

**COMPULSORY ACQUISITION OF LANDS AND RIGHTS OVER LAND**

Uisce Éireann COMPULSORY PURCHASE (GRANGEMOCKLER WASTEWATER TREATMENT PLANT  
UPGRADE) ORDER, 2026

**ENGINEERS REPORT**

**To: Chief Executive Officer, Uisce Éireann**

**Date: January 2026**

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## **Purpose of Report**

- The purpose of this report is to recommend to the Chief Executive Officer the making of the proposed Uisce Éireann Compulsory Purchase (Grangemockler Wastewater Treatment Plant Upgrade) Order, 2026.
- The Order is required for the purposes of Uisce Éireann's advancing the Grangemockler Wastewater Treatment Plant Upgrade ("the project") which is being progressed under the Nature Based Solutions programme.

## **The Functions of Uisce Éireann**

- On 1<sup>st</sup> 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 urban wastewater. I confirm that the transferred functions include all functions necessary to Uisce Éireann's adoption and carrying into effect of the Grangemockler Wastewater Treatment Plant Upgrade and to the proposed Compulsory Purchase Order.
- As a Water Services Authority, Uisce Éireann has under Sections 31 and 32 of the Water Services Act, 2007, powers and function to provide water services including but not limited to the provision, operation or maintenance of sewers and waste water collection and treatment facilities, the construction or maintenance, or arrangement for the construction and maintenance of, water works, or waste water works and the purchasing or obtaining premises or wayleaves that are necessary to fulfil its functions under the Water Services Act, 2007.

## **The Community Need underlying the Scheme.**

### The Existing Situation & the Need for the Scheme

- Grangemockler is a village in County Tipperary. It is circa 12km north-west of Carrick-on-Suir and 29km southwest of Kilkenny City. The N76 runs through the centre of the village. The Linaun River flows runs through the village from the west and flows south along the eastern side of the N76.

There is a public sewerage scheme in Grangemockler comprising of two separately located septic tanks (Mill Road, west of the N76 and Linaun Park, east of the N76) and a Developer Provided Infrastructure (DPI) treatment plant at the eastern end of Slieveardagh Estate. The outfall from Mill Road Septic Tank is to the Linaun River\_020, to the west of the N76. Similarly, the outfall from Linaun Park Septic Tank is to the Linaun River\_020, to the east of the N76.

The Mill Road and Lingan Park septic tanks are currently licenced by the Environmental Protection Agency (EPA) who granted a Wastewater Discharge Certificate of Authorisation (CoA) (A0416-01) in 2011. Condition 3 of the CoA specifies that the Certificate of Authorisation holder shall identify appropriate improvements to the sewerage system, including the wastewater treatment plant, which are necessary to ensure all discharge(s) from the agglomeration contribute towards achieving at least good status in accordance with the European Communities Environmental Objectives (Surface Waters) Regulations 2009 and/or the European Communities Environmental Objectives (Groundwater) Regulations 2010.

The project aims to provide appropriate treatment through the development of a Constructed Wetland (CW) Wastewater Treatment Plant (WWTP) to facilitate the growth and development of Grangemockler agglomeration.

#### Description of the Scheme & Public Interest

Generally, the scheme consists provision of an upgraded wastewater treatment plant, on a new greenfield site. 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
  - Four Constructed Wetland ponds
  - a new gravity outfall pipe to Lingaun River
  - Provision of a new terminal wastewater pumping station and stormwater management at the site of the existing Slievardagh Estate Developer Provided Infrastructure (DPI) WWTP, which is to be decommissioned
  - Access road surrounding the CW ponds
  - Decommissioning of two existing septic tanks (Mill Road and Lingaun Park)
  - Upgrade existing culvert bridge under existing access road
  - The installation of a ground mounted solar photovoltaic array.
  - Ancillary works associated with the development including the associated pipework, fencing and landscaping; pedestrian access via new footbridge over the Currasilla Stream
- 
- The main objectives of the project are as follows:
    - Allow for the future population increase in the area anticipated for the 30-year design.
    - 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 Grangemockler Agglomeration.
    - Compliance with the Urban Wastewater (Nutrient - Sensitive Areas) Treatment Regulations, 2025 (S.I. No. 403/2025) requiring the provision of appropriate treatment for the Grangemockler Agglomeration.

### History of Scheme Development and Statutory Processes

- In addition, the need for Grangemockler Wastewater Treatment Plant Upgrade is required to comply with European, National, Regional and local strategic planning policies and legislative documents including, inter alia, the Urban Wastewater Treatment Directive (UWWTD), Water Framework Directive (WFD), Surface Water Regulations, Energy Efficiency Directive, 2030 Climate and Energy Framework, National Development Plan, Water Services Policy Statement and Uisce Éireann's Wastewater Service Strategic Plan (WSSP).
- The project is required to comply with the above to ensure that appropriate treatment is provided to the Grangemockler Agglomeration, in turn assisting in the receiving waters to achieve compliance with the standards defined in the Surface Water Regulations. Additionally, the local authority granted planning permission for the project (Tipperary County Council Planning Ref. 2560566 currently under review by An Coimisiún Pleanála - Appeal ref. ACP-323526-25) indicating that this development complies with the policies and objectives of the Tipperary County Development Plan 2022-2028 and does not have an adverse impact upon the character of the area or the amenities of adjoining properties. These are discussed in detail in the Grangemockler WWTP – Planning and Environmental Report prepared by Ryan Hanley Stantec Consulting Engineers in May 2025.

### **The Need for these Lands**

- To facilitate the construction of all elements of the scheme, namely the proposed Grangemockler WWTP, its access road, the proposed terminal pumping station, storm tank, and to facilitate access for operation and maintenance purposes of the proposed WWTP and proposed influent and effluent discharge pipelines.

During the preliminary and design process, numerous sites were examined with the current proposed site being identified as most feasible however, it was determined that lands not in the ownership of Uisce Éireann would be required. These lands consisted of lands, permanent wayleaves, temporary working areas and Rights of Ways. In this regard, I refer to the Site and Route Selection Report of Ryan Hanley Ltd. dated November 2025.

- The lands, permanent wayleaves, temporary working areas and permanent Rights of Ways are required for the Grangemockler WWTP project as it affects the Grangemockler agglomeration (and to be included in the proposed Compulsory Purchase Order) are described in the schedules to the enclosed draft "Uisce Éireann Compulsory Purchase Order (Grangemockler Wastewater Treatment Plant Upgrade) 2026" and are depicted in the following proposed Compulsory Purchase Order Drawings:

- UE/10057745/CPO/6001
- UE/10057745/CACQ/6001
- UE/10057745/CACQ/6002
- UE/10057745/CROW/6001
- UE/10057745/CWL/6001

- UE/10057745/CWL/6002
  - UE/10057745/CWL/6003
  - UE/10057745/CWL/6004
  - UE/10057745/CWL/6005
  - UE/10057745/CWL/6006
  - UE/10057745/CWL/6007
- Attempts have been made, in the period from July 2023 to date, to acquire these lands, permanent wayleaves, temporary working areas and Rights of Ways by agreement.
  - When it was determined that it would not be possible to acquire these lands, permanent wayleaves, temporary working areas and Rights of Ways by agreement, it was decided to seek a Compulsory Purchase Order.

### **Alternatives Considered**

- An outline of the alternatives include:
  - A detailed site and route selection process, which has been completed for the Grangemockler Wastewater Treatment Plant Upgrade project. The main elements of the process are described below:
    - A two Stage Initial Screening process was conducted on the lands within the study area. Stage 1 of the initial site screening process was carried out to identify any lands where there could be a major obstacle to site development. Following completion of Stage 1 of the Initial Site Screening, there were several areas of land still potentially available for the site of the proposed WWTP.
    - Stage 2 of the screening process was carried out to identify the most advantageous areas within these remaining lands to be brought forward for further evaluation.
    - A site visit was completed in the summer of 2023 to assess the lands identified. Additional areas were not considered further due to their elevation and the additional need for pumping as well as additional topographical features that were noted which were considered non-advantageous.
    - Three potentially suitable sites were identified and brought forward to the Site Short-Listing process.
    - To identify the optimum location for the site within each land parcel, each site was evaluated using the seven criteria outlined in the “Grangemockler WWTP – Site and Route Selection Report”.
    - The two shortlisted sites identified following Initial Site Screening, Site visit and Short-listing process, underwent further evaluation based on four primary criteria and 20 corresponding sub-criteria, as detailed in the “Grangemockler WWTP – Site and Route Selection Report”.
    - Following completion of the site selection process, the most suitable site was identified for the project.

- A comparison of various routes taking into account a wide range of environmental, planning, technical and economic criteria with a view to identifying the least constrained option.
  - Two routes for the required interconnecting gravity sewers were comparatively assessed based on three primary criteria and 16 corresponding sub-criteria, as detailed in the “Grangemockler WWTP – Site and Route Selection Report”.
  - Following completion of the Comparative Assessment the most suitable gravity sewer route was identified for the project.
  
- Continuing negotiations with landowners to try to come to an agreement within the required timescale without the requirement for CPOs.
  
- I am satisfied that all reasonable alternatives as outlined above and in the attached Site Selection Report of Ryan Hanley Ltd. dated November 2025 have been fully considered and are not demonstrably preferable and that these lands, permanent wayleaves, temporary working areas and Rights of Ways are necessary for the Grangemockler Wastewater Treatment Plant Upgrade and are suitable for the purpose for which they are required.

**Works are not in Contravention of the Provisions of the Statutory Development Plan**

- The project is not in material contravention with the provisions of and supports the policies and objectives of the following plans:
  - National Planning Framework (Project Ireland 2040)
  - National Development Plan (2019-2027)
  - Uisce Éireann’s 2025-2029 Strategic Funding Plan
  - Regional Spatial and Economic Strategy (RSES) for the Southern Region 2020 – 2032
  - Tipperary County Development Plan (2022 – 2028)

Please refer to Grangemockler WWTP – Planning and Environmental Report prepared by Ryan Hanley Stantec Consulting Engineers dated May 2025.

## Planning Status

- 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.

Please refer to Grangemockler WWTP – Planning and Environmental Report prepared by Ryan Hanley Stantec Consulting Engineers dated May 2025.

## Engagement with Landowners/Lessees/Occupiers

- Engagement with Landowners began in July 2023 and has continued to the present time. Uisce Éireann’s Landowner Liaison Partner (LLP), John Daly introduced the project in person and acted as the point of contact for the landowner for any queries related to the projected (not related to compensation). Formal correspondence was also issued to the landowner as part of Uisce Éireann’s engagement. The following letters were issued on the corresponding dates:
  - Introduction to Project (ITP) – Issued on the 13<sup>th</sup> of July 2023.
  - Letter of consent for UE to make a planning Application – 2<sup>nd</sup> October 2024
  - 60 Day Letter – Issued on 23<sup>rd</sup> October 2025.

## Regulatory Compliance

- Having consulted with the Uisce Éireann Asset Strategy Unit and taking into account all aspects of the Project I am satisfied that in developing the Project and in proposing this Compulsory Purchase Order full account has been taken of:
  - Proper Planning and Sustainable Development
  - Protection of Human Health and the Environment - The Project serves the objective of the Urban Wastewater Treatment Directive, which is to protect the environment from the adverse effects of wastewater discharges.
  - Directive 2000/60/EC (Water Framework Directive). The Project is designed to assist in facilitating the achievement of water body objectives under the Water Framework Directive with respect to wastewater treatment and effluent discharges.
  - Directive (EU) 2024/3019 (The Urban Wastewater Treatment Directive - Recast). It sets minimum standards for collection systems, wastewater treatment plants and discharge of treated wastewater back to water bodies.
  - 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 Project has been designed and will be implemented in line with these powers and objectives.
  - The Uisce Éireann Water Services Strategic Plan. The Project advances and/or is consistent with the following objectives of the Plan - which provides for effective management of

wastewater, protect, and enhance the environment, and support social and economic growth:

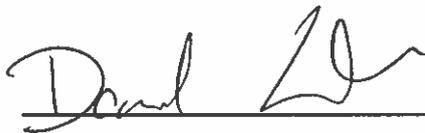
- Meet Customer Expectations.
- Ensure a Safe and Reliable Water Supply.
- Provide Effective Management of Wastewater.
- Protect and enhance the Environment.
- Support Social and Economic Growth; and
- Invest in Our Future.

### **Conclusion**

- I am satisfied that all reasonable alternatives have been fully considered and these lands and rights over land are necessary for this scheme and suitable for the purpose for which they are required. I am also satisfied that Uisce Éireann requires to invoke the Compulsory Purchase Order procedure for the lands and rights over land required as it is unlikely that all of the foregoing could be required by agreement with the relevant Landowners with full title or otherwise in a timely fashion.
- Accordingly, it is recommended that Uisce Éireann make the Uisce Éireann Compulsory Purchase (Grangemockler Wastewater Treatment Plant Upgrade) Order, 2026.

Dated this second day of January 2026

SIGNED:



**Dawid Wozniak, Chartered Engineer**

**Portfolio Manager, Uisce Éireann**

**Documents referred to in this report:**

1. Compulsory Purchase Order Drawings:
  - UE/10057745/CPO/6001
  - UE/10057745/CACQ/6001
  - UE/10057745/CACQ/6002
  - UE/10057745/CWL/6001
  - UE/10057745/CWL/6002
  - UE/10057745/CWL/6003
  - UE/10057745/CWL/6004
  - UE/10057745/CWL/6005
  - UE/10057745/CWL/6006
  - UE/10057745/CWL/6007
2. Grangemockler WWTP – Site and Route Selection Report of Ryan Hanley Stantec dated November 2025
3. Planning and Environmental Report of Ryan Hanley Ltd. dated May 2025

**SCHEDULE**

**PART 1 – LAND ACQUISITION**

**Land other than land consisting of a house or houses unfit for human habitation**

**and not capable of being rendered fit for human habitation at reasonable expense**

Plot Number shaded grey on the drawings deposited at	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
		Area in Hectares	Location	Description of Property			
Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1  And  St Nicholas Church, Parochial House, Chapel Street, Carrick on Suir, Co Tipperary	UÉ/10057745/CPO/6001	2.10	Currasilla Lower	Agricultural land	Margaret & Walter Power, Nine Mile House, Carrick-On-Suir, Tipperary	N/A	N/A
002	UÉ/10057745/CPO/6001	0.12	Grangemockler	WWTP Site (DPI Plant)	Slieveardagh Management Company Limited by Guarantee, 57 Larkfield Gardens, Kimmage, Terenure, Dublin 6W, Dublin	N/A	N/A

**PART 2 – PERMANENT WAYLEAVE**

**Sub-Part A – Description of Wayleave**

The right for the Company, its successors in title, assigns, tenants, servants or agents, contractors or other licensees:

- (i) to construct, lay, keep, operate, maintain, renew, repair and inspect waste water works as defined in the Water Services Act, 2007 and all associated pipelines and all other associated physical elements used for collection, storage or treatment of waste water and such other works, services, facilities and other things as are necessary or expedient in relation thereto or are ancillary thereto or form part of such waste water works, in, on or under the land specified in Sub-Part B below, together with the right,
- (ii) to enter with all necessary vehicles, plant and machinery upon the said land at all times for any of the said purposes.

**Sub-Part B – Description of Land**

Plot Number coloured yellow on the drawings deposited at	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
		Area in Hectares	Location	Description of Property			
Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1  And St Nicholas Church, Parochial House, Chapel Street, Carrick on Suir, Co Tipperary							
003	UÉ/10057745/CPO/6001	0.186	Bleenaleen Lower	Agricultural land	Shane Gorey, St. Johnstown, Fethard, Tipperary	N/A	N/A
006	UÉ/10057745/CPO/6001	0.13	Grangemockler	Agricultural land	Robert Power, 31 Mount Pleasant Road, Ealing, London, England, W51SQ	N/A	N/A
008	UÉ/10057745/CPO/6001	0.081	Grangemockler	Agricultural land	Denis Brennan, Margaret Brennan, Grangemockler, Carrick-On-Suir, Tipperary	N/A	N/A
010	UÉ/10057745/CPO/6001	0.194	Grangemockler	Agricultural land	Richard Meagher, Mullennaglogh, Tipperary	N/A	N/A
011	UÉ/10057745/CPO/6001	0.172	Grangemockler	Road	Slieveardagh Management Company Limited by Guarantee, 57 Larkfield Gardens, Kimmage, Terenure, Dublin 6W, Dublin, D6W NX79	N/A	N/A

Plot Number coloured yellow on the drawings deposited at	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
		Area in Hectares	Location	Description of Property			
Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1 And St Nicholas Church, Parochial House, Chapel Street, Carrick on Suir, Co Tipperary	UÉ/10057745/CPO/6001	0.056	Grangemockler	Road	Patrick James Finn, C/O Carl O'Mahony & Company, Sullivan's Quay, Cork	N/A	N/A
014	UÉ/10057745/CPO/6001	0.003	Grangemockler	Garden	John O'Toole & Catherine O'Toole, 2 Linaun Park, Grangemockler, Carrick-On- Suir, Tipperary, Carrick-on- suir, Tipperary E32NX45	N/A	N/A
015							

### **PART 3 – PERMANENT RIGHT OF WAY**

#### **Sub-Part A – Description of Rights**

The right for the Company, its successors in title, assigns, tenants, licensees, servants or agents, contractors and workmen, to enter upon and to pass and re-pass over the lands specified in Sub-Part B below with or without all and any vehicles, plant and machinery necessary or desirable for the purpose, for the purpose of ingress and egress to and from the public road at all times, for all purposes of and by all means in connection with the use and occupation by the Company, its successors in title, assigns, tenants, licensees, servants or agents, contractors and workmen, of any lands (including rights over land and the wayleaves described in Part 2 of this Schedule).

Such right shall include

- the right to lay and maintain a suitable roadway and works ancillary thereto over the lands specified in Sub-Part B below
- the right to do in, on, under or over the lands specified in Sub-Part B below anything reasonably necessary for or ancillary or incidental to the construction, repair, maintenance and alteration of the Scheme on any land (including rights over land and the wayleaves described in Part 2 of this Schedule).

**Sub-Part B – Description of Lands**

Plot Number hatched in red on the drawings deposited at	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
		Area in Hectares	Location	Description of Property			
Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1  And St Nicholas Church, Parochial House, Chapel Street, Carrick on Suir, Co Tipperary							
011	UÉ/10057745/CPO/6001	0.172	Grangemockler	Road	Slieveardagh Management Company Limited by Guarantee, 57 Larkfield Gardens, Kimmage, Terenure, Dublin 6W, Dublin, D6W NX79	N/A	N/A
014	UÉ/10057745/CPO/6001	0.056	Grangemockler	Road	Patrick James Finn, C/O Carl O'Mahony & Company, Sullivan's Quay, Cork	N/A	N/A
017	UÉ/10057745/CPO/6001	0.22	Grangemockler	Gravel Track	Margaret & Walter Power, Nine Mile House, Carrick- On-Suir, Tipperary	N/A	N/A

#### **PART 4 – TEMPORARY WORKING AREA**

##### **Sub-Part A – Description of Rights**

The temporary right for the Company, assigns, tenants, licensees, servants or agents, contractors and workmen in common with all others who have the like right to use the land specified in Sub-Part B below to enter with all necessary vehicles, plant and machinery upon the said lands and to use the land to pass and re-pass over same for the purpose of ingress and egress to and from the public road at all times, for all purposes of and by all means in connection with the use and occupation by the Company its successors in title, assigns, tenants, licensees, servants or agents, contractors and workmen in common with all others who have the like right of lands and rights over land acquired by it for the purposes of the Grangemockler Wastewater Treatment Plant Upgrade. Such rights include the right to do anything reasonably necessary for or ancillary or incidental to the construction of the structures and the waste water works as defined in the Water Services Act, 2007 to be laid, erected, or constructed on the lands described in Part 1 of this Schedule and the wayleaves described in Part 2 of this Schedule in, on, under or over the lands specified in Sub-Part B below.

**Sub-Part B – Description of Lands**

Plot Number coloured green on the drawings deposited at	DRAWING No.	Quantity, Situation and Description of the Land			Owners of Reputed Owners	Lessees or Reputed Lessees	Occupiers
		Area in Hectares	Location	Description of Property			
Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1  And  St Nicholas Church, Parochial House, Chapel Street, Carrick on Suir, Co Tipperary							
004	UÉ/10057745/CPO/6001	0.092	Bleenaleen Lower	Agricultural land	Shane Gorey, St. Johnstown, Fethard, Tipperary	N/A	N/A
005	UÉ/10057745/CPO/6001	0.067	Grangemockler	Agricultural land	Robert Power, 31 Mount Pleasant Road, Ealing, London, England, W51SQ	N/A	N/A
007	UÉ/10057745/CPO/6001	0.043	Grangemockler	Agricultural land	Denis Brennan, Margaret Brennan, Grangemockler, Carrick-On-Suir, Tipperary	N/A	N/A
009	UÉ/10057745/CPO/6001	0.098	Grangemockler	Agricultural land	Richard Meagher, Mullennaglogh, Tipperary	N/A	N/A

Plot Number coloured green on the drawings deposited at	DRAWING No.	Quantity, Situation and Description of the Land			Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
		Area in Hectares	Location	Description of Property			
Uisce Éireann Colvill House 24-26 Talbot Street Dublin 1  And  St Nicholas Church, Parochial House, Chapel Street, Carrick on Suir, Co Tipperary							
012	UÉ/10057745/CPO/6001	0.024	Grangemockler	Grass Area	Slieveardagh Management Company Limited by Guarantee, 57 Larkfield Gardens, Kimmage, Terenure, Dublin 6W, Dublin, D6W NX79	N/A	N/A
013	UÉ/10057745/CPO/6001	0.038	Grangemockler	Grass Area	Slieveardagh Management Company Limited by Guarantee, 57 Larkfield Gardens, Kimmage, Terenure, Dublin 6W, Dublin, D6W NX79	N/A	N/A
016	UÉ/10057745/CPO/6001	0.014	Grangemockler	Agricultural land	Robert Power, 31 Mount Pleasant Road, Ealing, London, England, W51SQ	N/A	N/A
018	UÉ/10057745/CPO/6001	0.77	Currasilla Lower	Grass Area	Margaret & Walter Power, Nine Mile House, Carrick-On-Suir, Tipperary	N/A	N/A