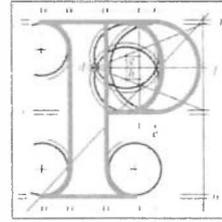


Our Case Number: ACP-323980-25

Planning Authority Reference Number:



An
Coimisiún
Pleanála

Dublin Chamber
c/o Stephen Browne
Head of Public Affairs
7 Clare Street
Dublin 2

Date: 04 March 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 recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

The Commission will revert to you in due course with regard to the matter.

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

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

If you have any queries in the meantime please contact the undersigned officer of the Commission. Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,


Eimear Reilly

Executive Officer
Direct Line: 01-8737184

PA04

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Observation on The Greater Dublin Drainage Project

An Bord Pleanála Reference: ABP-323980

February 2026

Introduction

Dublin Chamber welcomes the opportunity to make a further observation in strong support of the Greater Dublin Drainage (GDD) Project. Dublin Chamber is the representative body for businesses across the Greater Dublin Area. Our membership reflects the full spectrum of economic activity in the region, ranging from sole traders and scaling SMEs to large indigenous firms and multinational employers. This breadth of membership gives the Chamber direct insight into the operational realities facing businesses and their employees.

The GDD Project is a critical piece of national infrastructure. Its timely delivery is essential to the continued functioning and future growth of Dublin and the wider Greater Dublin Area.

In Support of the Application

Dublin is home to approximately 1.5 million people and supports in excess of 900,000 jobs. The region accounts for a substantial proportion of national economic output. It is the primary driver of Ireland's economic performance and international competitiveness.

Dublin is operating under increasing infrastructure constraints. Population growth, employment growth and housing demand are all rising. Infrastructure delivery has not kept pace.

Wastewater treatment capacity is fundamental to sustainable development. Without adequate capacity, housing cannot be built, commercial premises cannot be occupied and industrial activity cannot expand. It is a hard constraint on growth.

Wastewater volumes in the Greater Dublin Area are projected to increase significantly over the coming decades. The upgraded Ringsend Wastewater Treatment Plant will operate at its maximum design capacity once works are complete. The GDD Project is required to provide the additional long-term treatment capacity necessary to meet projected demand up to 2050 and beyond.

This is not simply a matter of facilitating growth. It is a matter of protecting public health, safeguarding the environment and ensuring compliance with EU and national

wastewater treatment regulations. Failure to invest in capacity exposes the State to compliance risks and environmental pressures that can and should be avoided.

The GDD Project is recognised as a key strategic investment under Project Ireland 2040 and the National Development Plan 2021–2030. These national strategies seek to concentrate growth in areas of scale, promote compact urban development and deliver housing at higher densities. Such policy objectives are only achievable where enabling infrastructure is in place.

Housing Delivery and Economic Competitiveness

Housing delivery remains one of the most pressing challenges facing the Dublin region. Infrastructure deficits are already affecting the pace and scale of residential development. Wastewater capacity is one of the most critical constraints.

Without the GDD Project, development across north Dublin and adjoining counties will face increasing limitations. Capacity constraints in the network will restrict new connections. This will have direct consequences for the delivery of housing targets and for affordability.

The implications extend beyond housing. Businesses considering expansion or investment require certainty that core infrastructure is in place. Multinational investors assess infrastructure resilience as part of location decisions. Indigenous firms require predictable timelines for development and expansion.

If strategic infrastructure is delayed, investment decisions are delayed. In some cases, they are diverted elsewhere. Dublin competes with other European city-regions for capital, talent and enterprise. Infrastructure certainty is a core component of that competitiveness.

The GDD Project will also free up capacity within the wider network, including at Ringsend, thereby supporting development in the areas it serves. Its benefits are therefore regional in scale and national in impact.

The Cost of Delay

Dublin Chamber acknowledges the statutory role of An Bord Pleanála and respects the thorough assessment required for projects of this scale. However, we must underscore the urgency of delivering strategic infrastructure in line with demographic and economic realities.

The GDD Project has been under development for a considerable period. Prolonged timelines for critical infrastructure create cumulative economic and social costs.

Delays:

- Constrain housing supply
- Limit business expansion
- Increase long-term project costs
- Undermine policy credibility
- Exacerbate existing infrastructure deficits

Infrastructure planning must anticipate growth rather than respond after capacity has been exhausted. The GDD Project represents forward planning. Failure to proceed would represent a significant setback to the region's ability to accommodate projected population and employment growth.

Conclusion

The Greater Dublin Drainage Project is essential national infrastructure. Fundamentally, it provides the wastewater treatment capacity required for Dublin and the Greater Dublin Area to function as a modern, competitive and sustainable city-region.

Dublin Chamber reiterates its strong support for this application and respectfully urges An Bord Pleanála to grant approval at the earliest possible opportunity so that this vital project can proceed without further delay.

Contact:

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