

**IN THE MATTER OF THE PROPOSED COMPULSORY PURCHASE
ORDER UNDER THE WATER SERVICES ACTS, 2007 TO 2022 (AND, IN
PARTICULAR, SECTIONS 7 AND 11 OF THE WATER SERVICES (NO. 2)
ACT, 2013 AND PART 2 AND SECTIONS 31 & 32 AND PART 7 AND
SECTION 93 OF THE WATER SERVICES ACT, 2007, AS AMENDED)
THE PLANNING AND DEVELOPMENTS ACTS, 2000 TO 2025 (AND, IN
PARTICULAR, PART XIV AND SECTIONS 213 AND 217 OF THE
PLANNING AND DEVELOPMENT ACT, 2000)
SECTION 184(2) OF THE LOCAL GOVERNMENT ACT, 2001,
THE HOUSING ACT, 1966 (AND IN PARTICULAR PART V, SECTIONS
76 AND 78 AND THE THIRD SCHEDULE)
SECTION 10 OF THE LOCAL GOVERNMENT (NO. 2) ACT, 1960 (AS
SUBSTITUTED BY SECTION 86 OF THE HOUSING ACT, 1966 AND AS
AMENDED BY SECTION 6 AND THE SECOND SCHEDULE OF THE
ROADS ACT, 1993 AND BY SECTION 222 OF THE PLANNING AND
DEVELOPMENT ACT, 2000)
THE LAND CLAUSES ACTS
THE ACQUISITION OF LAND (ASSESSMENT OF COMPENSATION)
ACT, 1919**

COMPULSORY ACQUISITION OF LAND AND RIGHTS OVER LAND

**UISCE ÉIREANN COMPULSORY PURCHASE
(WATER SUPPLY PROJECT EASTERN AND MIDLANDS REGION)
ORDER, 2025
CHIEF EXECUTIVE'S ORDER**

WHEREAS On 1st January 2014 all functions conferred on water services authorities by the Water Services Act 2007 (other than excluded provision and section 22) were transferred to Uisce Éireann by section 7(1) of the Water Services (No 2) Act 2013. Consequently, Uisce Éireann has powers, duties and functions vested in it by the Water Services Act, 2007 to make proper provision for water services as defined in the Water Services Act, 2007. In this regard, Uisce Éireann is responsible for the provision and development of water services, including the provision of water intended for human consumption.

WHEREAS I have considered the following documents:

- Draft proposed **WATER SUPPLY PROJECT EASTERN AND MIDLANDS REGION ORDER 2025** (“the draft CPO”) and draft CPO Maps bearing numbers;

IW/WSP/CPO/01, IW/WSP/CPO/23, IW/WSP/CPO/46, IW/WSP/CPO/69, IW/WSP/CPO/92,
 IW/WSP/CPO/02, IW/WSP/CPO/24, IW/WSP/CPO/47, IW/WSP/CPO/70, IW/WSP/CPO/93,
 IW/WSP/CPO/03, IW/WSP/CPO/25, IW/WSP/CPO/48, IW/WSP/CPO/71, IW/WSP/CPO/94,
 IW/WSP/CPO/04, IW/WSP/CPO/26, IW/WSP/CPO/49, IW/WSP/CPO/72, IW/WSP/CPO/95,
 IW/WSP/CPO/05, IW/WSP/CPO/27, IW/WSP/CPO/50, IW/WSP/CPO/73, IW/WSP/CPO/96,
 IW/WSP/CPO/06, IW/WSP/CPO/28, IW/WSP/CPO/51, IW/WSP/CPO/74, IW/WSP/CPO/97,
 IW/WSP/CPO/07, IW/WSP/CPO/29, IW/WSP/CPO/52, IW/WSP/CPO/75, IW/WSP/CPO/98,
 IW/WSP/CPO/08, IW/WSP/CPO/30, IW/WSP/CPO/53, IW/WSP/CPO/76, IW/WSP/CPO/99,
 IW/WSP/CPO/09, IW/WSP/CPO/31, IW/WSP/CPO/54, IW/WSP/CPO/77, IW/WSP/CPO/100,
 IW/WSP/CPO/10, IW/WSP/CPO/32, IW/WSP/CPO/55, IW/WSP/CPO/78, IW/WSP/CPO/101,
 IW/WSP/CPO/11, IW/WSP/CPO/33, IW/WSP/CPO/56, IW/WSP/CPO/79, IW/WSP/CPO/102,
 IW/WSP/CPO/12, IW/WSP/CPO/34, IW/WSP/CPO/57, IW/WSP/CPO/80, IW/WSP/CPO/103,
 IW/WSP/CPO/13, IW/WSP/CPO/35, IW/WSP/CPO/58, IW/WSP/CPO/81, IW/WSP/CPO/104,
 IW/WSP/CPO/14, IW/WSP/CPO/36, IW/WSP/CPO/59, IW/WSP/CPO/82, IW/WSP/CPO/105,
 IW/WSP/CPO/15, IW/WSP/CPO/37, IW/WSP/CPO/60, IW/WSP/CPO/83, IW/WSP/CPO/106,
 IW/WSP/CPO/16, IW/WSP/CPO/38, IW/WSP/CPO/61, IW/WSP/CPO/84, IW/WSP/CPO/107,
 IW/WSP/CPO/17, IW/WSP/CPO/39, IW/WSP/CPO/62, IW/WSP/CPO/85, IW/WSP/CPO/108,
 IW/WSP/CPO/18, IW/WSP/CPO/40, IW/WSP/CPO/63, IW/WSP/CPO/86, IW/WSP/CPO/109,
 IW/WSP/CPO/19, IW/WSP/CPO/41, IW/WSP/CPO/64, IW/WSP/CPO/87, IW/WSP/CPO/110,
 IW/WSP/CPO/20, IW/WSP/CPO/42, IW/WSP/CPO/65, IW/WSP/CPO/88, IW/WSP/CPO/111,
 IW/WSP/CPO/21, IW/WSP/CPO/43, IW/WSP/CPO/66, IW/WSP/CPO/89, IW/WSP/CPO/112,
 IW/WSP/CPO/22, IW/WSP/CPO/44, IW/WSP/CPO/67, IW/WSP/CPO/90, IW/WSP/CPO/113,
 IW/WSP/CPO/45, IW/WSP/CPO/68, IW/WSP/CPO/91,

(“the draft CPO Maps”);

- **Engineers Report** December 2025 by Mike Healy, Projects Manager of the Water Supply Project Eastern and Midlands Region (“WSP”) Uisce Éireann (“the Engineers Report”), and accompanying maps listed therein;
- **Routing Report** by JacobsTobins dated December 2025;
- **Planning Report** by Tom Phillips + Associates dated December 2025;
- Uisce Éireann's Strategic Funding Plan 2025–2029
- Uisce Éireann's Water Services Strategic Plan 2050.

AND WHEREAS

1. Uisce Éireann proposes the construction of a water supply pipeline involving the abstraction and pumping of raw water from the Lower River Shannon at Parteen Basin; treatment of the water nearby at Birdhill, Co. Tipperary; and the pumping of the treated water to a high point near Cloughjordan, Co. Tipperary and on through the Midlands to a termination point at Peamount, in the County of Dublin (within the administrative area of South Dublin County Council) where it would connect into the existing Greater Dublin Area Water Resource Zone Network (“the Proposed Project”).

2. The emergence of a long term solution to the water supply needs of Dublin and surrounding areas has been underway since the mid-1990s, originally under Dublin City Council acting on behalf of the four Dublin local authorities along with Kildare and Wicklow County Councils. The development of previous iterations of the project to deliver water to Dublin from the River Shannon were the result of a design process, over an extended period, which examined the options that existed at the time to deliver a long-term sustainable water supply source, initially for the Dublin Region and latterly for the Dublin Region and an additional Benefiting Corridor.
3. An initial Strategic Environmental Assessment (SEA) (Phase 1) was published in 2006, (Dublin City Council 2006) following a Feasibility Study of three water supply options which commenced in 2004, as part of 'The Plan – Water Supply Project Dublin Region' (Dublin City Council 2008). Feasibility Studies on 10 options were completed in 2007/08, in conjunction with the Plan ('The Plan – Water Supply Project Dublin Region') (Dublin City Council 2008) and SEA (Phase 2) process.
4. On taking responsibility for the previous iteration of the project, but prior to the development of the National Water Resources Plan (Irish Water 2021 and 2022), Uisce Éireann carried out four key stages of assessment and four non-statutory public consultation processes between 2015 and 2017. In addition to the consultations, the technical and environmental assessments, ground investigations and computer modelling simulations, were also used to identify a preferred scheme for a new water supply for the Eastern and Midlands Region.
5. The consultations were undertaken on the Project Need Report – February 2015 (PNR) (Irish Water 2015), Options Working Paper – June 2015 (OWP) (Irish Water 2015), Preliminary Options Appraisal Report – November 2015 (POAR) (Irish Water 2015), and Final Options Appraisal Report – November 2016 (FOAR) / Environmental Impact Statement – Scoping Report (Irish Water 2016).
6. Below table summarises the timeline in the development of previous iterations of the project. The final preferred option, prior to the Eastern and Midlands Plan (Irish Water 2022) was set out in the FOAR.

Stage	Date	Description
'The Plan – Water Supply Project Dublin Region' Draft	2006	An initial SEA (Phase 1) was published in 2006, following a Feasibility Study of three water supply options which commenced in 2004. The three options comprised: • Liffey / Barrow Conjunctive Use • Lough Ree on the River Shannon • Desalination in North County Dublin.

Stage	Date	Description
'The Plan – Water Supply Project Dublin Region' Final	2008	Feasibility Studies on the 10 options were completed in 2007/08, in conjunction with the Plan ('The Plan – Water Supply Project Dublin Region') and SEA (Phase 2) process which commenced in early 2008. The SEA (Phase 2) and Appropriate Assessment (AA) processes were carried out in respect of the Plan, thus ensuring that consultation and the environmental significance of the 10 options were considered and informed certain changes to the Plan.
Project Need Report (PNR)	February 2015	The PNR confirmed the need for a new water supply source for the Dublin Water Supply Zone and a Benefiting Corridor, based on demographic projections, economic assessment of water supply in the regional and national economy, water demand projections and on considerations of resilience of supply.
Options Working Paper (OWP)	June 2015	The 10 water supply options, initially considered in The Plan, and subject to SEA and AA, were subsequently reviewed in the OWP. It determined that four of the options identified in The Plan, were technically viable and therefore appropriate to be brought forward for further consideration.
Preliminary Options Appraisal Report (POAR)	November 2015	The POAR set out the detail of the assessment process for the four technically viable options and considered and evaluated them, taking into account preliminary results of investigative surveys and modelling at the time, which had been continuing over the interim period. This consultative assessment was done to identify an Emerging Preferred Option from the four water supply options determined as technically viable in the OWP. The consultative assessment incorporated: • A review of the submissions from the public consultation on the OWP • Investigative studies recommended by the SEA, including a water quality survey and model of Lough Derg and a full geophysical survey of the soil and bedrock conditions at the potential raw water storage site at Garryinch, County Offaly • A multi-criteria analysis (MCA) of each of the options, based on published criteria reviewed following consultation. The POAR determined that, following investigative surveys, options involving abstraction from the north-east quadrant of Lough Derg, (Option B and F2) did not meet environmental and technical requirements.
Final Options Appraisal Report (FOAR)	November 2016	The FOAR examined the two remaining options, (abstraction from the River Shannon at the Parteen Basin, and desalination of seawater at the coast in Fingal), providing more detailed assessment of the distribution of impact on residence times under a range of scenarios, and Cost Benefit Analysis of both options.

7. Since the FOAR, Uisce Éireann has adopted Ireland's first NWRP for public water supply. The NWRP, composed of the Framework Plan and the four Regional Water Resource Plans (RWRPs), is one of Uisce Éireann's Tier 2 Implementation Plans and its formulation and adoption is an objective outlined within the Uisce Éireann's Tier 1 Water Services Strategic Plan (WSSP).
8. The key outcome from the Framework Plan and the Eastern and Midlands Plan, relevant for consideration of the In-flight Water Supply Project was that a New Shannon Source with transfers, comprising an abstraction from Parteen Basin and a transfer of treated water to a termination point reservoir in Dublin, is the Preferred Approach to address Supply Demand Balance deficits in 37 Water Resource Zones in the Eastern and Midlands Region.
9. The objectives of the Proposed Project, taking account of the Eastern and Midlands Plan and the recommendations as set out within the Engineers report are to:
 - Provide a sustainable water supply from a New Shannon Source
 - Address critical supply issues in the Greater Dublin Area with provision for future supplies to multiple Water Resource Zones in the Region
 - Increase resilience of supplies and Levels of Service
 - Deliver a flexible, future-proofed solution that is responsive to change
10. Once completed, the Proposed Project infrastructure will provide the capacity to meet the needs of 36¹ WRZs across the Eastern and Midlands Region in order to align with the Eastern and Midlands Plan (Irish Water 2022). It would do this by securing a new source of drinking water from the River Shannon at Parteen Basin. This would provide the capacity to supply up to 300Mld to the GDA WRZ and the Proposed Project's wider Water Supply Area.
11. Uisce Eireann is responsible for the implementation of the Proposed Project and has the power, under the Water Supplies No. 2 Act 2013, section 11, to continue any water services project commenced by a local authority, including the Proposed Project.

The Order is required for the purposes of Uisce Éireann advancing the Water Supply Project – Eastern and Midlands ('the Proposed Project') which is included in the Uisce Éireann Strategic Funding Plan 2025–2029.
12. To achieve the objectives of the Proposed Project, Uisce Éireann needs to acquire lands, permanent wayleaves, permanent rights of way and temporary working areas, more particularly described in the Engineers Report and accompanying maps to facilitate the construction of the various Proposed Project elements.

¹ 37 Water Resource Zones were identified in the Eastern and Midlands Plan, consisting of the GDA WRZ and 36 other WRZs. Subsequently, Barndarrig WRZ and Redcross WRZ have been rationalised and combined and so the total is now 36 Water Resource Zones, consisting of the GDA WRZ and 35 other WRZs.

13. The Proposed Project has been included in Uisce Éireann's Strategic Funding Plan 2025–2029 and sufficient resources are available to finance the proposed acquisition of these lands, permanent wayleaves, rights of way, temporary construction rights and temporary working areas and the implementation of the Proposed Project.
14. The Engineers Report recommended that a Compulsory Purchase Order be made to acquire the lands, permanent wayleaves, permanent rights of way and temporary working areas detailed in the Schedule attached to the Engineers Report, which lands, permanent wayleaves, permanent rights of way and temporary working areas are the same as those described in the draft CPO.

Each of the CPO plots have been identified, based on ensuring a balance between an interference with property rights on the one hand, and the safe construction / operation of the Proposed Project on the other hand. This has been done whilst giving all landowners and occupiers the confidence that the lands are adequate to prevent construction / maintenance activities from 'spilling over' into adjoining lands outside the CPO and ensuring that property rights of the individual landowner are impaired as little as possible and only to the extent that is necessary. The extent of each individual temporary and permanent plot is adequate to facilitate the proposed works and the acquisition / wayleaves sought is proportionate to achieve the desired outcomes.

Confirmation:

15. Having considered the said Engineers Report, **I HEREBY CONFIRM** that the lands, permanent wayleaves, rights of way, temporary working areas and temporary construction rights as referred to above and detailed in the Schedule attached to the Engineers Report and accompanying maps:
 - (a) Are to be acquired compulsorily by Uisce Éireann;
 - (b) for the purposes of carrying out the Proposed Project
 - (c) for the purposes of performing its functions under the Water Services Act, 2007; and
 - (d) in the interests of the community and for the other reasons outlined more fully in the Engineers Report.
16. I am satisfied that all reasonable alternatives have been fully considered and that these lands, permanent wayleaves, rights of way, temporary construction rights and temporary working areas are necessary for the Proposed Project and suitable for the purpose for which they are required. I am also satisfied that Uisce Éireann needs to invoke the Compulsory Purchase Order Procedure for the lands, wayleaves, rights of way, temporary working areas and temporary construction rights required as it is unlikely that all of same can be acquired by agreement with the relevant Landowners with full title or otherwise in a timely fashion and that adequate financial provision has been made by Uisce Éireann to finance the proposed acquisition of these lands, permanent wayleaves, rights of way, temporary construction rights and temporary working areas and for the implementation of the Proposed Project

17. Having reviewed the Planning Report I am satisfied that the proposed Compulsory Purchase Order is in accordance with proper planning and is in order from a sustainable development perspective and is in the community interest and is required to assist Uisce Éireann in fulfilling its duties and functions under the Water Services Act, 2007.

18. I am satisfied that the proposal is compliant with:

- The Uisce Éireann WSSP 2050 (Uisce Éireann 2025). The Proposed Project advances and/or is consistent with the following objectives of the WSSP:
 - Safe and Reliable Drinking Water
 - Support our Customers, Communities & the Economy
 - Protect and Restore our Environment
 - Sustainable Services fit for the future
- National Water Resource Plan 2021
- Regional Water Resources Plan – Eastern and Midlands Region, 2022
- Uisce Éireann Business Plan – Transforming Water Services in Ireland to 2021
- Proper Planning and Sustainable Development as per the relevant County Development Plans;
 - Clare County Development Plan, 2023-2029
 - Limerick Development Plan, 2022-2028
 - Tipperary County Development Plan, 2022-2028
 - Offaly County Development Plan, 2021-2027
 - Kildare County Development Plan, 2023-2029
 - South Dublin County Development Plan 2022-2028
- Revised National Planning Framework 2025
- National Development Plan 2021-2030
- National Development Plan Review 2025
- Regional Spatial and Economic Strategy for the Eastern and Midland Region, 2019-2031
- Regional Spatial and Economic Strategy for the Southern Region, 2020-2032
- European Union (Drinking Water) Regulations, 2014
- Water Services Acts 2007-2013. These Acts set out the legislative context in which Uisce Éireann operates. Uisce Éireann's powers and objectives are set out under these Acts and the Proposed Project has been designed and will be implemented in line with these powers and objectives.
- Water Action Plan 2024: A River Basin Management Plan for Ireland (Department of Housing, Local Government and Heritage 2024)
- the EIAR and NIS for the Proposed Project

19. Having reviewed the Routing Report and the Planning Report, I am satisfied that the proposed permanent infrastructure sites and the route for pipelines for the Proposed Project are in accordance with proper planning and sustainable development and are in the community interest and that the optimum location and route for them as detailed in the said Routing Report, has been selected.
20. I am of the opinion that it would be appropriate to effect the acquisition under Section 76 and the Third Schedule of the Housing Act, 1966 as extended by Section 10 of the Local Government (2) Act, 1960 as substituted by Section 86 of the Housing Act, 1966 and as amended by Section 6 and the Second Schedule of the Roads Act, 1993 and the Planning and Development Acts, 2000 – 2025 and as applied to Uisce Éireann by Section 93 of the Water Services Act, 2007, as amended.

I FURTHER CONFIRM that a Compulsory Purchase Order as aforesaid be prepared in the prescribed form and once prepared, I confirm that the seal of Uisce Éireann may be affixed to the said Order and maps referred to therein and be signed by me and countersigned by the Company Secretary of Uisce Éireann, that the necessary notices be served on the owners, reputed owners and occupiers of the lands concerned in the said Order and where any such owner reputed owner or occupier is unknown, an appropriate notice is to be erected on or near the relevant land affected by the Order addressed to the owner and occupier of that land and that notice of the making of the Order be published as prescribed in the Irish Times and that the Order and said maps are to be deposited for inspection in the prescribed manner at the following locations:

- (i) The offices of Tipperary County Council, Civic Offices, Nenagh, County Tipperary
- (ii) The offices of Offaly County Council, Áras an Chontae, Charleville Road, Tullamore Co. Offaly.
- (iii) The offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare.
- (iv) The offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.
- (v) The offices of Uisce Éireann, Colvill House, 24-26 Talbot Street, Dublin 1

and that the Company Secretary is hereby assigned the duties of signing all notices connected with the said Compulsory Purchase Order on behalf of Uisce Éireann and that the Order be submitted to An Coimisiún Pleanála for confirmation.

Dated this 11th day of December 20[21]

SIGNED: _____

CEO, Uisce Éireann

Being the person duly authorised by the Board of Directors
of Uisce Éireann to give this confirmation