
An Coimisiún Pleanála - Case reference: VA17.324031

From Planning <Planning@water.ie>

Date Mon 3/9/2026 4:44 PM

To SIDS <sids@pleanala.ie>

 1 attachment (215 KB)

Strategic Infrastructure Development off Jarretstown Lane, in the townland of Walterstown, Dunboyne.pdf;

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Dear Sir/Madam,

In response to An Coimisiún Pleanála - Case reference: VA17.324031.

Please find attached Uisce Éireann's observations.

I hope you find this information helpful. If you have any queries please do not hesitate to contact me.

Kind regards,

Martha Gilligan

Planning Application Specialist

Uisce Éireann

Teach Colvill, 24–26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86, Éire

Uisce Éireann

Colvill House, 24–26 Talbot Street, Dublin 1, D01 NP86, Ireland

www.water.ie

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From: Jane Myers <Jane.Myers@mottmac.com>

Sent: Tuesday 20 January 2026 09:34

To: Planning <Planning@water.ie>

Subject: Notification of SID application submission

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Good morning,

The Electricity Supply Board (ESB) have lodged an application for Significant Infrastructure Development with An Coimisiún Pleanála (on 19th January 2026), under Section 182 (A) of the Planning and Development Act 2000 (as amended). The permission, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath.

As a prescribed body indicated by An Coimisiún Pleanála, Uisce Éireann are receiving the planning application as per previously indicated preferences.

Please see attached a letter containing links to the Walterstown Substation website (www.esbwalterstownsubstation.ie), where the planning application documentation can be viewed/downloaded upon the commencement of the consultation period, beginning on 26th January 2026. The consultation period ends on 16th March 2026 and submissions / observations must be received no later than this date. A hard copy of this letter has also been posted to you.

If you have queries on the above, please do not hesitate to contact me.

Kind Regards,

Jane Myers

Pronouns: she, her, hers

Planner

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Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdaraíthe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scríos an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdaraíthe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoírí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtaireachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

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Thank you for your attention.

Uisce Éireann's Ref: PN26000036367

Planning Ref: Strategic Infrastructure Development off Jarretstown Lane, in the townland of Walterstown, Dunboyne

Planning Authority: Meath County Council

Issue Date: 9 March 2026

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Development Location: off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath

Development Description: Please be advised that the Electricity Supply Board (ESB) intends to apply to An Coimisiún Pleanála for approval for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath, on or after the 19 January 2026, pursuant to the provisions of Section 182(A) of the Planning and Development Act 2000, as amended. The permission, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure. A full description of the works is provided in the application documentation. An Coimisiún Pleanála, under Article 213(1) of the Planning and Development Regulations 2001, as amended, has identified Uisce Éireann as a prescribed body for the purposes of this Strategic Infrastructure Development application, and we are therefore providing you with the application documents. The nature, extent and location of the proposed development is fully described in the application plans and particulars. A copy of this application is available for viewing and downloading on the dedicated project website below: www.esbwalterstownsubstation.ie

A Chara,

Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and has the following observations;

The applicant has not included a proposal for a new water / wastewater connection in this planning application. Furthermore, it is anticipated that there will be no adverse impact on any assets or sources belonging to Uisce Éireann.

To ensure adequate provision and protection of water and wastewater facilities, Uisce Éireann recommends the following;

1. Where the applicant seeks a connection to the public network, the applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
2. There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries*.
3. The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure**.
4. The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.

Queries relating to the terms and observations above should be directed to planning@water.ie

Yours sincerely,



Dermot Phelan
Connections and Developer Services

Advisory Note(s):

*Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to construction, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice.

** Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is also a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s).

Any person discharging trade effluent** to a sewer, must have a Trade Effluent License issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). More information and an application form for a Trade Effluent License can be found at the following link: <https://www.water.ie/business/trade-effluent/about/> . Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).

Uisce Éireann does not permit surface waters into the public sewer network.