

UISCE ÉIREANN COMPULSORY PURCHASE
(GRANGEMOCKLER WASTEWATER TREATMENT PLANT UPGRADE)
ORDER, 2026

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 collection, treatment and discharge of wastewater.

Submitted:

Engineers Report dated January 2026 from Dawid Wozniak, Waste Water Above Ground Portfolio Manager connected with the Grangemockler Wastewater Treatment Plant (WWTP) Upgrade being carried out by Uisce Éireann who is carrying out the functions of a Water Services Authority for the purposes of the Water Services Act, 2007.

The upgrade works at Grangemockler WWTP are required to alleviate current overloading and to allow for the future population increase in the area. The upgrade is also required to ensure compliance with the Environmental Protection Agency (EPA) Wastewater Discharge (Authorisation) Regulations, 2007 (S.I. No. 684 of 2007) requiring the provision of appropriate treatment for the Grangemockler Agglomeration, the Urban Wastewater (Nutrient - Sensitive Areas) Treatment Regulations (Recast), 2025 (S.I. No. 403/2025) and Environmental Objectives (Surface Waters) Regulations, 2009 (S.I. No. 272 of 2009) (Amended 2019).

The upgrade works consist of an upgraded wastewater treatment plant, on a new greenfield site, to cater for the 30-year design horizon of the agglomeration. The wastewater treatment upgrade will include a new wastewater Constructed Wetland (CW) type Wastewater Treatment Plant for the treatment of wastewater from the Grangemockler agglomeration comprising of one septic tank and four Integrated Constructed Wetland ponds; provision of a new terminal wastewater pumping station and stormwater management at the site of the existing Slievardagh Estate Developer Provided Infrastructure (DPI) Waste Water Treatment Plant, which is to be decommissioned; access road surrounding the CW ponds; decommissioning of 2 existing septic tanks (Mill Road and Lingaun Park); ancillary works associated with the development including the associated pipework, fencing and landscaping; pedestrian access via new footbridge over the Currasilla Stream; upgrade existing culvert bridge under existing access road; and the installation of a ground mounted solar photovoltaic array.

The project requires planning permission; the local authority granted planning permission for this project in August 2025 (Tipperary County Council Planning Ref. 2560566), however three appeals were submitted, and the planning application is currently under review by An Coimisiún Pleanála - Appeal ref. ACP-323526-25. Uisce Éireann has issued a response to these appeals and will continue to seek permission.

Confirmation:

Having considered the said report from Dawid Wozniak, I am satisfied that the lands, permanent wayleaves, rights of way, temporary construction rights and temporary working areas detailed in the Schedule attached to the said report are necessary for the implementation for the Grangemockler Wastewater Treatment Plant Upgrade.

In addition, the project has been included in Uisce Éireann's current Capital Investment Plan 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 Grangemockler Wastewater Treatment Plant Upgrade.

I am satisfied that all reasonable alternatives have been fully considered and that the lands, permanent wayleaves, rights of way, temporary construction rights and temporary working areas are necessary for the Grangemockler Wastewater Treatment Plant Upgrade 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 to acquire the lands, permanent wayleaves, rights of way, temporary construction rights and temporary working areas 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. A route and site selection report from Ryan Hanley now Stantec has been prepared in this regard.

Having considered the said 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 report and accompanying maps:

- (a) be acquired compulsorily by Uisce Éireann;
- (b) for the purposes of carrying out the Grangemockler Wastewater Treatment Plant Upgrade;
- (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 report.

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 Grangemockler Wastewater Treatment Plant Upgrade 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 Grangemockler Wastewater Treatment Plant Upgrade.

Having reviewed a report from Dawid Wozniak I am satisfied that the proposed Compulsory Purchase Order 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. I am satisfied that the proposal is compliant with:

- The most recent Tipperary County Development Plan 2022-2028
- The most recent Planning Guidelines for the Regional Spatial and Economic Strategy (RSES) for the Southern Region 2020 – 2032;

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 – 2015 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 and where necessary posted on the lands, that notice of the making of the Order be published as prescribed in The Clonmel Nationalist and that the Order and said maps are to be deposited for inspection in the prescribed manner at the following locations:

(i) St Nicholas Church,
Parochial House,
Chapel Street,
Carrick on Suir,
Co Tipperary

and

(ii) Uisce Éireann
Colvill House
24-26 Talbot St
Dublin 1
D01 NP86

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 6 day of January 2026

SIGNED: _____

CEO, Uisce Éireann

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