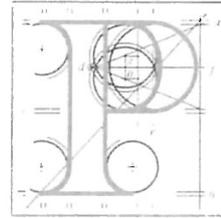


Our Case Number: ACP-323980-25



An
Coimisiún
Pleanála

Office of Public Works
Jonathan Swift Street
Trim
Co. Meath
C15 NX36

Date: 05 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.

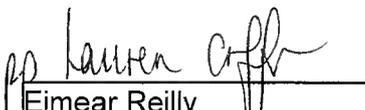
The Commission will revert to you in due course in respect of this matter.

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
Glaio Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

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

Lauren Griffin

From: LAPS
Sent: Monday 23 February 2026 18:07
To: Eimear Reilly
Subject: FW: An Coimisiún Pleanála – Case reference: PA92.323980. Strategic Infrastructure Development Planning Application for Water Supply Project Eastern and Midlands Region in the counties of Clare, Limerick, Tipperary, Offaly, Kildare and Dublin.
Attachments: 23 02 26 An Coimisiún Pleanála Case reference PA92 323980.pdf

From: Lindsey Ilona Brady <lindsey.brady@opw.ie>
Sent: Monday, February 23, 2026 4:21 PM
To: LAPS <laps@pleanala.ie>
Cc: Conor Sreenan <conor.sreenan@opw.ie>; Rebecca Mullin <rebecca.mullin@opw.ie>
Subject: An Coimisiún Pleanála – Case reference: PA92.323980. Strategic Infrastructure Development Planning Application for Water Supply Project Eastern and Midlands Region in the counties of Clare, Limerick, Tipperary, Offaly, Kildare and Dublin.

You don't often get email from lindsey.brady@opw.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.

Good afternoon,

Please see correspondence attached from John Conlon, Chairman re: Case Ref PA92 323980 Observations.

Kind regards,

Lindsey

Lindsey Ilona Brady
Executive Assistant to the Chairman

Oifig na nOibreacha Poiblí
Office of Public Works

Sráid Jonathan Swift, Baile Átha Troim, Co na Mí, C15 NX36
Jonathan Swift Street, Trim, Co Meath, C15 NX36

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An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1.

23 February 2026

Issued via e-mail: laps@pleanala.ie

RE An Coimisiún Pleanála – Case reference: PA92.323980. Strategic Infrastructure Development Planning Application for Water Supply Project Eastern and Midlands Region in the counties of Clare, Limerick, Tipperary, Offaly, Kildare and Dublin.

A Chara,

1.0 Introduction

The Office of Public Works (OPW) is a central Government Office operating under the Minister for Public Expenditure, NDP Delivery and Reform with particular responsibility for Flood Risk and Estate Management, including Heritage.

This submission outlines observations from the OPW on the above-mentioned Strategic Infrastructure Development (SID), insofar as it relates to its functions as a prescribed body for this planning application.

2.0 Proposed Development

The OPW notes that the proposed SID is a critical national infrastructure project, which will have the capacity to support water supply needs for up to 50% of Ireland's population and will involve the:

Abstraction of raw water from the Lower River Shannon at Parteen Basin (Raw Water Intake & Pumping Station site);

Treatment of water nearby at Birdhill, County Tipperary (Water Treatment Plant site);

Pumping of treated water via a High Lift Pumping Station through an underground Pressure Pipeline to a Break Pressure Tank located at a high point near Cloughjordan, County Tipperary;

And



Construction of an underground pipeline (approx. 172km in length) for the flow of treated water through the midlands (with a Booster Pumping Station site in Birr, Co. Offaly and a Flow Control Valve site in Commons Upper, Celbridge, Co. Kildare) to a termination point at Peamount, in County Dublin.

The project will traverse the administrative area of six local authorities: Tipperary, Limerick City & County, Offaly, Kildare and South Dublin.

3.0 Observations

3.1 Overview

As a Government office with statutory responsibility for flood risk management, heritage services, and the management and maintenance of a significant portion of the State's property portfolio, the OPW plays a central role in the successful delivery of a range of national priorities – to best support Ireland's international competitiveness¹.

It is within this context that the OPW welcomes the proposed Water Supply Project. The project can deliver a secure, climate resilient supply of water with the capacity to serve up to 50% of the State's population into the medium to long-term future. The project will enable sustainable economic growth and support regional competitiveness.

3.2 Architectural Design of Water Supply Project buildings

The OPW notes that extensive public and stakeholder consultation has been undertaken by Uisce Éireann in advance of submitting this SID planning application.

It is evident that the technical and engineering design of the building campuses (i.e., the water treatment plant site, pumping station sites) has been shaped by feedback from this consultation process.

An integrated design approach, including architectural coordination, adopted by Uisce Éireann on other significant recent projects has proven its value. The development of the Arklow Wastewater Treatment Plant serves as an exemplar in this regard.

It would appear that the design approach adopted in Arklow helped the project navigate a complex consenting process without resistance. The project has been very well received by the local communities it serves, this is welcomed. It has also garnered positive attention nationally² and internationally, and as such, it is an exemplar of a coordinated approach delivering an enduring outcome. Of note, it is our understanding the project in Arklow was constructed within budget, and delivered ahead of schedule.

We suggest that the consideration of a similar approach similar to that adopted by Uisce Éireann at Arklow is considered for the Water Supply Building Projects; to serve the same outcomes of

¹ OPW Statement of Strategy 2025-2028, page 4.

² <https://www.water.ie/news/taoiseach-and-housing-minister-officially-open-landmark-arklow-wastewater-treatment-plant>



value for money and enduring outcomes for the communities that these buildings will serve long into the future.

In line with its role to lead policy implementation under the *National Policy on Architecture* (approved by Government in 2022), the OPW may provide advice to the public sector³:

The Office of the State Architect in the OPW is well placed to act as a champion and advocate for high architectural, conservation and landscape standards in the public sector, with a focus on information exchange and consistency in respect of standards and quality criteria within architecture and the built environment (*National Policy on Architecture*, page 41).

The Water Supply Project will be a critical piece of national infrastructure and associated aboveground design elements can generate an enduring outcome, which responds appropriately to their receiving environments.

Given the positive reception from existing and emerging local communities, and the related value and benefits accrued from the design approach adopted by Uisce Éireann at the Arklow Wastewater Treatment Plant, a similar approach should be explored for the building campuses of the Water Supply Project.

3.3 OPW Flood Data

The Environmental Impact Assessment Report (EIAR), which accompanies this SID planning application, refers to the use of OPW flood data to predict any flood risk associated with the proposed infrastructure. It is also stated that the applicants may need to consult with the OPW in relation to discharges via washout valves and may need to share water quality monitoring results with OPW as appropriate.

The OPW are open to liaising further on these items as required, and where necessary, with Uisce Éireann.

3.4 State-owned National Monuments in the care of OPW

The OPW would welcome the opportunity to engage with Uisce Éireann on the following state-owned National Monuments:

State Owned National Monument Ashley Park: TN015-009-573

State Owned National Monument Ardcroney: TN015-013-604

³ "The OPW provides architectural expertise and leadership to the public sector through the Office of the State Architect, who holds a key leadership role in respect of Places for People - the National Policy on Architecture". OPW Statement of Strategy 2025-2028, page 9.



Upon review of the planning drawings for this project, the OPW notes that the construction of the treated water pipeline has the potential to impact the attendant grounds of these monuments.

4.0 Conclusion

The OPW is available for consultation at all stages of the Uisce Éireann Water Supply Project. If further information or input is required from the items raised in this submission, please do not hesitate to contact the OPW at rebecca.mullin@opw.ie

Yours sincerely,

A handwritten signature in black ink, which appears to read "John Conlon". The signature is written in a cursive style.

John Conlon
Chairman