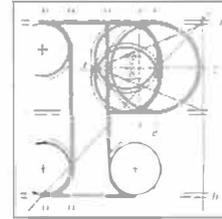


Our Case Number: ACP-323980-25

Planning Authority Reference Number:



An
Coimisiún
Pleanála

John Sadlier
Greenhills
Birdhill
Co. Tipperary
V94 X85R

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

Teil (01) 858 8100
Glaó Áitiúil 1890 275 175
Facs (01) 872 2684
Láithreán Gréasáin Website www.pleanala.ie
Ríomhphost Email communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Case Reference: 323980 **Project Description:** Proposed Supply Project for the Eastern & Midlands Region

Name & Location of Proposed Development: Construction of water treatment plant and main pipe at Greenhills, Birdhill, Co. Tipperary

My Name: John Sadlier **My Address:** Greenhills, Birdhill, Co. Tipperary, V94X85R

Introduction:

My property is sited 500m from the proposed Water Treatment / Pumping plant and 100m from the proposed pipe route.

I was at no stage of the design of this project contacted or consulted as to my concerns with the project proposal.

Please see my observations below.

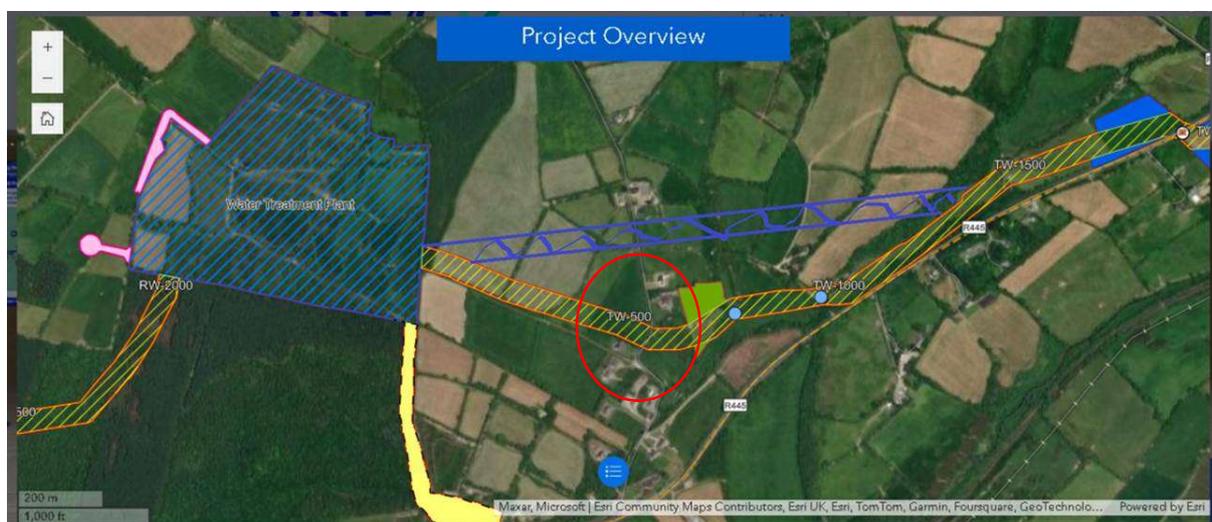
Observations:

General Commentary

- I question the proposed site for the water treatment plant both in terms of its necessity at the source as opposed to the point of delivery and its siting in terms of impact on surrounding housing in terms of disruption and impact on property prices due to the building of a large industrial facility in a quiet country area.
- The water treatment plant will involve knocking a large section of an adjoining wood. I visit this wood frequently and have set up wildlife cameras. I have recorded red deer, fallow deer, foxes, badgers, numerous bird species, red squirrels and pine martens.

Pipe Route

I oppose the logic in routing the pipe through the middle of a cluster of 6 houses circled red below (pipe route in yellow hatch as per below map from Irish Water proposal) with the associated inconveniences of noise, traffic, dust, disruption, environmental and scenery destruction when a route 250m away would only affect one or two houses with no detriment to the pipeline route. See blue hatch in picture below as added by me to illustrate my point. Irish Water responded to my concerns at pre-planning feedback stage saying that the route was chosen based on feedback from local landowners. However, the feedback that they took on board was that of one farmer only whose field the pipe will run through. I nor my neighbours were at no stage contacted to take our views on board. My property is a mere 100m from the proposed route / construction site.



During operation:

I am concerned about the impact on those living close to the water treatment plant in terms of:

1. Noise from pumps that will be heard during the day and particularly night. We live in a very quiet country area and such noise will be easily heard. Due to my proximity to the proposed plant I would be able to hear such noise and I would expect significant measures to reduce this.
2. Light pollution from facility lighting. I was informed that the facility will be manned 24/7. I can thus assume there will be significant facility lighting for operational and safety reasons. Due to my proximity to the proposed plant I would be able to see such lighting and I would expect significant measures to reduce this.
3. Potential smells from chemicals, settling ponds, sludge ponds etc.
4. Noise from vehicular traffic delivering supplies, removing sludge etc.