

**UISCE ÉIREANN COMPULSORY PURCHASE  
(NORTH CITY ARTERIAL MAIN) ORDER, 2026**

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.

**Submitted:**

Engineers Report dated March 2026 from Mr. Seamus Ryan connected with the NORTH CITY ARTERIAL MAIN project 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.

This project will involve the construction of trunk water mains at the following locations:

- Clontarf Promenade/Clontarf Road between Hollybrook Road and The Woodenbridge
- James Larkin Road/Howth Road/Dublin Road between Causeway Road and Bayside Boulevard South Junction, including Greendale Road, Thornville Road and Kilbarrack Road.

These new trunk mains will be connected with existing mains between Fairview Park and Hollybrook Road and the Woodenbridge and Causeway Road to complete the NCAM scheme. With current demands on the water network and the supply issues being experienced by customers in the region, Uisce Éireann is keen to progress with the construction of the trunk mains.

The existing distribution network mainly comprises small diameter historic cast iron mains which limit supply and pressure in the area. Uisce Éireann plans to install 5.5km of strategic trunk main in the Clontarf area of Dublin City and neighbouring Fingal as part of the North City Arterial Main (NCAM) project.

This project is critical to ensuring a secure and reliable drinking water supply to homes and businesses in North Dublin. Completion of the remaining phases of the North City Arterial Main will provide network resilience by connecting the City Centre and Cookstown/Ballymore Eustace supply to the North Fringe Water Supply Scheme at Baldoyle.

When complete, this project will support social and economic growth in North Dublin, including the delivery of 12,000 new homes. The new infrastructure will reduce the risk of interruption to an estimated 160,000 properties.

The main objectives of the project are as follows:-

- Secure water supply to areas in North Dublin
- Improve water flow and pressure control
- Allow for further development in the North City Area

**Confirmation:**

Having considered the said report, 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 implementation for the NORTH CITY ARTERIAL MAIN project.

In addition, the NORTH CITY ARTERIAL MAIN has been included in Uisce Éireann's Investment Plan and the National Water Resources Plan (NWRP) and sufficient resources are available to finance the permanent wayleaves, temporary construction rights and temporary working areas and the implementation of the NORTH CITY ARTERIAL MAIN project.

I am satisfied that all reasonable alternatives have been fully considered and that these lands, permanent wayleaves, temporary construction rights and temporary working areas are necessary for the NORTH CITY ARTERIAL MAIN 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 to acquire the permanent wayleaves, 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 routing report from Doran Consulting Limited is attached in this regard.

Having considered the said report, **I HEREBY CONFIRM** that the permanent wayleaves, 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 NORTH CITY ARTERIAL MAIN 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 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 NORTH CITY ARTERIAL MAIN 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 NORTH CITY ARTERIAL MAIN.

Having reviewed a report from Mr. Seamus Ryan, 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 Dublin City Development Plan 2022 - 2028 & Fingal County Development Plan 2023 - 2029;
- The most recent Planning Guidelines for the National Planning Policy – Project Ireland 2040; and
- The Local Area Plans including Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019 - 2031
- National Development Plan 2021 - 2030
- Water Services Strategic Plan 2015 - 2030;
- Water Services Policy Statement 2018 - 2025;

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 DUBLIN GAZETTE and that the Order and said maps are to be deposited for inspection in the prescribed manner at the following locations:

(i) CLONTARF GARDA STATION, 43 Clontarf Rd, Clontarf West, Dublin, D03 V4K8, open 24hrs

and

(ii) UISCE ÉIREANN, Colvill House, 24-26 Talbot St, Mountjoy, Dublin, D01 NP86, open 24hrs

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 Bord Pleanála for confirmation,

Dated this 14 day of MARCH 2026

SIGNED: \_\_\_\_\_

CEO, Uisce Éireann

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