommend that a request for Additional Information be made, to allow sufficient time for the current survey work to be completed and the data to be made available for the Appropriate Assessment process'. An updated AA Screening Report and NIS should be submitted with the response.

SD08A/0307 and SD08A/0307/EP, at Concast Site on L6032 Loughtown Road, Hazelhatch, Newcastle, Co. Dublin

Extending existing open storage area by 1.728ha to store precast concrete components.  
Permission granted and extended.

NB: As per plans lodged for the Water Supply Project, this site is identified for trenchless excavation underneath with no disturbance above ground.

**Other Relevant Planning Applications in the County**

SD18A/0180 at Saggart Waterworks, Saggart, Co. Dublin

(1) Provision of a new 100,000m<sup>3</sup> covered reservoir approximately 31,520sq.m with height above ground up to 6.7m approximately without hand railing on the roof (up to 7.9m approximately with hand railing). (2) Provision of an adjoining inlet valve house approximately 1560sq.m with height above ground up to 9.0m approximately without hand railing (approximately 10.2m with hand railing). (3) Provision of an adjoining outlet valve house approximately 575sq.m with height above ground up to 9.0m approximately without hand railing (approximately 10.2m with hand railing). (4) Provision of a new building (OCSE building) housing an ESB substation, chlorination plant and associated equipment, de-chlorination plant, a backup power generator, controls and welfare facilities; approximately 25m by 17m in plan and approximately 9.6m high to the apex. (5) 2 bunded silo tanks with overall height of approximately 5.9m above ground level adjacent to the new OSEC building surrounded by a security wall. (6) Demolition of the existing buried reservoirs and redundant above ground buildings/structures. (7) New site entrance from Castle Road. (8) Landscaping and fencing works. The proposed development includes all associated site development works, hardstanding areas, provision of drainage collection systems with hydrocarbon interceptor and attenuation systems and provision of a temporary construction compound area. All necessary ancillary pipework, mechanical and electrical services, plant, instrumentation, automation and controls and equipment. All of the above is proposed on a site of approximately 13.5 hectares.

Grant Permission

**Relevant Enforcement History**

There have been a number of enforcement cases in relation to the Concast site in Loughtown, Co. Dublin.

S1630 at Hazelhatch, Newcastle, Co. Dublin

Re: Non-compliance with planning permission S98A/0811. Opened May 2001. Prosecution dismissed in 2008.

S1630A at Hazelhatch, Newcastle, Co. Dublin

Re: Extension of boundary and development, and non-compliance with conditions 3 and 4 of parent permission. Notice issued and complied with. Opened April 2008. Closed July 2008.

S5772 at Hazelhatch Road, Newcastle, Co. Dublin

Re: Importation of builders material on the lands. Closed as outside statutory time limit for enforcement. Opened August 2008. Closed November 2008.

S7267 at Concast, Hazelhatch, Co. Dublin

Re: Unauthorised commercial/industrial use. Closed due to lack of information from complainant. Opened May 2013. Closed November 2016.

S8476 at Commons, Hazelhatch Road, Newcastle, Co. Dublin

Re: Creation of hardstanding & other works without planning permission. Closed as outside statutory time limit for enforcement. Opened June 2020. Closed May 2024.

## **SECTION 4: RELEVANT NATIONAL, REGIONAL and LOCAL PLANS, POLICIES and OBJECTIVES**

### **Relevant National and Regional and Policies**

#### **National Planning Framework (First Revision)**

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040.

The proposed project aligns with the "Sustainable Management of Environmental Resources" National Strategic Outcome and the Strategic Investment Priority of "Water Services Infrastructure." The plan includes the following passages:

*"Sustainable Management of Environmental Resources  
Ireland has abundant natural and environmental resources such as our water sources that are critical to our environmental and economic well-being 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."*

National Strategic Outcome No. 9 is further detailed (p169 of NPF First Revision) with specific reference to biodiversity, water, and effective waste management. With regard to water, the NPF reads:

*"Climate change will have significant future effects on the availability of water sources and on the capacity of water bodies to assimilate wastewater discharges through lower water levels in rivers and lakes in longer and drier summer periods. The impact of climate change on the water cycle and the resultant impact on water services and flooding therefore need to be considered in settlement strategies."*

*The policy objectives and priorities of the Government regarding the provision of water services are set out in the Water Services Policy Statement 2018-2025 (superseded by the Water Services Policy Statement 2024-2030) as provided for under section 32A of the Water Services (No.2) Act 2013 (as amended). These objectives focus on the themes of Quality, Conservation and Future Proofing. Priority objectives include:*

*[relevant objectives only listed here]*

- Substantial State investment, through Uisce Éireann and the Rural Water Programme, to improve compliance with public health and environmental standards, with particular reference to the River Basin Management Plan for Ireland.*
- Bringing and maintaining public water and wastewater services to acceptable international benchmarks, verified by independent monitoring and reporting.*

- *Adopting forward planning and risk management approaches to minimise the impact of non compliances with all relevant EU Directives and to safeguard against future compliance risks.*
- *Embedding conservation at the heart of water policy involves prioritising resource management, abstraction control, source protection, tackling leakage and encouraging behavioural change.*
- *The promotion of water conservation and water resource management is to be reflected in strategic investment planning by Uisce Éireann, to include work programmes around leak detection and repair, network improvements, cost effective metering, public awareness campaigns and funding to fix customer side leaks.*
- *Ensuring that public and private water services investment decisions are aligned with the broad strategic aims of the NPF.*
- *Adapting water services to withstand the impact of climate change and of such weather-related events.*

*In relation to priorities for strategic investment planning, the policy statement recognises that implementation of the National Planning Framework requires that plans for public and private water services are aligned with the broad strategic aims of the Framework, which means:*

- *Ensuring the growth of our five cities of Dublin, Cork, Galway, Waterford and Limerick, together with the regional centres identified in the NPF, is supported by the provision of water services investment;*
- *Devising detailed network and capacity assessments to support the provision of water services infrastructure that facilitates housing and economic development in the priority towns and urban areas identified in the Regional Spatial and Economic Strategies, in order to ensure plan-led development decisions are underpinned by coordinated investment plans; and*
- *Supporting the growth of identified settlements where these are prioritised in development plan core strategies at a county/city level.*

*Uisce Éireann's investment priorities are evidence-based and plan-led supporting the strategic approach outlined in the National and Regional Water Resource Plans as well as other focused plans such as the National Wastewater Sludge Management Plan."*

The NPF highlights the delivery of critical strategic infrastructure in areas such as transport, water services management, waste management, education, health and community services which will be essential to the sustainable growth of Dublin into the future. The Proposed Project is listed among the key priorities for Dublin.

Ensuring that key water supply and waste-water projects needed to support long term growth within the metropolitan area are delivered, including the Greater Dublin Drainage Project and Eastern and Midlands Water Supply Project, is a **key future growth enabler** for Dublin.

### **Eastern and Midland Regional Assembly (EMRA) Regional Spatial and Economic Strategy 2019 2031**

The EMRA RSES sets out 16 Regional Strategic Outcomes (RSOs), of which the following two are deemed to be relevant to the Proposed Project;

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

RSO 10. Enhanced Green Infrastructure Identify, protect and enhance Green Infrastructure and ecosystem services in the Region and promote the sustainable management of strategic natural assets such as our coastlines, farmlands, peatlands, uplands woodlands and wetlands.

### **South Dublin County Development Plan 2022 - 2028**

The relevant local statutory plan is the South Dublin County Development Plan 2022 – 2028. There are no Local Area Plans or other local statutory plans which apply to the sites within South Dublin.

### **Zoning Objectives**

The application site is subject to multiple zoning objectives along its length. The Termination Point Reservoir is subject to ‘EE’ – “Enterprise and Employment” zoning objective, ‘to provide for enterprise and employment related uses’. The proposed pipeline is subject to two zoning objectives: (1) ‘RU’ – Rural, with objective ‘to protect and improve rural amenity and to provide for the development of agriculture’ and (2) ‘OS’ – ‘Open Space’ (at the Grand Canal corridor), with objective ‘to preserve and provide for open space and recreational amenities’

### **Core Strategy and Settlement Strategy**

#### **Vision**

Maximise the potential of the County to deliver a compact settlement form in line with National and Regional population targets, with a strong focus on regeneration and the redevelopment of brownfield over greenfield lands.

### **Water Supply Policies and Objectives**

#### **Section 11.1.2 Water Supply**

#### **Policy IE2: Water Supply and Wastewater**

Ensure that water supply and wastewater infrastructure is sufficient to meet the growing needs of the population and to support growth in jobs over the lifetime of the Development Plan facilitating environmental protection and sustainable growth.

#### **IE2 Objective 1:**

To work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote the ongoing upgrade and expansion of water supply and wastewater services to meet the future needs of the County and the Region.

#### IE2 Objective 2:

To support Irish Water in delivering key water service projects in the County including:  
The Water Supply Project Eastern and Midlands Region;...

### **Natural, Cultural and Built Heritage**

#### Chapter 3: Natural, Cultural and Built Heritage

##### Section 3.3.2 Biodiversity

###### Policy NCBH2: Biodiversity

Protect, conserve, and enhance the County's biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.

##### Section 3.3.3 Designated Areas for Nature Protection and Conservation

###### Policy NCBH4: Proposed Natural Heritage Areas

Protect the ecological, visual, recreational, environmental and amenity value of the County's proposed Natural Heritage Areas and associated habitats and species.

#### NCBH4 Objective 1:

To ensure that any proposal for development within or adjacent to a proposed Natural Heritage Area (pNHA) is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the pNHA particularly plant and animal species listed under the Wildlife Acts and the Habitats and Birds Directive including their habitats.

##### Section 3.3.4 Areas of Significant Amenity Value

The County contains many key natural assets including: the Dublin Mountains within the Wicklow Mountains National Park, the Liffey River Valley, the Dodder River Valley, the Grand Canal, and a number of smaller river corridors including the Griffeen, Camac, and Owendoher Rivers.

These natural assets are considered to:

- Support nationally and regionally unique habitats, biodiversity, and fragile ecosystems;
- Have important recreational, tourism and cultural roles;
- Provide or support forestry, agriculture and carbon sequestration;
- Provide green buffers / green wedges between built up areas;
- Improve air quality and provide for natural flood plains and riparian corridors.

#### Policy NCBH9: Grand Canal

Protect and promote the Grand Canal as a key component of the County's Green Infrastructure and ecosystem services network, and protect and enhance the visual, recreational, environmental, ecological, industrial heritage and amenity value of the Grand

Canal, recognising its sensitivities as a proposed Natural Heritage Area with adjacent wetlands and associated habitats.

See NCBH9 Objectives 1 to 7 are relevant, but in particular:

NCBH9 Objective 3:

To ensure that development along or adjacent to the Grand Canal contributes to the creation of an integrated network of appropriately designed walking and cycling routes connecting with the Grand Canal Way Green Route and which takes due cognisance of the sensitive nature of this national ecological corridor.

NCBH9 Objective 4:

To ensure that development along and adjacent to the Grand Canal protects and incorporates natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches and includes an appropriate set-back distance or buffer area from the pNHA boundary to facilitate protected species and biodiversity and a fully functioning Green Infrastructure network.

Chapter 4 Green Infrastructure

Section 4.1 Methodology

Policy GI1

GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

Policy GI2

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 4.2.2 Sustainable Water Management

Policy GI4

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Chapter 11 Infrastructure and Environmental Services

Policy IE1: Overarching Policy Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

IE3: Surface Water and Groundwater Policy

IE4: Flood Risk Policy

IE7: Waste Management Policy

IE8: Environmental Quality

## Chapter 12: Implementation & Monitoring

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.3.4 Archaeological Heritage

12.3.5 Landscape Character Assessment

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management

12.4.3 Riparian Corridors

12.5 Quality Design and Healthy Placemaking

12.5.1 Universal Design

12.5.2 Design Considerations and Statements 12.5.3 Density and Building Heights

12.5.4 Public Realm: (At the Site Level)

12.5.5 Healthy Placemaking and Public Realm: (At the Neighbourhood Level)

12.7.1 Bicycle Parking / Storage Standards; Bicycle Parking Design / Provision

12.7.2 Traffic and Transport Assessments

12.7.3 Travel Plans

12.7.4 Car Parking Standards

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.7.6 Car Parking Design and Layout

12.8.6 Public Art

12.9.2 Enterprise and Employment Areas:

Table 12.27: Key Principles for Development within Enterprise and Employment Zones.

12.11.1 Water Management

(i) Flood Risk Assessment

(ii) Surface Water

(iii) Sustainable Urban Drainage System (SuDS)

(iv) Groundwater

(v) Rain Water Harvesting

12.11.3 Waste Management

(ii) Design and Siting of Refuse Storage, Recycling and Bring Facilities in Developments

(iv) Construction and Demolition Waste

12.11.4 Environmental Hazard Management

(i) Air Quality

(ii) Noise

(iii) Lighting

- 12.11.5 Aviation, Airports and Aerodromes
- 12.11.6 Restricted and Prohibited Development
- 12.11.7 Shielding / Safeguarding

## **SECTION 5: PLANNING AUTHORITY'S ASSESSMENT OF THE PROPOSED STRATEGIC INFRASTRUCTURE DEVELOPMENT**

### **Internal Consultee Reports Received**

Community – Report Received.

Economic Development (Property Management) - Report Received.

Environmental Health – Report Received.

Heritage – Report Received.

Surface Water – Report Received

Transport - Report Received

### **Main Considerations**

The main considerations assessed are as follows:

- Principle of the Project
- Zoning Objectives
- Visual Impact and Landscape Character
- Impact on Local Amenities
- Water Services
- Heritage
- Transport
- Community
- Potential Material Contravention of the County Development Plan
- Environmental Assessments

### **Principle of the Project**

It is the policy of South Dublin County Council to support Uisce Éireann in delivery key water service projects in the county, and strategic water projects contains in the National Water Resources Plan. The Water Supply Project Eastern and Midlands Region is a strategic project benefiting the eastern and midlands region but in particular the Greater Dublin Area and neighbouring areas in the east of the country.

It is considered that the delivery of the proposed project will facilitate future population and settlement growth in South Dublin in line with the Core Strategy and Settlement Strategy contained in Chapter 2 of the South Dublin County Development Plan 2022 – 2028.

It is considered that the proposed project will support and facilitate additional population and settlement growth as per recent and pending variations to the County Development Plan and future strategies to be contained in subsequent County Development Plans.

It is considered that the proposed project will similarly support and facilitate the continued social and economic development as well as population and settlement growth of other council areas within Dublin, and the wider eastern and midlands area, and improve the resilience of such areas to climate challenges, and in so doing protect the social and economic health of the region and the county of South Dublin.

As such, notwithstanding the detailed assessment of this strategic infrastructure development which is to be undertaken by ACP and the environmental and other challenges inherent in delivering a strategic project on such a scale, the Planning Authority supports the delivery of this project and will work with the applicant and ACP on any matters that require resolution by condition in the event of a grant of planning permission.

### **Zoning Objectives**

The proposed development comprises, in South Dublin, a reservoir complex and a pipeline. These fall into the land-use definition of 'Public Services' as per Appendix 6 of Volume 2 of the South Dublin County Development Plan 2022 – 2028.

Public Services are permitted in principle under the 'EE', 'RU' and 'OS' zoning objectives which apply to the proposed development site.

### **Visual Impact and Landscape Character**

The applicant has provided, as part of their EIAR, an Operational Phase Visual Impact Appraisal at Representative View Points. The Termination Point Reservoir is proposed as a covered structure above ground level, with a proposed height of 11.2 metres. The structure is proposed to be grass covered and is described as appearing as a "broad horizontal grassed berm". Local impacts are shown to be characterised as being 'medium-low' in the VIA, although the bulk of the reservoir structure is noted. Mitigation planting is proposed which would, according to the VIA, reduce the impact to 'low'. Views from the Grand Canal – north of the reservoir – are shown to be unaffected.

The applicant has supplied two "Theoretical Visibility Maps" of the reservoir structure, based on (1) a digital terrain model, and (2) a digital service model. The first of these shows that the structure may be visible from both Athgoe Hill and Highdown Hill, designated prospects under the South Dublin County Development Plan 2022 – 2028. Given the distance from these viewpoints and the grass covering on the reservoir, it is considered that impact on these views will be likely minimal and acceptable.

The Landscape Character Assessment of South Dublin County identifies this area of the County as the Newcastle Lowlands Character Area. Its landscape sensitivity is judged to be Medium Sensitivity Landscape Character, due to its rural landscape, agricultural base, and its network of field and hedgerows, all of which are vulnerable to urbanising pressures, ribbon development and other sources of erosion and fragmentation. The low-lying nature of the land means that development can be visible from surrounding hills. The remaining rural character of this LCA fulfils both landscape ecological and economic functions and merits a considered approach. Overall, it is considered that the impact of the project on landscape character arises from those visible changes to the lowlands, being:

- (1) The delivery of the Termination Point Reservoir, and
- (2) Impact on field boundaries and hedgerows in the area.

These changes, while in the case of field boundaries and hedgerows merit a developed mitigation strategy of avoidance and mitigation of losses, are otherwise acceptable interventions in the landscape, given the scale and scope of the project and also the scale of future development already planned within the same landscape character area, with the expansion of employment and residential uses in the Newcastle lowlands catered for in established zoning objectives.

### **Water Services**

The Water Services Department has provided comments on the strategic infrastructure development. The comments are concerned primarily with its interaction with surface water in the county:

- Some of the development is within designated flood zones. This relates to lands east of the Grand Canal where the pipe is proposed and includes an area of proposed trenchless excavation under the Grand Canal.
- There is an active watercourse on SDCC water services maps, located close to the Concast site on Loughtown Road, and close to where trenchless excavation is proposed.
- South Dublin County Council are constructing a new 900 diameter surface water sewer on Hazelhatch Road to facilitate development at Newcastle.
- Apart from mapping provided, the works areas are in farmland with hedging and ditch boundaries to various fields.

Several maps are also provided, including one which identifies the aforementioned active watercourse. The full report and maps are included in the appendices.

## **Heritage**

### **Built Heritage**

As noted in the screening of the development in section 2 of this report, the site of the TPR and route of the pipeline do not intersect with any protected structures. Some protected structures are located within 50m or 100m of the site, at Peamount Hospital. The proposal is entirely outside the curtilage of those structures and in so far as there is a visual impact or an impact on the setting of those structures, it is not considered that there is an impact on the special character of the same. Those impacts that do arise at the TPR are considered to be appropriately mitigated and in the public interest.

### **Cultural Heritage and Impact on Local Amenities: The Grand Canal Way**

The project interacts with the Grand Canal greenway.

As per the report of the Economic Development team:

“The 12th Lock–Hazelhatch section of the Grand Canal Greenway constitutes a recently opened public amenity of significance within South Dublin County. Given the proximity of the proposed Water Supply Project to this corridor, and the Greenway’s status as part of the current recreational and active-travel infrastructure in the area, it is appropriate that the Planning Authority’s report acknowledges the presence of this amenity and considers potential interactions with its use and enjoyment during the construction and operational phases of the proposed development.”

The Grand Canal is additionally designated as a proposed Natural Heritage Area (pNHA) and is a WFD designated water body and subject to the applicant’s Water Framework Directive Assessment.

The County Development Plan contains a number of objectives, under Policies NCBH4 and NCBH9, in relation to development in close proximity to pNHAs or the Grand Canal specifically. NCBH4 Objective 1 and NCBH9 Objectives 3 and 4 are particularly relevant:

#### **NCBH4 Objective 1:**

To ensure that any proposal for development within or adjacent to a proposed Natural Heritage Area (pNHA) is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the pNHA particularly

plant and animal species listed under the Wildlife Acts and the Habitats and Birds Directive including their habitats.

NCBH9 Objective 3:

To ensure that development along or adjacent to the Grand Canal contributes to the creation of an integrated network of appropriately designed walking and cycling routes connecting with the Grand Canal Way Green Route and which takes due cognisance of the sensitive nature of this national ecological corridor.

NCBH9 Objective 4:

To ensure that development along and adjacent to the Grand Canal protects and incorporates natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches and includes an appropriate set-back distance or buffer area from the pNHA boundary to facilitate protected species and biodiversity and a fully functioning Green Infrastructure network.

It is noted that trenchless excavation is proposed for the section of pipeline crossing the Grand Canal pNHA within South Dublin, and that a portion of approx. 400m of pipeline runs alongside the canal on its eastern side. Both the crossing point and the length that runs alongside the canal are within a flood zone, and so it is noted that local water management methods will be required at construction stage. The proposal to route the pipe underneath the canal is welcome; however, the applicant does not appear to have paid special attention to the ecological features that make up the Grand Canal pNHA and bound the canal, as mentioned in NCBH9 Objective 4 above.



*Grand Canal with Planning Register overlaid (crossing point of pipeline identifiable). Screen of mature trees visible on both banks.*

Trenchless excavation beneath the Grand Canal is a welcome, but further setback is required in order to protect the biodiversity, ecological, geological and landscape value of the pNHA, the mature natural setting of the Grand Canal Green route, and the mature trees, hedgerows, ditches and other features that contribute towards the setting of the Grand Canal, a national ecological corridor.

As such, SDCC recommends by way of **condition** that there would be a 50-metre setback from the banks of the canal to the west and east, with trenchless excavation extended to achieve the setback, and the future wayleave for the pipeline being wholly outside of this setback area.

SDCC further recommends that the Construction Environmental Management Plan and a Biodiversity Management Plan are developed with specific measures to enhance and protect the ecological corridor of the Grand Canal at this location, to ensure construction activity does not interfere with local natural assets, and to prevent degradation arising from future maintenance activity. This can be specified by **condition**.

SDCC further recommends that Tree Protection measures be produced and agreed either as a separate compliance item or incorporated into the above, and that no removal of trees would be provided for at the Grand Canal as part of any grant of permission. The plan for protection of trees should address how the excavation can be undertaken without the necessity for removal of trees at this location. This should be specified by **condition**.

### **Natural Heritage**

The SDCC Heritage Officer has submitted a report which is enclosed in full in the appendices of this report. The report raises concerns in relation to the proposed impact on field boundaries and hedgerows which represent important ecological networks.

The report additionally makes recommendations in relation to appropriate assessment and European Sites, and recommends that additional surveys are undertaken of the subject lands to inform appropriate assessment and ecological assessment.

It is considered that the protection of biodiversity and biodiversity net gain should be integrated into the construction and operational phases of the proposed development through a final agreed Construction Environmental Management Plan and Biodiversity Management Plan.

### **Transport**

Below is a summary of the response received from SDCC Roads. The full report including recommended conditions is included in Appendix 1G.

- The proposed new access road carriageway construction details shall be in accordance with Appendix 6 of the SDCC Taking in Charge Recommendations for road construction. The depth and specification of road materials still apply irrespective of whether the road is to be Taken in Charge.
- The applicant shall submit the relevant construction traffic management plans, visibility splays at entrances, where required, and details of road construction details. All waste materials from the project should be detailed and details of waste management to be detailed.

The details raised by SDCC Roads are noted. It is noted that there is no car parking at the proposed Termination Point Reservoir and the proposed internal roads at this location link with existing infrastructure at Peamount Reservoir.

### **Community Benefit Scheme**

The application includes a Community Benefit Scheme which involves the establishment of a Community Gain Investment Fund (by Uisce Éireann) to support community-based initiatives during the construction phase of the project. A weighted allocation system is proposed as part of the scheme and under same South Dublin will receive an allocation of 5%. Part of the assessment of this allocation was due to the landtake to extend an existing

water site for 1 item of permanent infrastructure (the Termination Point Reservoir (TPR) at Peamount) and hosting 2% of total pipeline length.

The Local Authorities are proposed to act as fund administrator, allocator and promoter of the schemes. The details submitted with the application do not specify the exact amount to be provided as part of the scheme which limits the assessment of such proposal. Whilst it is noted that the fund will be benchmarked against similar large-scale investment projects (reference is made to the Celtic Interconnector Scheme where approximately 0.15% of the construction cost was applied), the overall fund amount the local authority will be required to administer is unknown.

SDCC welcomes the proposed fund and considers itself best placed to act as fund administrator for the allocation to South Dublin.

SDCC recommends the inclusion of a condition by ACP in relation to the establishment of the Community Benefit Scheme, in consultation with the local authorities, prior to the commencement of development.

### **Potential Material Contravention**

The applicant has outlined potential material contraventions to the South Dublin County Development Plan 2022-2028 in relation to impact on the Grand Canal pNHA and removal of hedgerows and trees as a result of the proposed development. The Applicant's Material Contravention Statement indicates that it does not consider potential contraventions to be material. This is considered to be reasonable, subject to implementation of mitigation measures outlined in the EIAR and further mitigation measures which can be agreed via a Biodiversity Management Plan for the local area during construction and operational stages which An Coimisiún Pleanála are encouraged to apply by condition.

### **Environmental Assessments**

#### **Appropriate Assessment**

There are no European Designations of natural heritage areas in or adjacent to the application area. The applicant has submitted a Natura Impact Statement, which concludes that the proposed strategic infrastructure development does not pose a risk of adversely affecting (either directly or indirectly) the integrity of any European site, either alone or in combination with other plans or projects.

The South Dublin County Council Heritage Officer has noted the need for more survey works to be completed in relation to the population of Golden Plover in the vicinity of the TPR at Peamount, in order to:

- determine whether these birds are an ex-situ roosting population from the Natura 2000 sites located either in Dublin Bay or in the adjacent midland areas, and
- fully determine the potential for possible ex-situ adverse effects on a Special Conservation Interest (SCI) or Qualifying Interest (QI) of a European Site or Sites in Dublin Bay or the Midlands. ACP should have cognisance of this when conducting its screening for appropriate assessment or assessing the Natura Impact Statement submitted. See planning history for recent history of applications in the area in which this issue similarly arose.

### **Adequacy of the EIAR**

It is noted that ACP are the competent authority and shall undertake an Environmental Impact Assessment on the proposed development, and the EIAR submitted relates the entire project and not just that part which is located within South Dublin. Notwithstanding the same, the Commission seeks local authority comments on the adequacy of the EIAR. In relation to same, SDCC notes these areas of relevance or concern to South Dublin County Council.

- Noise and Vibration (at Peamount)
- Traffic and Transport
- Biodiversity
- Landscape and Visual Impact
- Cultural Heritage
- Material Assets
- Resource and Waste Management

There are a number of concerns in relation to the themes raised in the EIAR, and conditions are proposed which would mitigate those concerns; however, the overall recommendation of SDCC is that the Commission finds the EIAR to be adequate as per the Planning and Development Regulations 2001 (as amended).

### **Water Framework Directive Assessment**

We note the submission of a Water Status Impact Assessment Report with the application, and the conclusion in paragraph 224 of that report, which reads:

“Taking into consideration the anticipated impacts of the Proposed Project on the biological, physico chemical and hydromorphology quality elements, following the implementation of design and mitigation measures, the Proposed Project would not compromise WFD objectives or cause a deterioration in the status of any surface water or groundwater WFD designated water body and/or jeopardise the attainment of good surface water (or good ecological potential) or groundwater status.”

SDCC notes that EPA maps show two water courses that interact with the development in South Dublin, the Grand Canal and a tributary of the Liffey (Liffey\_170).

Liffey\_170 is within 1km of the Termination Point Reservoir site (which will host a satellite construction compound, CC7) and hydrologically connected via surface water runoff facilitated by agricultural fields and field drains. The assessment concludes that no likely change is envisaged to either the ecological status/potential or supporting chemistry of the watercourse at construction stage. This should be supported by a Construction Environmental Management Plan for the TPR site and construction compound.

The assessment identifies small risks relating to the operation of the TPR but concludes that would not be sufficient impact to cause degradation to habitat or species number/quality and chemistry. The proposed Biodiversity Management Plan should address how any risks at this site can be mitigated, including if necessary by measures to enhance the bank conditions and riparian buffer around the watercourse.

The Grand Canal is proposed to be crossed by trenchless crossings and impacted by Construction Phase. The assessment states that no washout valves are proposed, and therefore no Commissioning or Operational Phase impacts arise. The assessment report details that

trenchless crossings under watercourses would be laid beneath the bed level and would not impact in-channel or floodplain flow conveyance.

It should be noted that an additional watercourse has been identified by SDCC Water Services Department (see relevant section of this report and maps in appendices), which does not appear on EPA maps. This watercourse is in close proximity to another trenchless excavation site, and the impact of the development on this watercourse should be addressed and where relevant mitigated prior to commencement of development. This can be the subject of a **condition**.

### **Environmental Health**

The Environmental Health Officer has provided recommended conditions which are all included in Appendix 1D. The report is noted and, while having regard to the nature and scale of the project and details provided in the application documentation, will inform conditions to be recommended by the Council should permission be granted,

### **Development Contributions**

The proposed development passes through the Section 49 supplementary Development Contribution Scheme for the Iarnrod Eireann (Irish Rail) Kildare Route Project. No floor space is proposed at this location and therefore no contribution applies.

South Dublin County Council has an adopted Section 48 contribution scheme, there are no contributions levied on the proposed development.

## **SECTION 6: DECISION TO BE MADE BY AN COIMISIÚN PLEANÁLA AND RECOMMENDED CONDITIONS IN THE EVENT OF A GRANT OF PERMISSION**

**The above report sets out the views of South Dublin County Council on the effects of the proposed development on the environment and proper planning and sustainable development of the area.**

Overall, the Council looks favourably on the proposed development and acknowledges its strategic importance for the social and economic growth of the county and wider region and its position in national, regional and local planning policy. It is specifically an objective of the County Development Plan (IE Objective 2) to support Uisce Éireann in delivering key water service projects in the County, including the Water Supply Project Eastern and Midlands Region.

Notwithstanding SDCC's support in principle for the proposed development, it is considered that further information or appropriate conditions are required in relation to a number of items. In particular, An Coimisiún Pleanála should satisfy itself that robust Appropriate Assessment has taken place.

### **General**

1. A final Construction Environmental Management Plan should be prepared for the proposed development within South Dublin County and submitted to South Dublin County Council Planning Authority for written agreement prior to the commencement of development.
2. A final Biodiversity Management Plan should be prepared for the proposed development within South Dublin County and submitted to South Dublin County Council Planning Authority for written agreement prior to the commencement of development.

### **Ecology**

3. It is considered that the cumulative impact on the loss and disturbance of such an extensive network of green corridors/hedgerows requires full assessment by ACP.
4. Submitted habitat and species surveys go beyond the period for best practice in ecological surveying, where data is likely to be no longer valid. Additional robust data gathering would therefore be advised should the project receive a grant of permission. It is suggested also that surveys should have a wider focus, to include all features of biodiversity likely to be impacted by the project which may be important for green infrastructure purposes at local levels.
5. Detailed survey of the area of the Termination Point Reservoir should be carried out in relation to the population of Golden Plover that avails of the arable fields in this area for roosting and possibly for feeding purposes (the applicant is referred to information contained in SDCC's Planning Reference: SD24A/0087W) in order to:
  - a. Determine whether these birds are an ex-situ roosting population from the Natura 2000 sites located either in Dublin Bay or in the adjacent midland areas, and
  - b. Fully determine the potential for possible ex-situ adverse effects on a Special Conservation Interest (SCI) or Qualifying Interest (QI) bird species, Golden Plover. Such possible adverse effects might result due to the proposed development disturbing and/or removing foraging and roosting areas for this species in the wider vicinity of the proposed developments at Peamount.

6. Greater detail is required regarding construction set-back distances from hedgerows, to avoid compaction of soils or damage to tree roots and overhanging branches etc.
7. Significant mitigation including on-going monitoring of bats during the pipeline's construction and operational phase, will be required to ensure that local populations in South Dublin County are not permanently negatively impacted by the project.
8. The mitigation measures of the EIAR shall be implemented in full.

#### Water

9. Ensure protection of the active watercourse in the Hynestown Townland area.
10. Should project timelines overlap, ensure coordination with the construction of 900mm diameter surface water sewer on Hazelhatch Road to facilitate development at Newcastle.
11. All field boundaries and ditches shall be fully reinstated upon completion of the proposed development.

#### Roads/Transportation

12. Prior to construction, construction detail drawings shall be submitted for agreement of SDCC Roads. The construction details of the roads and parking spaces shall be in accordance with the SDCC Appendix 6 Taking in Charge Standards.
13. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
14. The applicant/developer shall make visibility splay of 2.0m x 45m in both directions from the entrance. Sightlines should be to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting).

#### Economic Development

15. All infrastructure layouts shall align with planned road and utility corridors within Grange Castle Business Park where possible, facilitating co-location of services to reduce spatial inefficiency, and engaging with the Planning Authority at detailed design stage to ensure consistency with economic development objectives.
16. Ensure adequate mitigation measures to ensure the protection and continued usability of the 12th Lock–Hazelhatch section of the Grand Canal Greenway during the construction and operational phases of the proposed development.

#### Cultural Heritage

17. SDCC recommends a 50-metre setback from the banks of the canal to the west and east, with trenchless excavation extended to achieve the setback, and the future wayleave for the pipeline being wholly outside of this setback area.
18. The Construction Environmental Management Plan and Biodiversity Management Plan should include specific measures to enhance and protect the ecological corridor of the Grand Canal at this location, to ensure construction activity does not interfere with local natural assets, and to prevent degradation arising from future maintenance activity.
19. Tree Protection measures to be produced and agreed either as a separate compliance item or incorporated into the above, and that no removal of trees would be provided for at the Grand Canal as part of any grant of permission. The plan for protection of trees should address how the excavation can be undertaken without the necessity for removal of trees at this location.

#### Environmental Health - Construction Phase

20. No equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 08:00 hours on Saturdays nor after 19:00 hours on weekdays and 16:30 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification, a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above and notification by the developer of nearby sensitive locations prior to works commencing.

**Reason:** In the interest of public health.

21. During the construction of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

**Reason:** In the interest of public health.

22. Suitable locations for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

**Reason:** In the interest of public health.

23. Signage or lighting to be used on site during the construction of the development must not be intrusive to any light sensitive location, including residential properties, in close proximity to the development.

**Reason:** In the interest of public health.

24. The applicant shall put in place a pest control contract for the site for the duration of the construction works.

**Reason:** In the interest of public health.

#### Environmental Health - Operational Phase

25. Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 3 dB(A) and shall not exceed the background level for evening and night time.

**Reason:** In the interest of public health.

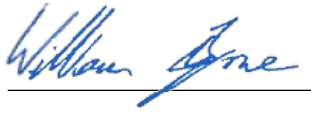
26. The applicant shall ensure that the design of the noise sources at the facility and the associated abatement measures will ensure that tonal or nuisance noise will not arise at the Noise Sensitive Locations due to the facility operation.

**Reason:** In the interest of public health.

#### Design

27. Details with regards to building finishes and design features shall be agreed with the planning authority, prior to the commencement of development.

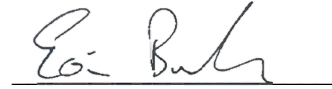
Notwithstanding the above issues, South Dublin County Council's overriding view is that this proposed development will be of positive benefit for the sustainable development and economic growth of the County having regard to the provision of sustainable water supply. Accordingly, it is the view of the Council that the application should be granted by An Coimisiún Pleanála, subject to conditions.



William Byrne

A/Senior Planner

Date: 7th May 2026



Eoin Burke

Director of Planning and Transport

To whom the appropriate powers have been delegated by the order number DELG (2825) of the Chief Executive of South Dublin County Council\*

## **APPENDICES**

### **List of Appendices**

#### **Appendix 1: Internal Reports**

Appendix 1A: Economic Development (Interaction with Zoned Lands)

Appendix 1B: Economic Development (Grand Canal)

Appendix 1C: Environmental Health

Appendix 1B: Heritage

Appendix 1D: Water Services

Appendix 1E: Transport

#### **Appendix 2: Council Meeting (To be appended post-Council Meeting 11<sup>th</sup> May 2026)**

Appendix 2A: Resolutions of South Dublin County Council

Appendix 2B: Minutes of Meeting of South Dublin County Council

## **Appendix 1A: Economic Development (EE Zoned Lands)**

### **ECONOMIC DEVELOPMENT REPORT**

**To: Planning Department**

**Re: Water Supply Project – Eastern and Midlands Region**

#### **Interaction with Zoned Development Lands and Strategic Employment Areas**

##### **1. Purpose of this Report**

This report is submitted by the Economic Development function to assist the Planning Department in its assessment of the proposed Water Supply Project for the Eastern and Midlands Region.

The purpose of the report is to identify and outline economic development considerations arising from the interaction of the proposed development with zoned Enterprise and Employment lands within South Dublin County, and to inform the Planning Authority's overall evaluation of the proposal.

##### **2. Planning Status of Affected Lands**

Economic Development notes that lands affected by the proposed development, including lands within the Grange Castle area, are described in project documentation primarily by reference to physical condition (for example, as “road” or “grassland”).

From an economic development and spatial planning perspective, this characterisation is not considered accurate or appropriate. South Dublin County Council has previously advised Uisce Éireann that these lands form part of zoned and serviced Enterprise and Employment lands identified under the adopted Development Plan for strategic employment and economic activity.

Descriptions based on interim land cover do not reflect the intended long-term function of these lands and risk understating the economic and planning implications of permanent or long-term infrastructure interventions.

##### **3. Strategic Role of the Grange Castle Area**

The Grange Castle area forms part of a strategically important employment cluster within South Dublin County. It is intended to accommodate high-value enterprise, advanced manufacturing, logistics and technology-led development, supported by coordinated infrastructure provision and structured masterplanning.

From an economic development perspective, it is essential that the implementation of major infrastructure projects within this area respects the designated employment zoning, maintains

the development potential of serviced lands, and avoids outcomes that could undermine the long-term competitiveness or operational efficiency of the employment cluster.

#### 4. Land Sterilisation, Fragmentation and Servicing Impacts

Economic Development places particular emphasis on the avoidance of unnecessary land sterilisation or fragmentation arising from permanent infrastructure footprints, wayleave corridors or temporary construction areas.

While the national importance of the Water Supply Project is acknowledged, it is considered crucial that the scale and alignment of permanent land take is minimised, that infrastructure corridors do not impose avoidable constraints on future development layouts, and that downstream servicing and internal distribution requirements are fully considered in strategic employment areas.

These considerations are central to ensuring that the implementation of strategic infrastructure does not inadvertently compromise the development capacity of employment lands.

#### 5. Integration with Established Masterplanning Frameworks

Grange Castle Business Park operates within a structured masterplanning and servicing framework designed to support long-term employment growth. From an economic development standpoint, infrastructure proposals affecting this area should be demonstrably coordinated with these frameworks.

This includes aligning infrastructure layouts with planned road and utility corridors where possible, facilitating co-location of services to reduce spatial inefficiency, and engaging with the Planning Authority at detailed design stage to ensure consistency with economic development objectives.

#### 6. Conclusion

Economic Development recognises the importance of the Water Supply Project for supporting national and regional growth objectives. However, it is considered essential that the planning and implementation of the project fully recognise the economic role, zoning objectives and strategic importance of Enterprise and Employment lands within South Dublin County.

The matters set out above are provided to the Planning Department to assist in its consideration of the proposed development and, where appropriate, to inform the preparation of the Planning Authority's report to An Coimisiún Pleanála.

## **Appendix 1C: Economic Development (Grand Canal)**

### **INTERACTION WITH ADJACENT PUBLIC AMENITY**

#### **GRAND CANAL GREENWAY (12TH LOCK–HAZELHATCH SECTION)**

##### **1. Context and Background**

A new section of the Grand Canal Greenway between the 12th Lock (Clondalkin) and Hazelhatch, extending approximately 5 kilometres, was officially opened in March 2026. This section completes a key link in the Dublin–Kildare stretch of the Grand Canal and forms part of the wider Grand Canal Greenway corridor extending westwards towards the River Shannon.

The Greenway has been delivered as a dedicated off-road walking and cycling route along the Grand Canal corridor and is intended to function as both a recreational amenity and an active-travel link. It serves local communities in the Clondalkin, Adamstown, Clonburris and Hazelhatch areas, and forms part of the County’s broader investment in sustainable travel and outdoor recreation.

##### **2. Relevance to the Proposed Development**

The proposed Water Supply Project for the Eastern and Midlands Region enters the South Dublin County Council administrative area in the vicinity of Hazelhatch. As a result, elements of the proposed development are located in close proximity to the Grand Canal corridor and the recently opened Greenway.

While the Grand Canal itself is identified within project documentation as an environmental and infrastructural constraint, the Grand Canal Greenway, as an operational public amenity, is not explicitly referenced within available planning summaries associated with the proposal. Given that the Greenway has been open to public use since March 2026, it now forms part of the established baseline environment in this area.

##### **3. Nature and Significance of the Public Amenity**

The 12th Lock–Hazelhatch section of the Grand Canal Greenway represents a newly delivered piece of walking and cycling infrastructure with local and regional importance. It forms part of a planned long-distance greenway corridor linking Dublin westwards through the Midlands, and has been promoted as a valuable public amenity supporting recreation, tourism and sustainable travel.

The Greenway is expected to experience increased levels of pedestrian and cyclist use following its opening, particularly given its role in improving connectivity between existing

communities and areas of planned growth. As such, it constitutes a material public amenity within the vicinity of the proposed development.

#### 4. Planning Considerations Arising from Proximity to the Greenway

The proximity of the proposed development to the Grand Canal Greenway gives rise to a number of planning considerations that warrant acknowledgement within the Planning Authority's overall assessment. These include the potential for indirect effects on the enjoyment and usability of the Greenway during construction, such as noise, visual disturbance or perceived disruption.

Consideration is also required in relation to the continuity of use of the Greenway during construction works, including whether temporary restrictions may be necessary and how any such restrictions would be managed, minimised and communicated. The interface between construction activity and a recently opened public amenity also highlights the importance of appropriate safety measures, signage and coordination with relevant stakeholders.

#### 5. Conclusion

The 12th Lock–Hazelhatch section of the Grand Canal Greenway constitutes a recently opened public amenity of significance within South Dublin County. Given the proximity of the proposed Water Supply Project to this corridor, and the Greenway's status as part of the current recreational and active-travel infrastructure in the area, it is appropriate that the Planning Authority's report acknowledges the presence of this amenity and considers potential interactions with its use and enjoyment during the construction and operational phases of the proposed development.

## Appendix 1D: Environmental Health

**Register Reference:** ACP-323980-25

**Date:** 24/04/2026

**Development:** The proposed development will primarily consist of a proposed Raw Water Intake & Pumping Station at Garrynatineel, Ballina, Co. Tipperary; a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary; a proposed Break Pressure Tank at Knockanacree, Cloughjordan, Co. Tipperary; a proposed Booster Pumping Station at Coagh Upper, Birr, Co. Offaly; a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare; a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin; c. 172km of pipeline connecting the water infrastructure sites; uprating and associated works to the existing Ardnacrusa - Birdhill 38kV line and Ardnacrusa - Birdhill - Nenagh 38kV line, works at the existing Birdhill 38 kV electricity substation, power connections to infrastructure and all ancillary works above and below ground.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) have been prepared in respect of the Proposed Development.

A copy of this application may also be viewed on the application website [www.watersupplyproject.ie](http://www.watersupplyproject.ie)

**Location:** Eastern and Midlands Region Water Supply Project

**Applicant:** Uisce Eireann

**App. Type:** Strategic Infrastructure Application

**Planning Officer:**

**Date Received:** 18-Dec-2025

**Decision Due Date:**

The above proposal **is acceptable** to the Environmental Health Department – subject to the following conditions:

### **Construction Phase:**

1. No equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

**Reason:** In the interest of public health.

2. Where intrusive machinery is required to be used at short notice, the main contractor shall ensure that nearby sensitive locations are informed prior to works commencing. Special consideration and consolation must be given to Peamount Hospital located adjacent to the termination of the pipe line and reservoir.

**Reason:** In the interest of public health.

3. During the construction of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

**Reason:** In the interest of public health.

4. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

**Reason:** In the interest of public health.

5. Signage or lighting to be used on site during the construction of the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.

**Reason:** In the interest of public health.

### **Pest Control**

6. The applicant shall put in place a pest control contract for the site for the duration of the construction works.

**Reason:** In the interest of public health.

### **Operational Phase**

**Noise:**

7. Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

**Reason:** In the interest of public health.

8. Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 3 dB(A) and shall not exceed the background level for evening and night time.

**Reason:** In the interest of public health.

9. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

**Reason:** In the interest of public health.

10. The applicant shall ensure that the design of the noise sources at the facility and the associated abatement measures will ensure that tonal or nuisance noise will not arise at the Noise Sensitive Locations due to the facility operation.

**Reason:** In the interest of public health.

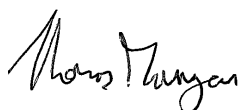
**Air:**

11. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials on site as would give reasonable cause for annoyance to any person in any residence, adjoining premises or public place in the vicinity.

**Reason:** In the interest of public health.

Note: Due to the sensitivities of the neighbouring property Peamount Hospital, it is strongly recommended that full and ongoing consultation is undertaken with them by the developers during the construction phase regarding the environmental impact of this phase of the development.

Yours sincerely,



Thomas Mangan

Senior Environmental Health Officer

A handwritten signature in cursive script, reading "Fiona Byrne". The signature is written in dark ink on a light-colored, textured background.

Fiona Byrne

Principal Environmental Health Officer

## Appendix 1E: Heritage



Comhairle Contae South Dublin  
Átha Cliath Theas County Council

### INTERNAL MEMORANDUM

#### Heritage Officer Planning Report

|                          |                                                                             |
|--------------------------|-----------------------------------------------------------------------------|
| <b>Development:</b>      | Proposed Water Supply Project for the Eastern and Midlands Region           |
| <b>Location:</b>         | In the counties of Clare, Limerick, Tipperary, Offaly, Kildare, and Dublin. |
| <b>Applicant:</b>        | Uisce Éireann                                                               |
| <b>Reg. Ref:</b>         | An Coimisiún Pleanála - Case reference: PA92.323980                         |
| <b>Report Date:</b>      | 1 <sup>st</sup> May 2026                                                    |
| <b>Planning Officer:</b> | Colm Maguire                                                                |

The following comments are made in relation to issues arising regarding heritage and biodiversity.

#### Cultural heritage

Within South Dublin County, the proposed route has the potential to impact upon not just ecology but also on cultural and historic identity and landscape character.

Townland, Parish and Barony boundaries are most often represented in the landscape by hedgerows, ditches and banks. Some of these boundaries have been in use for over 500 years, and have contributed significantly to local identity, settlement patterns and local administration. Some townland boundaries are also thought to extend back into prehistoric times where they represented key boundaries between tribes and local kingdoms.

Significant sections of townland and historic civil boundaries are likely to be impacted by the proposed project route, including:

- the townland and the parish boundary between Peamount and Loughtown;
- between the townlands of Peamount and Hynestown;
- between the townlands of Hynestown and Commons;
- between Commons and Colganstown;
- the boundary between Ringwood townland and County Kildare, which also marks the boundary of the historic Norman Barony of Newcastle;
- and numerous internal field hedgerow boundaries such as in Hynestown townland.

### **Landscape Character and Biodiversity**

The Landscape Character Assessment of South Dublin County identifies this area of the County as the Newcastle Lowlands Character Area. Its landscape sensitivity is judged to be Medium Sensitivity Landscape Character, due to its rural landscape, agricultural base, and its network of field and hedgerows, all of which are vulnerable to urbanising pressures, ribbon development and other sources of erosion and fragmentation.

In being most often represented on the ground as old hedgerow habitats with varying levels of shrubs and mature trees, they also offer significant benefits to biodiversity as ecological corridors, particularly as they traverse the less diverse habitats of arable crops and pastures.

It is considered therefore that the EIAR lacks robustness in its determination of the true effect of the fragmentation, the loss of habitat, and the impact on cultural heritage, that is likely to arise from the construction of the route and the associated infrastructure.

This is particularly relevant to South Dublin County where other habitats of Annex 1 type are lacking, and where the rural landscape and its hedgerow network are central to providing opportunities for biodiversity while also contributing to Landscape Character.

While it is accepted that mitigation efforts are proposed through replanting, it must be noted that this does not represent a like-for-like benefit. Newly planted hedgerows require many decades to establish and to develop the ecological layers and species interactions that make these older, historic linear features such a critical natural habitat feature in the landscape.

It is welcome that sections of the proposed route run adjacent to some hedgerows in an effort to avoid excessive break-through points in the hedgerow network. Greater detail will be required however regarding construction set-back distances from these hedgerows, as every effort will be needed to avoid compaction of soils or damage to tree roots and overhanging branches etc.

### **Habitat and Species Surveys**

It is noted that the EIAR employed a methodology of selected targeted surveys of habitats that were deemed to be particularly ecologically significant or which aligned to Annex 1

habitat types. While this approach may be justified given the nature and the length of the current project, it poses a risk that smaller areas of possibly unknown locations of important habitat may be missed.

Consequently, while no Annex 1 habitat types were deemed to occur in the area of South Dublin County, a network of hedgerow features occur which offer significant opportunities for general biodiversity. While sometimes referred to as ‘ordinary’ biodiversity, these habitats and species form the foundation of ecological systems. They significantly contribute to the ecological services that are relied upon in both the rural and the urban environments, and form the green corridors along which species commute, feed, and reproduce. Cumulative impact on the loss and disturbance of such an extensive network has not been assessed adequately.

It is considered therefore that the EIAR has underestimated the value, particularly to South Dublin County, of the extensive ecological and heritage hedgerow network in this area. It has underestimated the impact of their disturbance, loss, and habitat fragmentation, particularly when the cumulative impacts arising along the full length of this project are taken into account.

Of particular importance is the fragmentation and loss of the linear features that species such as bats depend upon for foraging and feeding. While the EIAR’s robust bat recording data is welcomed, including the highlighting of the contribution of South Dublin County’s hedgerow network to local bat populations, significant mitigation including on-going monitoring of bats during the pipeline’s construction and operational phase, will be required to ensure that local populations in South Dublin County are not permanently negatively impacted by the project.

It is noted, however, that many of the habitat and species surveys were undertaken more than 18 months prior to the project’s submission, with some being over five years old. This is considered to be beyond the period for best practice in ecological surveying, where data is likely to be no longer valid. Additional robust data gathering would therefore be advised should the project receive a grant of permission. It is suggested also that surveys should have a wider focus, to include all features of biodiversity likely to be impacted by the project which may be important for green infrastructure purposes at local levels.

Loss of biodiversity is significant through the removal and disturbance of ‘ordinary’ habitats such as hedgerows, tree-lines, grasslands, local streams etc.

### **Natura 2000 assessment.**

It is advised that the Natura 2000 assessment will need to reconsider its findings in relation to potential impacts in the area of South Dublin County. The report appears not to be aware of the population of Golden Plover in the vicinity of the termination point at Peamount. This population avails of the arable fields in this area for roosting and possibly for feeding purposes (the applicant is referred to information contained in SDCC’s Planning Reference: SD24A/0087W).

It would need to be determined whether these birds are an ex-situ roosting population from the Natura 2000 sites located either in Dublin Bay or in the adjacent midland areas.

Detailed surveying of the area would therefore be required to fully determine the potential for possible ex-situ adverse effects on a Special Conservation Interest (SCI) or Qualifying Interest (QI) bird species, Golden Plover. Such possible adverse effects might result due to the proposed development disturbing and/or removing foraging and roosting areas for this species in the wider vicinity of the proposed developments at Peamount.

---

Rosaleen Dwyer,

Heritage Officer.

Date: 1<sup>st</sup> May 2026

## **Appendix 1F: Water Services Report**

### **Our Comments on Midlands Eastern Water Supply Project**

- 1) Sections of proposed works areas fall under SFRA (Strategic Flood Risk Assessment) Flooding zones as shown on the surface water services mapping attached.
- 2) There is an active watercourse in the Hynestown Td area that will need to be protected.  
It is within the proposed works area.
- 3 South Dublin County Council are constructing a new 900 diameter surface water sewer on Hazelhatch Road to facilitate development at Newcastle.  
This not shown on the map attached as has not been constructed yet.
- 4 Apart from mapping provided, the works areas are in farmland with hedging and ditch boundaries to various fields.  
These boundaries and ditches are to be fully reinstated on completion of proposed pipeline
- 5 Maps attached are services in Hazelhatch Road  
Hynestown Land  
Peamount

Please call me with any questions.  
Brian Harkin  
Senior Executive Engineer  
Natural Water Section  
South Dublin County Council  
County Hall, Tallaght, Dublin 24 D24 YNN5  
| T: +353 1 414 9000 |

## Appendix 1G: Transport

**Date:** 17-Apr-2026

**Register Reference:** ACP-323980-25

**Development:** The proposed development will primarily consist of a proposed Raw Water Intake & Pumping Station at Garrynatineel, Ballina, Co. Tipperary; a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary; a proposed Break Pressure Tank at Knockanacree, Cloughjordan, Co. Tipperary; a proposed Booster Pumping Station at Coagh Upper, Birr, Co. Offaly; a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare; a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin; c. 172km of pipeline connecting the water infrastructure sites; uprating and associated works to the existing Ardnacrusa - Birdhill 38kV line and Ardnacrusa - Birdhill - Nenagh 38kV line, works at the existing Birdhill 38 kV electricity substation, power connections to infrastructure and all ancillary works above and below ground.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) have been prepared in respect of the Proposed Development.

A copy of this application may also be viewed on the application website  
[www.watersupplyproject.ie](http://www.watersupplyproject.ie)

**Location:** Eastern and Midlands Region Water Supply Project

**Applicant:** Uisce Eireann

**App. Type:** Strategic Infrastructure Application

**Planning Officer:**

**Date Received:** 18-Dec-2025

**Decision Due Date:** 11-May-2026

---

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

### **Description**

The proposed development will primarily consist of a proposed Raw Water Intake & Pumping Station at Garrynatineel, Ballina, Co. Tipperary; a proposed Water Treatment Plant at Incha Beg, Birdhill, Co. Tipperary; a proposed Break Pressure Tank at Knockanacree, Cloughjordan, Co. Tipperary; a proposed Booster Pumping Station at Coagh Upper, Birr, Co. Offaly; a proposed Flow Control Valve at Commons Upper, Celbridge, Co. Kildare; a proposed Termination Point Reservoir at Loughtown Upper, Peamount, County Dublin; c. 172km of pipeline connecting the water infrastructure sites; uprating and associated works to the existing Ardnacrusha - Birdhill 38kV line and Ardnacrusha - Birdhill - Nenagh 38kV line, works at the existing Birdhill 38 kV electricity substation, power connections to infrastructure and all ancillary works above and below ground.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) have been prepared in respect of the Proposed Development.

### **Access & Roads Layout:**

SDCC Roads notes that a new access road will be built with access from the R120. The access road is to be 342 metres in length and 5 metres in width. It is expected that the road will take heavy traffic both during construction and in operation.

The road carriageway construction details shall be in accordance with Appendix 6 of the SDCC Taking in Charge Recommendations for road construction. The depth and specification of road materials still apply irrespective of whether the road is to be Taken in Charge.

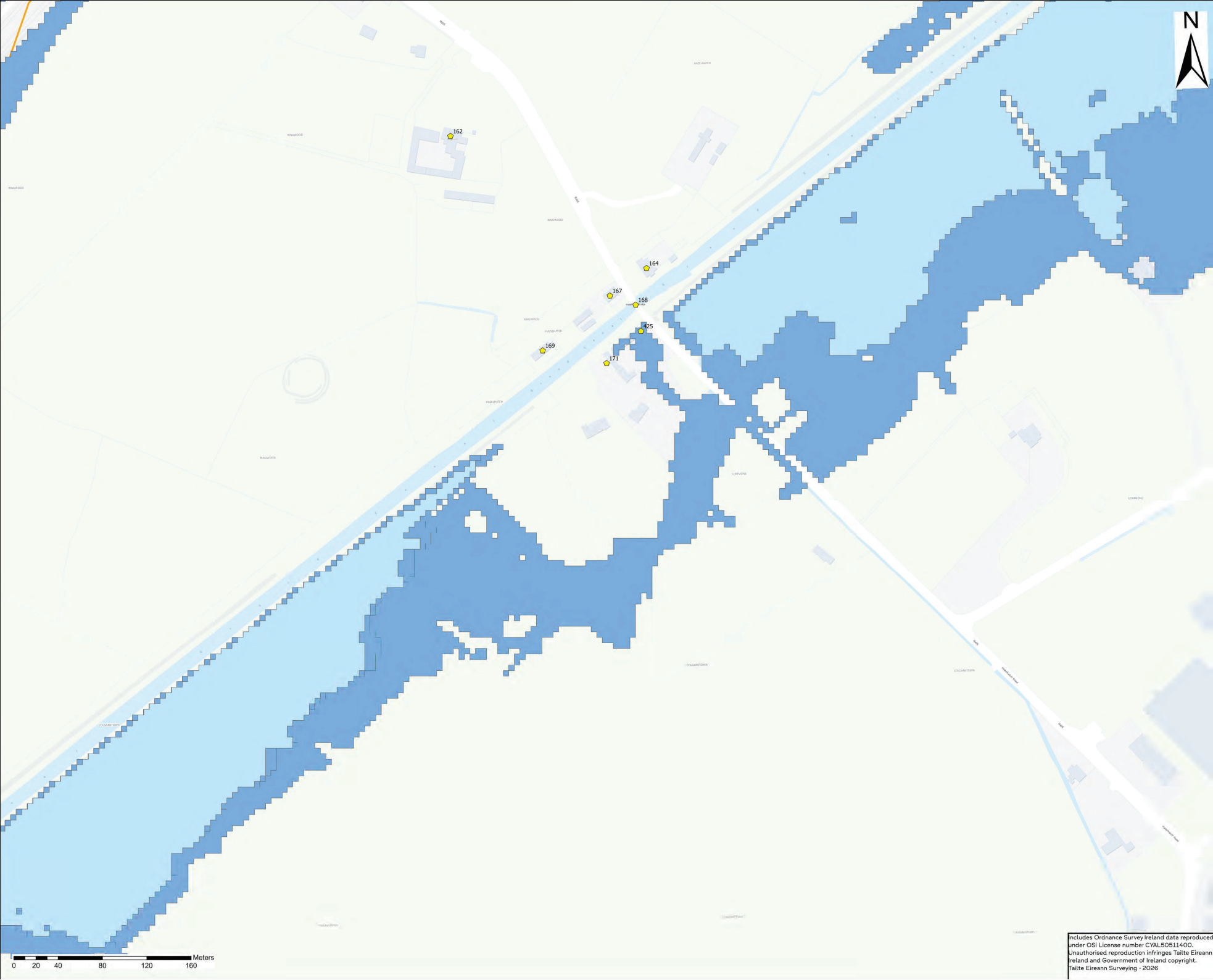
### **Environmental Impact Assessment Report (EIAR):**

The Environmental Impact Assessment Report (EIAR) makes particular note of heavy vehicle use on haul routes, visibility at entrances and need of a construction traffic

management plan in relation to traffic. The applicant shall submit the relevant construction traffic management plans, visibility splays at entrances, where required, and details of road construction details. All waste materials from the project should be detailed and details of waste management to be detailed.

**Should the permission be granted, the following conditions are suggested:**

1. Prior to construction, construction detail drawings shall be submitted and agreed by the roads department. The construction details of the roads and parking spaces shall be in accordance with the SDCC Appendix 6 Taking in Charge Standards.
2. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
3. The applicant/developer shall make visibility splay of 2.0m x 45m in both directions from the entrance. Sightlines should be to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting).



### Surface / Storm Water Drainage System

Legend

**Manhole Types**

- Standard SW
- Private or not TIC SW
- CSO Outlet MH
- Oil Interceptor
- Hydrobrake
- Backdrop
- Catchpit/Grit Trap
- Defender
- Hatchbox
- Unknown

**Pipe and Drainage Types**

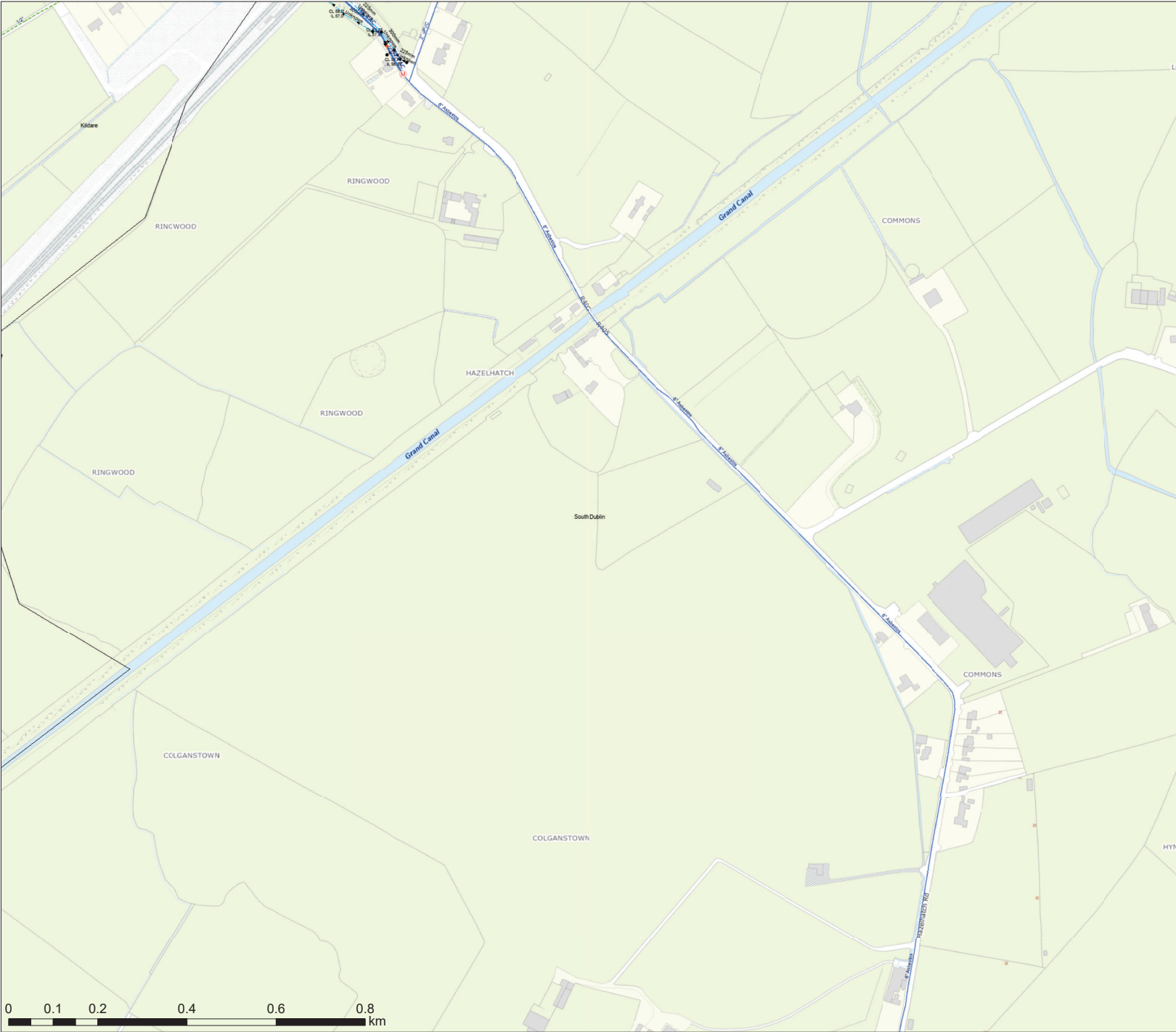
- Large Diameter SW Sewer Chambers
- Public Gravity SW
- Private or not TIC SW
- Combined Sewer O/F
- Pumped SW Main
- Culvert River / Stream
- Open Drainage Channel
- SW Inlet
- SW Inlet with trash screen
- SW Outlet Trash Screen
- SW Outfall
- SW Outfall with valve
- Soakaway
- Attenuation Tank
- Attenuation Cell Type
- Attenuation Arch Tunnel Type
- Tallaght District Heating
- Integrated Constructed Wetland (ICW)
- Detention Basin
- Storage Pond
- Swale
- Record of Protected Structures
- SDCC SFRA 1 in 100 year
- SDCC SFRA 1 in 1000 year
- South Dublin County Boundary
- South Dublin County Boundary

**Note:-**

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# Local Authority Portal Web Map



Print Date: 4/23/2026

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1. Tá toirmeasc ar aon chuid den líníocht seo a aththairgeadh nó a sheoladh ar aghaidh in aon slí, nó aon chuid den líníocht a stóráil ar aon chóras aisghabhála d'aon sórt gan cead i scríbhinn ó shealbhóir an chlipchirt de chuid Uisce Éireann seachas mar a aontófar an doiciméad a úsáid i ndáil leis an tionscadal dá n-éisiódh an doiciméad chuige ar dtús.
2. Cé go ndeanadh gach uile iarracht cúram a dhéanamh ina tionsú, tugann Uisce Éireann an fhaisnéis seo i ndáil le láithair a líonra faoi thalamh mar theoir ghinearálta ar an dian-tuiscint go bhfuil an fhaisnéis bunaithe ar an eolas is fearr curtha ar fáil d'Uisce Éireann ó gach uile Údaráis Áitiúil in Éirinn. Séanann Uisce Éireann freagracht as cruinneas, comhláine, nó nádúr chun dáta na faisnéise a tugadh agus ní thabharfaidh Uisce Éireann aon ráthálachtaí ná gealltanais ná barántaí maidir leis an bhfaisnéis agus séanann Uisce Éireann gach aon difteanas a d'fhéadfadh a eascairt as aon earráidí nó as aon fhaillí ar bith. Níor cheart braith ar an bhfaisnéis seo má bhíonn tochaillí nó aon oibreacha eile ar siúl i gcoimeád an líonra faoi thalamh de chuid Uisce Éireann. Is faoi na páirtithe ag déanamh na dtóchaillí nó aon oibreacha eile atá sé deimhín a dhéanamh de go sainaitheanas láithair chruinn an líonra faoi thalamh de chuid Uisce Éireann sula dtabharfar faoi thús a chur le haon tochaillí nó oibreacha eile. Ní léirítear naisc sheirbhíse de ghnáth ach bí ar an airdeall go bhféadfaidís a bheith ann.

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Water Distribution Network</b> <ul style="list-style-type: none"><li>Water Treatment Plant</li><li>Water Pump Station</li><li>Storage Cell/Tower</li><li>Dosing Point</li><li>Meter Station</li><li>Abstraction Point</li><li>Telemetry Kiosk</li><li>Possible</li><li>Raw Water</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Sewer Foul Combined Network</b> <ul style="list-style-type: none"><li>Waste Water Treatment Plant</li><li>Waste Water Pump Station</li></ul>                                                                                                                                             | <b>Storm Water Network</b> <ul style="list-style-type: none"><li>Surface Gravity Mains</li><li>Surface Gravity Mains Private</li><li>Surface Water Pressurised Mains</li><li>Surface Water Pressurised Mains Private</li></ul>                                                         |
| <b>Reservoir</b> <ul style="list-style-type: none"><li>Possible</li><li>Raw Water</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Sewer Mains Irish Water</b> <ul style="list-style-type: none"><li>Gravity - Combined</li><li>Gravity - Unknown</li><li>Pumping - Combined</li><li>Pumping - Foul</li><li>Pumping - Unknown</li><li>Syphon - Combined</li><li>Syphon - Foul</li><li>Overflow</li></ul>                    | <b>Inlet Type</b> <ul style="list-style-type: none"><li>Gully</li><li>Standard</li><li>Other; Unknown</li></ul>                                                                                                                                                                        |
| <b>Water Distribution Mains</b> <ul style="list-style-type: none"><li>Irish Water</li><li>Private</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Sewer Mains Private</b> <ul style="list-style-type: none"><li>Gravity - Combined</li><li>Gravity - Foul</li><li>Gravity - Unknown</li><li>Pumping - Combined</li><li>Pumping - Foul</li><li>Pumping - Unknown</li><li>Syphon - Combined</li><li>Syphon - Foul</li><li>Overflow</li></ul> | <b>Storm Manholes</b> <ul style="list-style-type: none"><li>Standard</li><li>Stack</li><li>Cascade</li><li>Catchpit</li><li>Bifurcation</li><li>Hatchbox</li><li>Lampole</li><li>Hydrobrake</li><li>Other; Unknown</li><li>Storm Culverts</li><li>Stormwater Chambers</li></ul>        |
| <b>Trunk Water Mains</b> <ul style="list-style-type: none"><li>Irish Water</li><li>Private</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Sewer Lateral Lines</b> <ul style="list-style-type: none"><li>Sewer Lateral Lines</li></ul>                                                                                                                                                                                              | <b>Discharge Type</b> <ul style="list-style-type: none"><li>Outfall</li><li>Overflow</li><li>Soakaway</li><li>Other; Unknown</li></ul>                                                                                                                                                 |
| <b>Water Lateral Lines</b> <ul style="list-style-type: none"><li>Irish Water</li><li>Non IW</li><li>Water Casings</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Sewer Manholes</b> <ul style="list-style-type: none"><li>Standard</li><li>Backdrop</li><li>Cascade</li><li>Catchpit</li><li>Bifurcation</li><li>Hatchbox</li><li>Lampole</li><li>Hydrobrake</li><li>Other; Unknown</li></ul>                                                             | <b>Gas Networks Ireland</b> <ul style="list-style-type: none"><li>Transmission High Pressure Gasline</li><li>Distribution Medium Pressure Gasline</li><li>Distribution Low Pressure Gasline</li></ul>                                                                                  |
| <b>Water Abandoned Lines</b> <ul style="list-style-type: none"><li>Boundary Meter</li><li>Bulk/Check Meter</li><li>Group Scheme</li><li>Source Meter</li><li>Waste Meter</li><li>Unknown Meter; Other Meter</li><li>Non-Return</li><li>PRV</li><li>PSV</li><li>Sluice Line Valve Open/Closed</li><li>Butterfly Line Valve Open/Closed</li><li>Sluice Boundary Valve Open/Closed</li><li>Butterfly Boundary Valve Open/Closed</li><li>Scour Valves</li><li>Single Air Control Valve</li><li>Double Air Control Valve</li><li>Water Stop Valves</li><li>Water Service Connections</li><li>Water Distribution Chambers</li><li>Water Network Junctions</li><li>Pressure Monitoring Point</li><li>Fire Hydrant</li><li>Fire Hydrant/Washout</li></ul> | <b>Discharge Type</b> <ul style="list-style-type: none"><li>Outfall</li><li>Overflow</li><li>Soakaway</li><li>Standard Outlet</li><li>Other; Unknown</li></ul>                                                                                                                              | <b>ESB Networks</b> <ul style="list-style-type: none"><li>ESB HV Lines</li><li>ESB MV/LV Lines</li><li>MV Overhead Three Phase</li><li>MV Overhead Single Phase</li><li>LV Overhead Three Phase</li><li>LV Overhead Single Phase</li><li>MV/LV Underground</li><li>Abandoned</li></ul> |
| <b>Water Fittings</b> <ul style="list-style-type: none"><li>Cap</li><li>Reducer</li><li>Tap</li><li>Other Fittings</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Cleanout Type</b> <ul style="list-style-type: none"><li>Rodding Eye</li><li>Flushing Structure</li><li>Other; Unknown</li></ul>                                                                                                                                                          | <b>ESB MV/LV Lines</b> <ul style="list-style-type: none"><li>MV Overhead Three Phase</li><li>MV Overhead Single Phase</li><li>LV Overhead Three Phase</li><li>LV Overhead Single Phase</li><li>MV/LV Underground</li><li>Abandoned</li></ul>                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Sewer Inlets</b> <ul style="list-style-type: none"><li>Catchpit</li><li>Gully</li><li>Standard</li><li>Other; Unknown</li></ul>                                                                                                                                                          | <b>Non Service Categories</b> <ul style="list-style-type: none"><li>Proposed</li><li>Under Construction</li><li>Out of Service</li><li>Decommissioned</li></ul>                                                                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Sewer Fittings</b> <ul style="list-style-type: none"><li>Vent/Col</li><li>Other; Unknown</li></ul>                                                                                                                                                                                       | <b>Water Non Service Assets</b> <ul style="list-style-type: none"><li>Water Point Feature</li><li>Water Pipe</li><li>Water Structure</li></ul>                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                             | <b>Waste Non Service Assets</b> <ul style="list-style-type: none"><li>Waste Point Feature</li><li>Sewer</li><li>Waste Structure</li></ul>                                                                                                                                              |



# Surface / Storm Water Drainage System

- Legend
- Manhole Types
- Standard SW
  - Private or not TIC SW
  - CSO Outlet MH
  - Oil Interceptor
  - Hydrobrake
  - Backdrop
  - Catchpit/Grit Trap
  - Defender
  - Hatchbox
  - Unknown
- Pipe and Drainage Types
- Public Gravity SW
  - Private or not TIC SW
  - Combined Sewer O/F
  - Pumped SW Main
  - Culvert River / Stream
  - Open Drainage Channel
  - SW Pumping Station
  - SW Inlet
  - SW Inlet with trash screen
  - SW Outlet Trash Screen
  - SW Outfall
  - SW Outfall with valve
  - Soakaway
  - Attenuation Tank
  - Attenuation Cell Type
  - Attenuation Arch Tunnel Type
  - Tallaght District Heating
  - Integrated Constructed Wetland (ICW)
  - Detention Basin
  - Storage Pond
  - Swale
  - Record of Protected Structures
  - SDCC SFRA 1 in 100 year
  - SDCC SFRA 1 in 1000 year
  - South Dublin County Boundary
  - South Dublin County Boundary

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| <b>Water Distribution Network</b> <ul style="list-style-type: none"><li>Water Treatment Plant</li><li>Water Pump Station</li><li>Storage Cell/Tower</li><li>Dosing Point</li><li>Meter Station</li><li>Abstraction Point</li><li>Telemetry Kiosk</li></ul> <b>Reservoir</b> <ul style="list-style-type: none"><li>Possible</li><li>Raw Water</li></ul> <b>Water Distribution Mains</b> <ul style="list-style-type: none"><li>Irish Water</li><li>Private</li></ul> <b>Trunk Water Mains</b> <ul style="list-style-type: none"><li>Irish Water</li><li>Private</li></ul> <b>Water Lateral Lines</b> <ul style="list-style-type: none"><li>Irish Water</li><li>Non IW</li><li>Water Casings</li></ul> <b>Water Abandoned Lines</b> <ul style="list-style-type: none"><li>Boundary Meter</li><li>Bulk/Check Meter</li><li>Group Scheme</li><li>Source Meter</li><li>Waste Meter</li><li>Unknown Meter ; Other Meter</li><li>Non-Return</li><li>PRV</li><li>PSV</li><li>Sluice Line Valve Open/Closed</li><li>Butterfly Line Valve Open/Closed</li><li>Sluice Boundary Valve Open/Closed</li><li>Butterfly Boundary Valve Open/Closed</li><li>Scour Valves</li><li>Single Air Control Valve</li><li>Double Air Control Valve</li><li>Water Stop Valves</li><li>Water Service Connections</li><li>Water Distribution Chambers</li><li>Water Network Junctions</li><li>Pressure Monitoring Point</li><li>Fire Hydrant</li><li>Fire Hydrant/Washout</li></ul> <b>Water Fittings</b> <ul style="list-style-type: none"><li>Cap</li><li>Reducer</li><li>Tap</li><li>Other Fittings</li></ul> | <b>Sewer Foul Combined Network</b> <ul style="list-style-type: none"><li>Waste Water Pump Station</li></ul> <b>Sewer Mains Irish Water</b> <ul style="list-style-type: none"><li>Gravity - Combined</li><li>Gravity - Unknown</li><li>Pumping - Combined</li><li>Pumping - Foul</li><li>Pumping - Unknown</li><li>Syphon - Combined</li><li>Syphon - Foul</li><li>Overflow</li></ul> <b>Sewer Mains Private</b> <ul style="list-style-type: none"><li>Gravity - Combined</li><li>Gravity - Unknown</li><li>Pumping - Combined</li><li>Pumping - Foul</li><li>Pumping - Unknown</li><li>Syphon - Combined</li><li>Syphon - Foul</li><li>Overflow</li></ul> <b>Sewer Lateral Lines</b> <ul style="list-style-type: none"><li>Sewer Casings</li></ul> <b>Sewer Manholes</b> <ul style="list-style-type: none"><li>Standard</li><li>Backdrop</li><li>Cascade</li><li>Catchpit</li><li>Bifurcation</li><li>Hatchbox</li><li>Lampole</li><li>Hydrobrake</li><li>Other; Unknown</li></ul> <b>Discharge Type</b> <ul style="list-style-type: none"><li>Outfall</li><li>Overflow</li><li>Soakaway</li><li>Other; Unknown</li></ul> <b>Cleanout Type</b> <ul style="list-style-type: none"><li>Rodding Eye</li><li>Flushing Structure</li><li>Other; Unknown</li></ul> <b>Sewer Inlets</b> <ul style="list-style-type: none"><li>Catchpit</li><li>Gully</li><li>Standard</li><li>Other; Unknown</li></ul> <b>Sewer Fittings</b> <ul style="list-style-type: none"><li>Vent/Col</li><li>Other; Unknown</li></ul> | <b>Storm Water Network</b> <ul style="list-style-type: none"><li>Surface Gravity Mains</li><li>Surface Gravity Mains Private</li><li>Surface Water Pressurised Mains</li><li>Surface Water Pressurised Mains Private</li></ul> <b>Inlet Type</b> <ul style="list-style-type: none"><li>Gully</li><li>Standard</li><li>Other; Unknown</li></ul> <b>Storm Manholes</b> <ul style="list-style-type: none"><li>Standard</li><li>Backdrop</li><li>Catchpit</li><li>Bifurcation</li><li>Hatchbox</li><li>Lampole</li><li>Hydrobrake</li><li>Other; Unknown</li></ul> <b>Storm Culverts</b> <ul style="list-style-type: none"><li>Storm Clean Outs</li><li>Stormwater Chambers</li></ul> <b>Discharge Type</b> <ul style="list-style-type: none"><li>Outfall</li><li>Overflow</li><li>Soakaway</li><li>Other; Unknown</li></ul> <b>Gas Networks Ireland</b> <ul style="list-style-type: none"><li>Transmission High Pressure Gasline</li><li>Distribution Medium Pressure Gasline</li><li>Distribution Low Pressure Gasline</li></ul> <b>ESB Networks</b> <ul style="list-style-type: none"><li>ESB HV Lines</li><li>HV Underground</li><li>HV Overhead</li><li>HV Abandoned</li><li>ESB MV/LV Lines</li><li>MV Overhead Three Phase</li><li>MV Overhead Single Phase</li><li>LV Overhead Three Phase</li><li>LV Overhead Single Phase</li><li>MV/LV Underground</li><li>Abandoned</li></ul> <b>Non Service Categories</b> <ul style="list-style-type: none"><li>Proposed</li><li>Under Construction</li><li>Out of Service</li><li>Decommissioned</li></ul> <b>Water Non Service Assets</b> <ul style="list-style-type: none"><li>Water Point Feature</li><li>Water Pipe</li><li>Water Structure</li></ul> <b>Waste Non Service Assets</b> <ul style="list-style-type: none"><li>Waste Point Feature</li><li>Sewer</li><li>Waste Structure</li></ul> |
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# Surface / Storm Water Drainage System

- Legend
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  - Attenuation Cell Type
  - Attenuation Arch Tunnel Type
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  - Record of Protected Structures
  - SDCC SFRA 1 in 100 year
  - SDCC SFRA 1 in 1000 year
  - South Dublin County Boundary
  - South Dublin County Boundary

Note:-

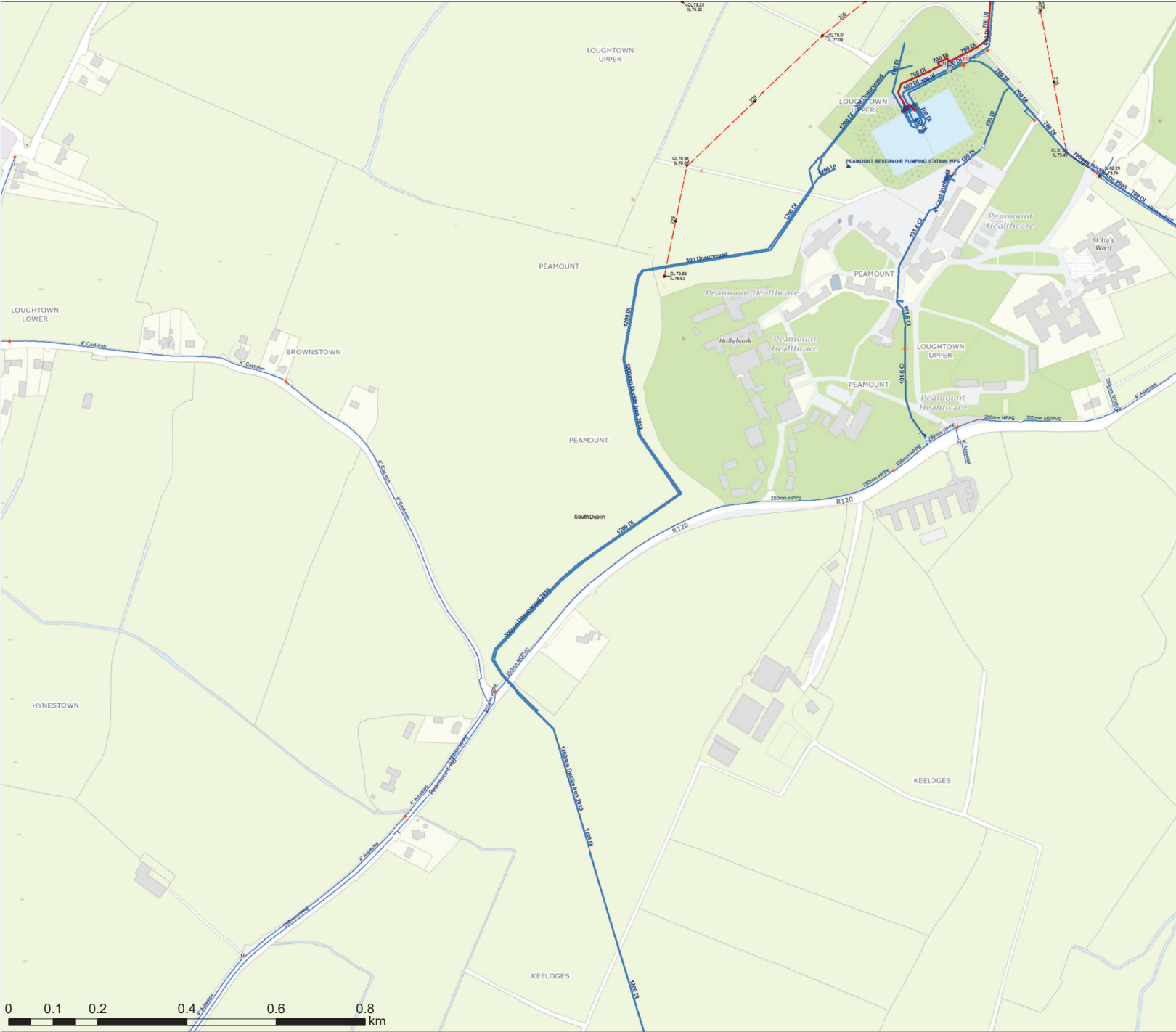
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Print Date: 4/23/2026

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1. Tá toirmeasc ar aon chuid den líníocht seo a aththairgeadh nó a sheoladh ar aghaidh in aon slí, nó aon chuid den líníocht a stóráil ar aon chóras aigbhabhála d'aon sórt gan cead i scríbhinn ó shealbhóir an chóipchirt de chuid Uisce Éireann seachas mar a aontófar an doiciméad a úsáid i ndáil leis an tionscadal dá n-éisiódh an doiciméad chuige ar dtús.
2. Cé go ndeanadh gach uile iarracht córam a dhéanamh ina tionsú, tugann Uisce Éireann an fhaisnéis seo i ndáil le láithair a linnra faoi thalamh mar theoir ghinearálta ar an dian-tuiscint go bhfuil an fhaisnéis bunaithe ar an eolas is fearr curtha ar fáil d'Uisce Éireann ó gach uile Údaráis Áitiúil in Éirinn. Séanann Uisce Éireann freagracht as cruinneas, comhlánú, nó níos chun dáta na faisnéise a tugadh agus ní thabharfaidh Uisce Éireann aon ráthálachtaí ná gealltanais ná barántaí maidir leis an bhfaisnéis agus séanann Uisce Éireann gach aon dteianas a d'fhéadfadh a eascairt as aon earráidí nó as aon fhaillí ar bith. Níor cheart braith ar an bhfaisnéis seo má bhíonn tochaillí nó aon oibreacha eile ar siúl i gcoimeád an linnra faoi thalamh de chuid Uisce Éireann. Is faoi na páirtithe ag déanamh na dtóchaillí nó aon oibreacha eile atá sé deimhín a dhéanamh de go sainaitheofar láithair chruinn an linnra faoi thalamh de chuid Uisce Éireann sula dtabharfar faoi thuas a chur le haon tochaillí nó oibreacha eile. Ní léirítear naisc sheirbhíse de ghnáth ach bí ar an airdeall go bhféadfaidís a bheith ann.

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| <b>Water Distribution Network</b> <ul style="list-style-type: none"><li>Water Treatment Plant</li><li>Water Pump Station</li><li>Storage Cell/Tower</li><li>Dosing Point</li><li>Meter Station</li><li>Abstraction Point</li><li>Telemetry Kiosk</li><li>Potable</li><li>Raw Water</li><li>Water Distribution Mains<ul style="list-style-type: none"><li>Irish Water</li><li>Private</li></ul></li><li>Trunk Water Mains<ul style="list-style-type: none"><li>Irish Water</li><li>Private</li></ul></li><li>Water Lateral Lines<ul style="list-style-type: none"><li>Irish Water</li><li>Non IW</li></ul></li><li>Water Casings</li><li>Water Abandoned Lines</li><li>Boundary Meter</li><li>Bulk/Check Meter</li><li>Group Scheme</li><li>Source Meter</li><li>Waste Meter</li><li>Unknown Meter ; Other Meter</li><li>Non-Return</li><li>PRV</li><li>PSV</li><li>Sluice Line Valve Open/Closed</li><li>Butterfly Line Valve Open/Closed</li><li>Sluice Boundary Valve Open/Closed</li><li>Butterfly Boundary Valve Open/Closed</li><li>Scour Valves</li><li>Single Air Control Valve</li><li>Double Air Control Valve</li><li>Water Stop Valves</li><li>Water Service Connections</li><li>Water Distribution Chambers</li><li>Water Network Junctions</li><li>Pressure Monitoring Point</li><li>Fire Hydrant</li><li>Fire Hydrant/Washout</li><li>Water Fittings<ul style="list-style-type: none"><li>Cap</li><li>Reducer</li><li>Tap</li><li>Other Fittings</li></ul></li></ul> | <b>Sewer Foul Combined Network</b> <ul style="list-style-type: none"><li>Waste Water Treatment Plant</li><li>Waste Water Pump station</li><li>Sewer Mains Irish Water<ul style="list-style-type: none"><li>Gravity - Combined</li><li>Gravity - Foul</li><li>Gravity - Unknown</li><li>Pumping - Combined</li><li>Pumping - Foul</li><li>Pumping - Unknown</li><li>Syphon - Combined</li><li>Syphon - Foul</li><li>Overflow</li></ul></li><li>Sewer Mains Private<ul style="list-style-type: none"><li>Gravity - Combined</li><li>Gravity - Foul</li><li>Gravity - Unknown</li><li>Pumping - Combined</li><li>Pumping - Foul</li><li>Pumping - Unknown</li><li>Syphon - Combined</li><li>Syphon - Foul</li><li>Overflow</li></ul></li><li>Sewer Lateral Lines</li><li>Sewer Casings</li><li>Sewer Manholes<ul style="list-style-type: none"><li>Standard</li><li>Backdrop</li><li>Cascade</li><li>Other; Unknown</li></ul></li><li>Discharge Type<ul style="list-style-type: none"><li>Outfall</li><li>Overflow</li><li>Soakaway</li><li>Other; Unknown</li></ul></li><li>Cleanout Type<ul style="list-style-type: none"><li>Rodding Eye</li><li>Flushing Structure</li><li>Other; Unknown</li></ul></li><li>Sewer Inlets<ul style="list-style-type: none"><li>Catchpit</li><li>Gully</li><li>Standard</li><li>Other; Unknown</li></ul></li><li>Sewer Fittings<ul style="list-style-type: none"><li>Vent/Col</li><li>Other; Unknown</li></ul></li></ul> | <b>Storm Water Network</b> <ul style="list-style-type: none"><li>Surface Gravity Mains</li><li>Surface Gravity Mains Private</li><li>Surface Water Pressurised Mains</li><li>Surface Water Pressurised Mains Private</li><li>Inlet Type<ul style="list-style-type: none"><li>Gully</li><li>Standard</li><li>Other; Unknown</li></ul></li><li>Storm Manholes<ul style="list-style-type: none"><li>Standard</li><li>Backdrop</li><li>Cascade</li><li>Catchpit</li><li>Bifurcation</li><li>Hatchbox</li><li>Lampole</li><li>Hydrobrake</li><li>Other; Unknown</li></ul></li><li>Storm Culverts</li><li>Stormwater Chambers</li><li>Discharge Type<ul style="list-style-type: none"><li>Outfall</li><li>Overflow</li><li>Soakaway</li><li>Other; Unknown</li></ul></li><li>Gas Networks Ireland<ul style="list-style-type: none"><li>Transmission High Pressure Gasline</li><li>Distribution Medium Pressure Gasline</li><li>Distribution Low Pressure Gasline</li></ul></li><li>ESB Networks</li><li>ESB HV Lines<ul style="list-style-type: none"><li>HV Underground</li><li>HV Overhead Three Phase</li><li>LV Overhead Single Phase</li><li>MV/LV Underground</li><li>Abandoned</li></ul></li><li>Non Service Categories<ul style="list-style-type: none"><li>Proposed</li><li>Under Construction</li><li>Out of Service</li><li>Decommissioned</li></ul></li><li>Water Non Service Assets<ul style="list-style-type: none"><li>Water Point Feature</li><li>Water Pipe</li><li>Water Structure</li></ul></li><li>Waste Non Service Assets<ul style="list-style-type: none"><li>Waste Point Feature</li><li>Sewer</li><li>Waste Structure</li></ul></li></ul> |
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## Legend

- Standard Manhole
- Hydrobrake Manhole
- Oil / Petrol Interceptor
- Foul Overflow Manhole
- Downstream Defender
- Other/Specify
- Private or not TIC
- Backdrop Manhole
- Grit Trap
- Hatchbox
- Large Size SW Chamber
- Surface Water Pumping Station
- Surface Water Outfall (no valve)
- Surface Water Outfall (with valve)
- Attenuation Tank
- Arch/Tunnel Attenuation System
- Modular/Crate Attenuation System
- Surface Water Inlet (trash screen)
- Surface Water Outlet (screen)
- Surface Water Inlet
- Soakaway
- Gravity Surface Water Sewer
- Realigned open channel / Stream
- Foul Sewer Overflow
- Pumping Main
- Private or not TIC
- River / Stream Culvert
- Conveyance Infiltration Trench
- SDCC Water Monitoring Locations
- Attenuation Pond
- Swale
- Detention Basin
- Integrated Constructed Wetland
- Tallaght District Heating
- Rivers
- County Council Boundary
- 2022 - SFRA 100 Year Storm
- 2022 - SFRA 1000 Year Storm
- Planning Application Boundary

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**Surface / Storm Water  
Drainage System**



0 50 100 200 300 400 500  
Meters

- Legend
- Standard Manhole

⚡

Hydrobrake Manhole

●

Oil / Petrol Interceptor

●

Foul Overflow Manhole

⬮

Downstream Defender

●

Other/Specify

○

Private or not TIC

●

Backdrop Manhole

■

Grit Trap

●

Hatchbox

□

Large Size SW Chamber

🏭

Surface Water Pumping Station

🌊

Surface Water Outfall (no valve)

🌊

Surface Water Outfall (with valve)

🏠

Attenuation Tank

🏠

Arch/Tunnel Attenuation System

🏠

Modular/Crate Attenuation System

🌊

Surface Water Inlet (trash screen)

🌊

Surface Water Outlet (screen)

🌊

Surface Water Inlet

💧

Soakaway

🔵

Gravity Surface Water Sewer

🟢

Realigned open channel / Stream

🔴

Foul Sewer Overflow

🔵

Pumping Main

➡

Private or not TIC

🔵

River / Stream Culvert

🔵

Conveyance Infiltration Trench

★

SDCC Water Monitoring Locations

□

Attenuation Pond

□

Swale

🏠

Detention Basin

🏠

Integrated Constructed Wetland

🔴

Tallaght District Heating

—

Rivers

🟡

County Council Boundary

🔵

2022 - SFRA 100 Year Storm

🔵

2022 - SFRA 1000 Year Storm

🔴

Planning Application Boundary

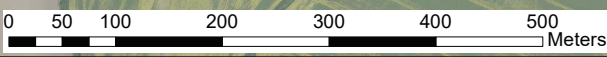
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Surface / Storm Water Drainage System



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Date: 27/04/2026

**Appendix 2 - Council Meeting (To be appended post-Council Meeting 11th May 2026)**

Appendix 2A: Resolutions of South Dublin County Council

No resolutions were passed at the meeting.

Appendix 2B: Minutes of Meeting of South Dublin County Council

See overleaf.

**RE: PROPOSED STRATEGIC INFRASTRUCTURE DEVELOPMENT BY  
UISCE ÉIREANN: EASTERN AND MIDLANDS WATER SUPPLY PROJECT  
LOCATED IN THE COUNTIES OF SOUTH DUBLIN, CLARE, KILDARE,  
LIMERICK, OFFALY, and TIPPERARY.**

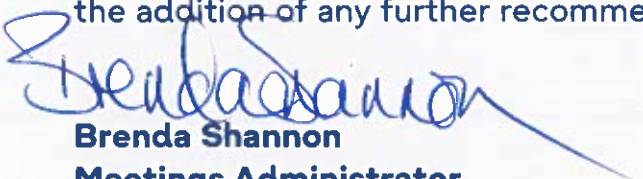
At their meeting held on 11 May 2026, the elected members of South Dublin County Council considered the Chief Executive's report on the above proposed strategic infrastructure development.

A discussion followed with input from Councillors F. Timmons, M. Johansson, J. Spear, C. Brady and G. Kenny relating to the following:

- Retention of hedgerows and biodiversity
- Impact on the future development potential of lands traversed by the pipeline
- The structure of the community gain
- Communication with communities during construction
- Managing the reinstatement of roads
- Opportunities to expand the greenway
- Pipeline crossing at the grand canal

Mr. E. Burke, Director of Planning and Transport, responded to the members.

The Chief Executive's report was **NOTED** by the Elected Members without the addition of any further recommendations.



**Brenda Shannon**  
**Meetings Administrator**  
**Acting Senior Executive Officer**  
**Corporate Services**  
**South Dublin County Council**  
[meetingsadmin@sdublincoco.ie](mailto:meetingsadmin@sdublincoco.ie)