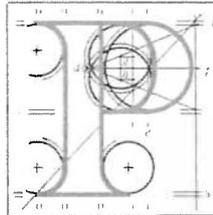


Our Case Number: ACP-323980-25

Your Reference: John Hensey



**An
Coimisiún
Pleanála**

FBA Consultants
Agricultural Consultants & Valuers
F.B.A. House
Cork Road
Fermoy
Co. Cork

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

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Riomhphost	Email	communications@pleanala.ie

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

**An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1, D01 V902**

**COMPULSORY ACQUISITION OF LAND
UISCE EIREANN COMPULSORY PURCHASE
(WATER SUPPLY PROJECT EASTERN AND MIDLANDS
REGION) ORDER, 2025**

Objections on behalf of;

**Mr. John Hensey,
26 Sweetbriar Lane,
Kilmacud,
Dublin 14, D14V097
(Objector)**



**Prepared by
FBA CONSULTANTS
FERMOY,
CO. CORK**

10th February 2026

The Objector hereby authorises FBA Consultants to raise objections to the compulsory acquisition of land, UISCE EIREANN COMPULSORY PURCHASE (WATER SUPPLY PROJECT EASTERN AND MIDLANDS REGION) ORDER, 2025, on his behalf to An Coimisiún Pleanála,

John Hensey

John Hensey

Date: 10/2/2026

Objections to the CPO and the EIAR

1. The objector is opposed to the acquisition of his land for the proposed pipe construction depot. It has not been explained to him why his land was selected for this purpose over alternative sites.
2. The affected holding (ref. no. TY090) is described as being “long term leased” in the EIAR. The affected holding has been leased/rented on an annual basis only, the tenant has no long term entitlement. The affected holding is a standalone dairy farm and the impact should be assessed accordingly. The proportional impact is far greater than stated in the EIAR. Construction traffic across the local road will interfere with access to the farmyard.
3. There is no distinction between the impact on the long term agricultural productivity of the land that is proposed to be used for a pipe construction depot separate from the land that is proposed to be used for the main water pipeline. The nature and duration of the compaction will be completely different and the impact on the long term agricultural productivity of the depot land subsequent to the works period is arguably far greater than stated in the EIAR.
4. The proposed large pipe construction depot is less than 200m to the south west of the farm residence and it will generate a major new disturbance to the area. There will be noise, visual, dust and air quality, and night time illumination impacts. The construction traffic and pipe haulage from the depot along the water pipeline will cross the local road beside the farm residence. This will generate additional noise, vibration, dust and fumes in close proximity to the residence. The cumulative impact on the farm residence should be stated in the EIAR.

Parcel Ref No.	Farm Enterprise	Farm Tenure Type	Parcel Area (Ha)	Construction Phase						Operational Phase					
				Nature of Impact on Individual Parcels						Nature of Impact on Individual Parcels					
				Individual Holding Impact	Total Area within RLB	Permanent Wayleave Area (Ha)	Temporary Wayleave Area (Ha)	Level of Overall Impact Pre-Mitigation	Mitigation Relating to Disturbance of Farming Activities	Level of Overall Impact Post Mitigation	Post Construction Individual Holding Impact	Level of Overall Impact Pre-Mitigation	Level of Overall Impact Post Mitigation	Potential Residual Impacts	Level of Residual Impact on Farm
TY089 TY090	Dairy & Drystock (incl Beef, Sucklers, Contract Rearing)	High	58.52	<p>Agromony Survey Detail Agromony field survey record(s): 2024 Detailed Ag Use This is a dairy enterprise. The farm is fragmented, and the proposed project impacts the main grazing platform. Silage harvest area will also be affected. TY089 is owned and TY090 is long term leased and farmed as part of main dairy grazing platform for this farm. Total Area Farmed: 170.7 Ha Total affected area: (TY089 + TY090) = 58.52 Ha</p> <p>Proposed project impact:</p> <ul style="list-style-type: none"> Permanent wayleave area and a temporary wayleave area for the pressure pipeline from RWIPS to the BPT. There will be a temporary acquisition for a Compound and Depot (CC2-Lisgariff). Temporary landtake will be required for the duration of the construction phase to facilitate delivery of the Proposed Project. Temporary severance of the landholding or affected area will occur for the duration of the Proposed Project. Visual and Physical disturbance to affected lands until reinstatement. Duration of construction phase: 18-24 months <p>Impact to farm holding:</p> <ul style="list-style-type: none"> Reduction to total farmed area (12%) Reduction to affected farmed area (34%) Reduction to land area available, with potential consequences under the Nitrates Regulations TY084 is leased in and forms apart of main grazing platform, significant reduction to platform area available. CC2 is located (TY090) c. 200meters from livestock sheds and farmyards, potential for effects of dust to housed livestock Potential disruption to utilities water and electricity, access to drinkers and disruption to buried pipes Severance: Yes Severance internal farm roadway Disruption to existing paddock system and internal farm roadways Disturbance to soil profile; Potential disturbance to existing field drainage Access to severed land(s); Potential for neighbouring livestock to roam, if land boundaries are not maintained; Potential for reduced security to the 	21 998	2 348	19 65	Very Significant	<p>Proposed Project Mitigations:</p> <ul style="list-style-type: none"> Ensure landowner receives at least the minimum notice prior to construction entering the holding; Should farm infrastructure such as internal farm roadways, fencing, drinking points, handling units or other be affected, alternative arrangements or facilities should be provided for; Ensure existing land drainage is re-instated or new drainage pipes are installed; Ensure soil stripping, storage, backfilling and reinstatement are managed appropriately; Ensure access is maintained during the construction phase; Ensure careful management of dust which may rise from the CC2; Crossing points across the working corridor to access severed lands required; Ensure drinking water supplies or access to water are maintained or provided; Ensure that where utilities such as electricity is compromised, a supply or alternative source is maintained/ provided; Ensure holding stockproof fencing is maintained during the construction phase; Ensure hedgerows and tree are reinstated/replanted; <p>Compensation for Agricultural Holdings:</p> <p>Compensation will be provided to landowners and occupiers to address both temporary and permanent impacts on agricultural holdings resulting from the project. This measure forms part of the mitigation strategy to ensure that disruption to farming operations is minimised and that affected parties are fairly and appropriately compensated for loss of land, reduced access, or interference with agricultural infrastructure</p>	Very Significant	<p>Operational Phase Impacts:</p> <ul style="list-style-type: none"> A permanent wayleave area infrastructure Features include: <ul style="list-style-type: none"> WB x 1 AV x 2 Washout Valve- Local Discharge: In rare circumstances (estimated at once every 20-30 years), a section of the pipeline may require discharge to adjacent agricultural land. Discharge will occur at rates of up to 15 L/s, subject to local ground conditions at the time, and will be managed to allow soakaway. Access to land may be necessary for maintenance activities during the Operational Phase, which could potentially cause disturbances or nuisances to machinery operations. Minimal impact on current land use once reinstated, farming practices can continue as before. Above-ground infrastructure features may pose operational challenges for routine mechanical activities such as fertiliser application and harvesting, potentially causing inefficiencies or requiring additional manoeuvring to avoid obstructions. Ensure above ground infrastructure are protected from livestock to prevent damage to infrastructure and injury to livestock. <p>Mitigation</p> <ul style="list-style-type: none"> In exceptional circumstances where water discharge to adjacent agricultural land is necessary, it will only occur when ground conditions are suitable to prevent waterlogging or flooding. Affected landowners will be provided with reasonable advance notice prior to any discharge. Ensure landowner receives at least the minimum notice 	Slight	Slight	<p>Residual impacts</p> <p>The following factors which may lead to Residual Impacts include:</p> <ul style="list-style-type: none"> Soil disturbance and compaction: Heavy machinery during construction may cause compaction even at subsoil level, reducing water filtration, and affecting crop growths; Drainage alterations: Potential that the installation of the pipeline may affect the natural drainage systems that exist, which may cause soil to retain more moisture or cause waterlogging in area of high or sensitive hydrology; Soil Fertility: despite careful reinstatement it may take some time for the soil structure to fully recover thus effecting fertility. Careful management of topsoil and subsoil during the construction phase will be paramount to avoid mixing of soils at reinstatement, if mixing of soils is allowed to occur, this could lead to lower productivity soils, thus a residual effect; Potential for pipeline settlement for future connections which may create uneven terrain which may affect machinery operations; Land Use Restrictions: While it's likely that the agricultural activity can resume, certain activities such as crops or trees might be restricted to prevent or avoid potential interference with the pipeline; Discharge to adjacent agricultural lands: In the absence of bunding, but with the advance notice and appropriate timing in of rare discharge, there is an element of reduced control of flow dispersal and a marginally increased risk of localised disruption to operations. 	Slight

Notes:
 NRAV = Never received an Agronomy visit
 Indirect = Indirectly affected location
 EVC = Equine & Veterinary Consultants
 Significance key: In Chapter 11 (Agriculture), Moderate and above are treated as significant in EIA terms

