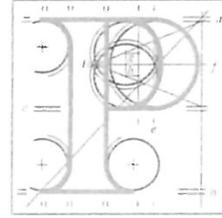


Our Case Number: ACP-323980-25

Planning Authority Reference Number:

Your Reference: James Cullen Snr.



An
Coimisiún
Pleanála

Gaynor Miller Ltd.
Unit 1B, Kilminchy Court
Dublin Road
Portlaoise
Co. Laois

Date: 06 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.

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

Yours faithfully,

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

PA09

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

Eimear Reilly

From: LAPS
Sent: Wednesday 25 February 2026 09:10
To: Eimear Reilly
Subject: FW: Submission Uisce Eireann – Water Supply Project Eastern & Midlands Region Ref. Nos. 323982 & 323980
Attachments: Gaynor Miller Submission Agronomy James Cullen 24-02-26.pdf
Follow Up Flag: Follow up
Flag Status: Completed
Categories: CPO Only

From: Kevin Miller <kevinmiller@gaynormiller.ie>
Sent: Tuesday 24 February 2026 15:25
To: LAPS <laps@pleanala.ie>
Subject: Submission Uisce Eireann – Water Supply Project Eastern & Midlands Region Ref. Nos. 323982 & 323980

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

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.

FOR GAYNOR MILLER
Kevin Miller BAgSc BScProp MSCSI MRICS

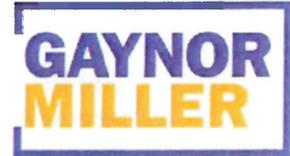
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Any particulars that are given are on the understanding that they will not be construed as part of a contract, conveyance or lease and that all negotiations will take place through this company. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurement.

The information contained in this email is *without prejudice/subject to contract/contract denied*.

Gaynor Miller Ltd., Registered Office: Unit 1B, Kilminchy Court, Dublin Road, Portlaoise, Co. Laois, Ireland R32 YP1D
Directors: J.J. Gaynor MAgr Sc MIPAV K.T. Miller BAgSc BScProp MSCSI MRICS
P.G. Gaynor BScFt BScProp MSCSI MRICS
Registered No.: 423859 **VAT No.:** IE9643840M

PSR License No. 001178



24th February 2025

Your Ref: 323982 & 323980

Our Ref: KM

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RE: Uisce Eireann – Water Supply Project Eastern & Midlands Region

Submission to CPO & Planning

Landowner : James Cullen Snr.

Address: Baltracey, Donadea, Co. Kildare.

CPO Ref: Wayleave 388, Acquisition for Layby, Temporary Acquisition for Construction Compound Graigepottle.

Dear Sirs,

We act on behalf of the above property owner(s) who have been served with notice of the making of the above compulsory purchase order. Having reviewed the drawings, correspondence and documentation, our client(s) have instructed us to object to the confirmation by you of the order. A separate submission will be made on engineering matters.

1. The landowner acknowledges the requirement for the pipeline even though it is going to cause great disruption and disturbance for his farming business. It is the ancillary acquisitions proposed including the proposed layby acquisition and the temporary acquisition for the construction compound that are unacceptable to him.
2. The acquisition for the proposed layby is directly beside the existing main access to this property. A separate submission will be made on the safety implications of another access at this location. The existing access can be used to accommodate Uisce Eireann long term access requirement at this location. The proposed acquisition area is 0.141 ha
The entrance is used for access to his son James house, agricultural access to and from the farmyard and also to the lands on the opposite side of the road. Access is required multiple times a day just to access the lands on the opposite side of the road for herding and machinery purposes at certain times of the year.

3. The proposed acquisition for the construction compound consists of 2.236ha a large part of one field on the property. We believe that it is proposed to strip the topsoil and stone the area for the duration required. In the past for infrastructural projects construction compounds were acquired by the contractor after they had been awarded the construction contract. This appeared to work well as the contractors were always successful in acquiring areas and regularly ones that were already in commercial use. The landowners that let the areas were satisfied as they wanted to let the land and were able to complete a commercial deal. The plan to CPO the compounds is resulting in commercial farmers who are already badly affected by the proposed pipeline construction getting an additional hit on ancillary areas making their existing enterprises unsustainable.
4. The construction compound on this property was designed by architects and then the acquisition area was based on this design. Absolutely no regard was had for the farming enterprises as it has created unusable areas within the field layouts. A suitable compound could have been designed and minimised affect on the retained farm lands. The compound is called Graiguepottle on the planning drawings but appears to me to be all in the townland of Baltracey.
5. To acquire these large amounts of lands temporarily for construction compounds a duration needs to be clearly defined. This farmer has a flock of mid-season ewes that have been carefully bred over the years to suit his land and enterprise design. He will not have the lands available to support them all during the construction period because of the scale of the temporary acquisition and pipe working area. This would result in the loss of a breeding programme that took years to develop. The current department of agriculture schemes are mainly area based and the temporary nature of the acquisitions will cause havoc with this.
6. We reserve the right to raise further matters that may arise as further information is received on the acquisition and expand on outlined issues.

Yours Sincerely,

FOR GAYNOR MILLER LTD



Kevin Miller BAgSc BSc(Prop) MSCSI MRICS