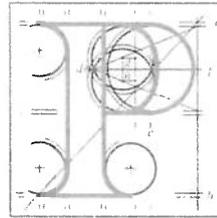


**Our Case Number:** ACP-323980-25

**Your Reference:** Fonsell Ltd



An  
Coimisiún  
Pleanála

Sudway & Company Limited  
Riversdale House  
Riversdale View  
Ballyboden Road  
Rathfarnham  
Dublin 14

**Date:** 10 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 submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

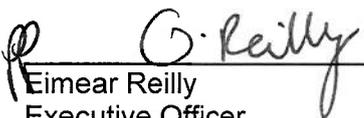
The Commission will revert to you in due course in respect of this matter.

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 (01) 858 8100  
Glao Áitiúil LoCall 1800 275 175  
Facs Fax (01) 872 2684  
Láithreán Gréasáin Website [www.pleanala.ie](http://www.pleanala.ie)  
Ríomhphost Email [communications@pleanala.ie](mailto:communications@pleanala.ie)

64 Sráid Maoilbhríde 64 Marlborough Street  
Baile Átha Cliath 1 Dublin 1  
D01 V902 D01 V902

# SUDWAY & COMPANY LIMITED

## CHARTERED SURVEYORS

N. SUDWAY, MRICS, MSCSI, FCIArb. M.MII

Riversdale House  
Riversdale View  
Ballyboden Road  
Rathfarnham  
Dublin, 14

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
18 FEB 2026	
Fee: €	_____ Type: _____
Time: <i>12:06</i>	By: <i>Heard</i>

Tel. No. 01-4061512  
Fax No. 01-4061517

An Coimisiún Pleanála  
64 Marlborough Street,  
Dublin 1.

18<sup>th</sup> February, 2026

Re: Uisce Éireann Compulsory Purchase  
Water Supply Project Eastern and Midlands Region Ordr, 2025  
Fonsell Ltd Plot No. WL415.2118, 2119, 2120

Dear Sir/Madam,

With regards to the above matter and the Compulsory Purchase Order, as served on my Client on the 15<sup>th</sup> December 2025, I can confirm that I have been instructed to act on behalf of the above land owner in respect of the same.

My Clients, who are connected to a large residential property developer acquired the lands, the subject of the Order, with a view that they would become suitable for housing development especially considering their proximity to the expanding commuter town of Celbridge and also their proximity to the Hazelhatch railway station and park and ride car parking facility and is also included in the Dart plus South west Infrastructural scheme. The scheme as currently designed will cause unnecessary sterilization of lands to the south of the proposed pipe as they will not be capable of being developed. There is no reason that the route of the pipe line should not be moved further south and run parallel to the boundary adjacent to the canal. This would minimise the loss of potential residential development in the future, and considering the current shortage of housing we feel that state bodies should not be carrying out works which may reduce the potential delivery of much need housing.

We would also contend that the working area is excessive and we are also unaware of how long this working area will be required for. Also none of the documentation supplied seem to provide full details of the proposed design and we are unaware of information relating to matters such as the depth of the pipe on our Clients lands, which could have a bearing on our lands and their future use. We would also submit that in the absence of a full set of design drawings it would be premature for the Coimisiún to consider the matter in the absence of this information.

We would respectfully suggest that as the scheme is not fully designed that it would be premature to grant planning at this juncture and that therefore a Compulsory purchase order should not be confirmed. The confirmation of the order would also constitute a breach of my Clients constitutional right to the quiet enjoyment of their property.

My Client reserves the right to be represented at any public enquiry that might be held and to make any further submission in relation to any form of written enquiry that may be held into the matter.

I thank you for your consideration in the matter.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Niall Sudway', with a stylized flourish at the end.

Niall Sudway MRICS, MSCSI, FCIARbM.MII