

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

Uisce Éireann COMPULSORY PURCHASE (Arvagh\_Palm Court Wastewater Pumping Station) ORDER,  
2026

**ENGINEERS REPORT**

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

**Date: April 2026**

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## **Purpose of Report**

1. The purpose of this report is to recommend to the Chief Executive Officer the making of the proposed Uisce Éireann Compulsory Purchase (Arvagh\_Palm Court Wastewater Pumping Station) Order, 2026.
2. The Order is required for the purposes of Uisce Éireann's advancing the Arvagh\_Palm Court Wastewater Pumping Station Upgrade ("the Project") which is included in the Growth and Development Wastewater Pumping Station Programme.

## **The Functions of Uisce Éireann**

3. 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 Arvagh\_Palm Court Wastewater Pumping Station and to the proposed Compulsory Purchase Order.
4. 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

5. The existing Pumping Station is situated in Arvagh, Co. Cavan, approximately 10km southwest of Cavan Town, and receives effluent from the adjacent Palm Court residential estate. Arvagh\_Palm Court Wastewater Pumping Station is in a grass covered amenity area on the western edge of the Arvagh\_Palm Court housing development. The Pumping Station is located beside residential properties with the approximate distance to the closest property is 20 metres.
6. Arvagh\_Palm Court Wastewater Pumping Station currently receives effluent via a 150mm diameter gravity sewer. The effluent is then pumped via a 110mm diameter rising main and discharges into an existing network discharge manhole on Broad Road, approximately 110m to the north.
7. The existing Wastewater Pumping Station comprises of a small wet well containing two foul pumps (duty, standby pumping arrangement), and a control kiosk. There is no overflow pipe from the wet well or emergency storage.
8. Vehicular access to site is good and the perimeter of Wastewater Pumping Station is not fenced. The site is unregistered with the land registry, and the current reputed owner of the land has been identified.

9. The existing Wastewater Pumping Station currently experiences operational issues resulting from infiltration and inadequate capacity and suffers ongoing equipment failure, blocking, ragging and flooding with subsequent cleaning requirements. Emergency storage is currently not provided at existing Arvagh\_Palm Court Wastewater Pumping Station and is therefore liable to flooding and surcharge issues.
10. The existing Arvagh\_Palm Court Wastewater Pumping Station fails to meet Uisce Éireann Standards for an asset of this nature in terms of the civil infrastructure and mechanical, electrical, instrumentation, control and automation (MEICA) installation. The Wastewater Pump Station also poses health and safety risks for the operators in terms of deficiencies in lifting the pumps, and unsafe access to essential components such as valves.
11. The proposed emergency storage tank will provide greater resilience at the pumping station by bringing it up to Uisce Éireann current standards and reduce the risk of out of sewer flooding in the event of a power failure or blockage to the pumps. Ultimately an emergency storage volume of 25.00m<sup>3</sup> will be provided for the long-term period up to 2047. When flows recede, or when the pumps are back in operation, any excess wastewater will be returned to the wet well, and returned flows will be pumped, via the rising main, into the existing foul sewer network for treatment at Arvagh Wastewater Treatment Plant.
12. The Project aims to provide a Wastewater Pumping Station aligned to current Uisce Éireann Standards, which will address existing operational and health and safety concerns, through the development of a new Wastewater Pumping Station with emergency storage adjacent to the existing asset.

Description of the Scheme & Public Interest

13. Generally, the scheme consists provision of a new Wastewater Pumping Station with emergency storage to facilitate current and potential future phased capacity incoming flow rates in accordance with Uisce Éireann Standards and addressing issues identified at the existing Arvagh\_Palm Court Wastewater Pumping Station in County Cavan.

The scope of work will entail the following:

- Installation of a new Wastewater Pumping Station adjacent to the existing Pumping Station. The new pump station is to include:
  - i. Two pumps in a duty/standby configuration to deliver a Pass Forward Flow of 3.8 l/s
  - ii. Precast concrete pump sump (wet well) - 4m deep x 1.9m diameter
  - iii. Precast emergency storage tank (25m<sup>3</sup> tank; total storage volume combined with the emergency volume in the pump sump is 28.15m<sup>3</sup>)
  - iv. Precast concrete valve chamber
  - v. Precast concrete flowmeter chamber
- Installation of stainless-steel baffle plate within the wet well.
- Installation of non-return flap within the wet well (from the emergency storage).
- Installation of Screening Manhole on Wastewater Pumping Station Inlet.

- Installation Manhole (Isolation Chamber) with Penstock on Wastewater Pumping Station Inlet.
- Installation of Manhole (Isolation Chamber) with Penstock Emergency Storage Tank Inlet.
- Installation of new radar level sensor within the wet well.
- Installation of backup float switch level sensor within the wet well.
- Access covers for wet well.
- Supply of flush mounted davit socket at wet well chamber.
- Installation of new foul pumps.
- Installation of benching to pumps.
- Installation of vertical lifting guiderails and fixings.
- Installation of wet well pipework.
- Installation of valve chamber.
- Installation of new valve chamber drainpipe with a gate valve in the valve chamber and a flap valve in the wet well side.
- Installation of Bauer coupling.
- Valve chamber pipework.
- Installation of access cover to the valve chamber.
- Installation of ventilation to the wet well and emergency storage tank.
- Installation of flowmeter chamber.
- Installation of penstock within the emergency storage tank.
- Access covers for emergency storage tank.
- Installation of a section of gravity sewer pipeline.
- Installation of a section of sewer rising main.
- Installation of a control kiosk.
- Installation of a welfare kiosk.
- Installation of a New ESB Mini Pillar.
- Installation of a New Telemetry Kiosk & Outstation.
- Wildflower planting to achieve ecological net gain.
- Decommissioning of existing Wastewater Pumping Station.

14. The main objectives of the project are as follows:

- Installation of a new Wastewater Pumping Station and emergency storage tank in accordance with Uisce Éireann Standards.
- To facilitate projected future phased capacity pumping station catchment flows.
- Eliminate ongoing equipment failure, blocking, ragging and flooding with subsequent cleaning requirements.
- Eliminate existing operational and health and safety concerns.
- Regularise land ownership of the Uisce Éireann Pumping Station.

#### History of Scheme Development and Statutory Processes

15. The existing wastewater pumping station receives sewerage flows from the Arvagh\_Palm Court Housing Development which is located to the western side of the existing pumping station and then it is pumped to the existing sewer network. The 2025-2029 Uisce Éireann Strategic Funding Plan has been developed by Uisce Éireann to address national strategic objectives as laid out in UÉ's Water Service Strategic Plan 2050. In support of this plan, the Arvagh\_Palm Court Wastewater Pumping Station was identified as requiring assessment and upgrades and was included under Uisce Eireann's national Growth and Development Programme for delivery.
16. The proposed upgrade works including the proposed emergency storage tank will ensure compliance with the EPAs discharge licence, the Water Framework Directive and the Urban Wastewater Treatment Directive.
17. Following approval for project commencement in mid-2024, Uisce Éireann has developed the project further. Uisce Éireann appointed Coffey Construction (I) Ltd. who commissioned Ryan Hanley (now Stantec) as consulting Engineers in 2024 and since then significant project design and planning activities have been undertaken including:
  - Route and Site Selection Report.
  - Detailed Design Report.
  - Design Drawings.
  - Appropriate Assessment Screening.
  - Invasive Species Report.
  - Topographic Surveys and Site Investigation.
  - Archaeology & Built Heritage Assessment Report.
  - Site- Specific Flood Risk Assessment Report.

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

18. To facilitate the construction of elements of the scheme, namely a New Wastewater Pumping Station and Emergency Storage Tank. During the design process to date, numerous pipe sites were examined with the current proposed site being the 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 attached Site and Route Selection Report, prepared by Ryan Hanley (now Stantec) dated July 2024.
19. The lands, permanent wayleaves, temporary working areas and Rights of Ways required for the Arvagh\_Palm Court Waste Water Pump Station Project as it affects the Drumalt area (and to be included in the proposed Compulsory Purchase Order) are described in the schedules to the enclosed draft "Uisce Éireann Compulsory Purchase Order (Arvagh\_Palm Court Waste Water Pumping Station)2026" and are depicted in the following proposed Compulsory Purchase Order Drawings:
  - UE/10051135/CPO/0001

- UE/10051135/CACQ/0001

#### **Alternatives Considered**

20. An outline of the alternatives is included in the Site and Route Selection Report for the new pumping station and emergency storage tank and is attached to this document. Several potential pumping station and emergency storage site locations were examined.
21. I am satisfied that all reasonable alternatives as outlined above and in the attached 'Site and Route Selection Report', prepared by Ryan Hanley (now Stantec) dated July 2024 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 Arvagh\_Palm Court Wastewater Pumping Station Project, are suitable for the purpose for which they are required.

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

22. The Cavan County Development Plan 2022-2028 (CDP) aligns with the UN sustainable goals which underpins all planning policy. It entails meeting the needs of the present without compromising the ability of future generations to meet their needs. The proposed pumping station is not in contravention with the provisions of the Cavan County Council Development Plan 2022-228 (CDP) as well as the objectives.

#### **Planning Status**

23. This project does not require planning permission.

#### **Engagement with Landowners/Lessees/Occupiers**

24. Uisce Éireann's Landowner Liaison Partner (LLP), John Fanning, introduced the project in person and acted as the initial point of contact for the landowner (LO) for any queries related to the project (not related to compensation). Marnie Crerar was appointed as replacement Landowner Liaison Partner (LLP) to act as further point of contact for the LO. This introduction was followed by multiple engagements with the landowners and other representatives by phone, email and in person.
25. 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 – Issued on 7 May 2025
  - Introduction to Valuer – Issued on 30 June 2025
  - 60 Day Letter – Issued on 23 October 2025

The Uisce Éireann Project Team and LLP met with the Palm Court Property Management Team and their representatives at the project location for a consultation meeting on Thursday, 12 March 2026.

## **Regulatory Compliance**

26. Having consulted with the Irish Water 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 91/271/EEC (The Urban WasteWater Treatment Directive). 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;
  - Provide Effective Management of Wastewater;
  - Protect and Enhance the Environment;
  - Support Social and Economic Growth; and
  - Invest in Our Future.

## **Conclusion**

27. Attempts have been made, in the period from April 2025 to date, to acquire these lands, permanent wayleaves, temporary working areas and Rights of Ways by agreement.

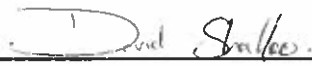
28. When it was determined that it would not be possible to acquire these lands, permanent wayleaves, temporary working areas and Rights of Ways by agreement, it was decided to seek a Compulsory Purchase Order.

29. 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.

30. Accordingly, it is recommended that Uisce Éireann make the Uisce Éireann Compulsory Purchase (Arvagh\_Palm Court Wastewater Pumping Station) Order, 2026.

Dated this 2 day of April 2026

SIGNED:



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**David Shalloo, Chartered Engineer**

**Portfolio Manager (Delivery), Uisce Éireann**

## **Documents referred to within this Report**

1. Overview Drawing of Scheme
2. Compulsory Purchase Order Drawings:
  1. UE/10051135/CPO/0001
  2. UE/10051135/CACQ/0001
3. Site and Route Selection Report by Ryan Hanley (now Stantec) dated July 2024.

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 Johnston Central Library, Farnham Centre, Farnham Street, Cavan, H12 A3T1	UE/10051135/CPO/0001	0.027199	Drumalt/Drumnawall	Open Space	Palm Court Management Company Limited by Guarantee, Apartment 10, Palmcourt, Arva, Cavan	Unknown	Unknown

**PART 2 – PERMANENT WAYLEAVE**

**Not Applicable**

**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 Johnston Central Library, Farnham Centre, Farnham Street, Cavan, H12 A3T1							
002	UE/10051135/CPO/0001	0.038272	Drumalt/Drumnawall	Open Space	Palm Court Management Company Limited by Guarantee, Apartment 10, Palmcourt, Arva, Cavan	Unknown	Unknown

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 Johnston Central Library, Farnham Centre, Farnham Street, Cavan, H12 A3T1	UE/10051135/CPO/0001	0.004041	Drumalt/Drumnawall	Open Space	Palm Court Management Company Limited by Guarantee, Apartment 10, Palmcourt, Arva, Cavan	Unknown	Unknown

**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 Arvagh Palm Court Wastewater Pumping Station. 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 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  Johnston Central Library, Farnham Centre, Farnham Street, Cavan, H12 A3T1							
003	UE/10051135/CPO/0001	0.004041	Drumalt/Drumnawall	Open Space	Palm Court Management Company Limited by Guarantee, Apartment 10, Palmcourt, Arva, Cavan	Unknown	Unknown
004	UE/10051135/CPO/0001	0.051504	Drumalt/Drumnawall	Open Space	Palm Court Management Company Limited by Guarantee, Apartment 10, Palmcourt, Arva, Cavan	Unknown	Unknown