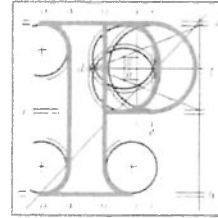


Our Case Number: ACP-324410-26



An
Coimisiún
Pleanála

Uisce Éireann
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

Date: 07 September 2026

Re: Proposed West Clare Railway Greenway Section 1: Kilrush to Kilkee Project
Kilrush to Kilkee via Moyasta, Co. Clare

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed road development and will take it into consideration in its determination of the matter.

Please note that the proposed road development shall not be carried out unless the Commission has approved it or approved it with modifications.

If you have any queries in relation to this matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,


Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

HA02C

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

From: Kevin McGettigan

Sent: Monday 7 September 2026 17:16

To: Planning <planning@water.ie>

Subject: ACP-324410-26 - Ack Letter - Proposed West Clare Railway Greenway Section 1:
Kilrush to Kilkee Project Kilrush to Kilkee via Moyasta, Co. Clare

Hi,

Please see the attached acknowledgement letter.

Kind regards,

Kevin

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
20 AUG 2026	
Fee: €	Type: _____
Time: 17:18	By: Hand

An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

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

Ref: Compulsory Acquisition of Land – Clare County Council
West Clare Railway Greenway Section 1: Kilrush to Kilkee
Compulsory Purchase Order 2026

Planning Authority: An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1,
D01 V902

Issue Date: 20 August 2026

Development Location:

Between Kilrush and Kilkee, County Clare

Development Description:

West Clare Railway Greenway Section 1: Kilrush to Kilkee

A Chara,

As the National Water Utility Uisce Éireann delivers water services pursuant to the Water Services Act (and other legislation) and in accordance with our statutory functions and ancillary responsibilities and in a manner which is consistent with public policy, Uisce Éireann is responsible for the delivery of all public water and wastewater services in Ireland. Uisce Éireann is committed to continuously upgrading and developing critical infrastructure to support growth in our economy, while protecting the environment and safeguarding water supplies. This submission has been considered in the context of Uisce Éireann's obligations to provide and protect public water and wastewater services.

Further to the Notice of Compulsory Purchase Order dated 3rd July 2026, Uisce Éireann (UÉ) has reviewed the plans and particulars available on the Clare County Council website – West Clare Railway Greenway - [Home | West Clare Railway Greenway](#).

A number of Uisce Éireann assets are affected by the proposed development including:

Stiúrthóirí / Directors: Jerry Grant (Cathaoirleach / Chairperson), Niall Gleeson (POF / CEO), Gerard Britchfield, Douglas Millican, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.
Cláraithe in Éirinn Uimh : 530363 / Registered in Ireland No : 530363.

- Kilrush Wastewater Treatment Plant (WwTP)
- Merchants Quay Wastewater Pump Station (PS) and rising main
- 400 HDPE rising main from Frances Street Cappagh Road Wastewater

Uisce Éireann Observation (Wastewater)

1. Early engagement with the applicant ahead of the proposed works would be welcomed to facilitate coordination and planning.
2. It will be necessary for Uisce Éireann to cross the greenway on a daily basis to access the existing Kilrush Wastewater Treatment Plant (WwTP) entranceway (refer to Figure 1 below). A right of way in favour of Uisce Éireann will be required over the greenway insofar as it impacts our entrance and Uisce Éireann is seeking agreement in principle to this.

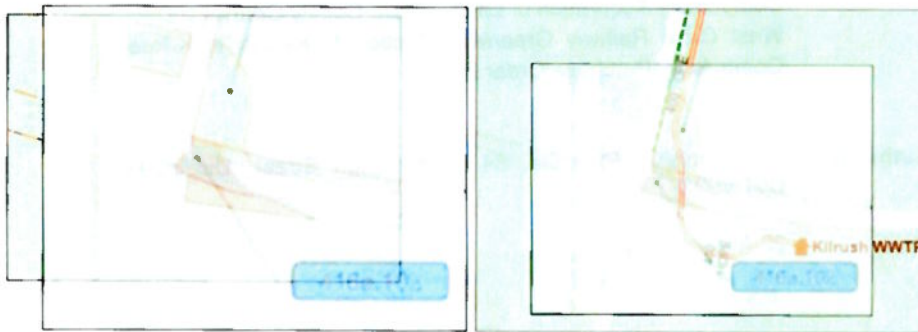


Figure 1 – the area identified as 416a.102 at the entrance to Kilrush Wastewater Treatment Plant overlaid with Land Direct and GIS

3. Access

The proposed development must not restrict access to Kilrush WwTP or Merchants Quay PS. Uisce Éireann staff, contractors, emergency services and all vehicles required for the operation and maintenance of these facilities must have permanent, unrestricted access at all times. The detailed design should demonstrate that access arrangements are suitable for wastewater operational vehicles, including tankers, sludge removal trucks, chemical delivery vehicles, lifting equipment and other plant. Adequate sightlines, turning areas, crossing points and pavement loading/strength should be provided to safely accommodate these vehicles.

The development should not result in Uisce Éireann being dependent on the Greenway operator for access to the WwTP/PS or associated infrastructure. Permanent access arrangements, including appropriate gates or controlled crossings where required, should be incorporated into the design and agreed with Uisce Éireann prior to construction. The design should also provide for emergency access and future major maintenance activities, including the use of cranes, specialist plant, excavation equipment, and HGVs. The Greenway should be capable of being temporarily closed where necessary to facilitate essential wastewater works.

4. Separation Distances

The current map is not sufficiently detailed to accurately demonstrate the proposed separation distance. The Greenway planning application should therefore include an appropriately scaled drawing showing the minimum horizontal separation between the completed Greenway and the boundaries of

both Kilrush WwTP and Merchants Quay PS. This should clearly identify the Greenway pavement, fencing, drainage, landscaping and lighting (if applicable).

5. Future Development and Upgrading of the WwTP

The proposed Greenway should not prejudice the future expansion or upgrading of Kilrush WwTP. Adequate land and access should be maintained to support future development and upgrade works over the lifetime of both developments.

6. Protection Requirements

All existing Uisce Éireann assets within or adjacent to the proposed works area shall be identified and adequately protected. This shall include wastewater pipelines, rising mains, manholes, chambers, ducts, etc.

Where the proposed Greenway crosses or is in close proximity to Uisce Éireann infrastructure, the detailed design shall provide appropriate localised structural protection where required. The design shall account for both normal Greenway loading, WwTP maintenance vehicle loading and construction works vehicle loading. The final protection measures shall be agreed with Uisce Éireann prior to construction, including any requirements for local strengthening, minimum cover, access chambers, future excavation, and replacement of assets.

7. Surface Water Drainage

Greenway surface water drainage should be designed to ensure that runoff is not directed onto the WwTP or PS site.

8. Odour and Noise

The proposed Greenway will be located in proximity to an operational wastewater treatment plant. As part of the environmental assessment, consideration should therefore be given to the potential for Greenway users to experience occasional odour or noise associated with the normal operation, maintenance, and future upgrading of the plant. This observation does not imply that the existing wastewater treatment plant is currently giving rise to an odour or noise nuisance. However, the introduction of a recreational amenity adjacent to an operational WwTP may increase the potential for complaints or concerns to be raised in relation to activities that form part of the normal operation of the plant. Accordingly, it is requested that the Greenway design and associated planning considerations avoid creating unnecessary constraints or conflicts with the ongoing operation, maintenance, upgrading of the wastewater treatment plant.

9. A fully accessible wayleave over the 400 HDPE rising main is required (the rising main is indicated by the dotted line in Figure 2 below).

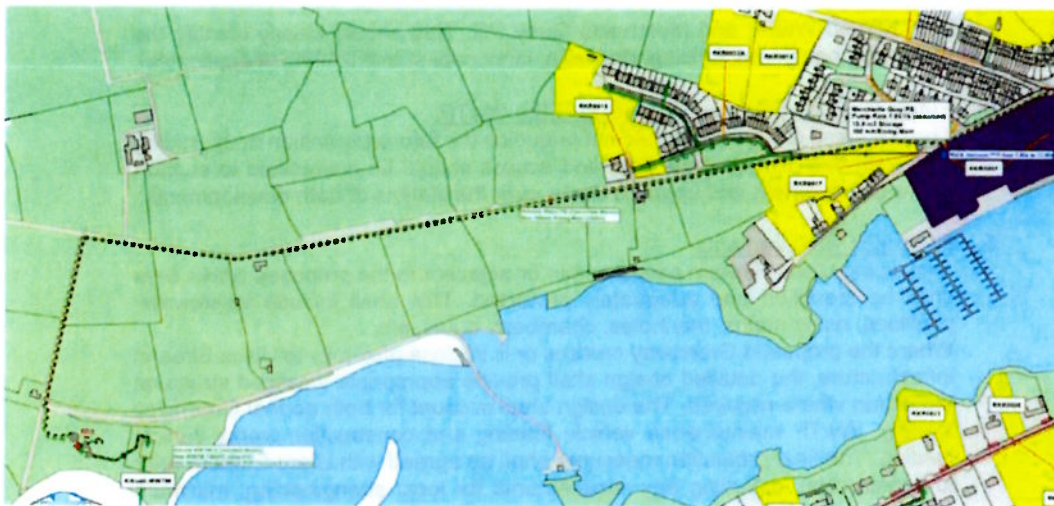


Figure 2 – Frances Street WWPS to Kilrush WWTP rising main

10. Subject to further assessment, it may be necessary for Uisce Éireann to acquire land at Merchants Quay Wastewater Pump Station and Uisce Éireann is seeking agreement in principle to this (refer to Figure 3 below). A wayleave over the associated infrastructure and rising main is also required.



Site layout

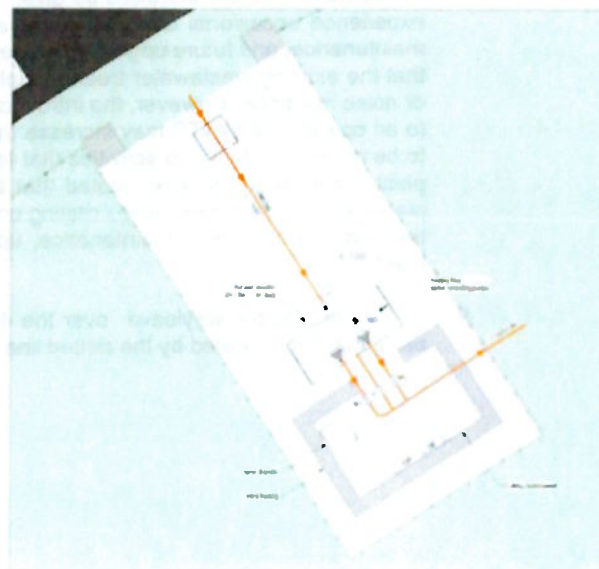


Figure 3 – Merchants Quay Wastewater Pumping Station

11. Uisce Éireann is seeking agreement in principle that sufficient land and access will remain available for major maintenance activities, rising main replacement, emergency repairs, tankering operations and future construction works involving cranes, excavators or other specialist plant.

Proposed Build Over and Diversion of Uisce Éireann Assets

We request that the applicant engages with Uisce Éireann's Diversions team with details of the proposal in order to establish if the proposal is acceptable or if there is a need to alter or divert any Uisce Éireann asset. Contact Uisce Éireann by submitting the relevant application form. .

Recommendation

Therefore, given Uisce Éireann's responsibility to protect public water and wastewater services, Uisce Éireann respectfully requests the following information is submitted:

1. Early engagement with the applicant ahead of the proposed works would be welcomed to facilitate coordination and planning.
2. It will be necessary for Uisce Éireann to cross the greenway on a daily basis to access the existing Kilrush Wastewater Treatment Plant entranceway. A right of way in favour of Uisce Éireann will be required.
3. This right of way should be recorded as a burden on the folio/s in question.
4. Access - The proposed development must not restrict access to Kilrush WwTP or Merchants Quay PS. Uisce Éireann staff, contractors, emergency services and all vehicles required for the operation and maintenance of these facilities must have permanent, unrestricted access at all times. The detailed design should demonstrate that access arrangements are suitable for wastewater operational vehicles, including tankers, sludge removal trucks, chemical delivery vehicles, lifting equipment and other plant. Adequate sightlines, turning areas, crossing points and pavement loading/strength should be provided to safely accommodate these vehicles. The development should not result in Uisce Éireann being dependent on the Greenway operator for access to the WwTP/PS or associated infrastructure. Permanent access arrangements, including appropriate gates or controlled crossings where required, should be incorporated into the design and agreed with Uisce Éireann prior to construction. The design should also provide for emergency access and future major maintenance activities, including the use of cranes, specialist plant, excavation equipment, and HGVs. The Greenway should be capable of being temporarily closed where necessary to facilitate essential wastewater works.
5. Separation Distances - An appropriately scaled drawing showing the minimum horizontal separation between the completed Greenway and the boundaries of both Kilrush WwTP and Merchants Quay PS is required. This should clearly identify the Greenway pavement, fencing, drainage, landscaping and lighting (if applicable).
6. Future Development and Upgrading of the WwTP - The proposed Greenway should not prejudice the future expansion or upgrading of Kilrush WwTP. Adequate land and access should be maintained to support future development and upgrade works over the lifetime of both developments.
7. Protection Requirements - All existing Uisce Éireann assets within or adjacent to the proposed works area shall be identified and adequately protected. The final protection measures shall be agreed with Uisce Éireann prior to construction, including any requirements for local strengthening, minimum cover, access chambers, future excavation, and replacement of assets.
8. Surface Water Drainage - Greenway surface water drainage should be designed to ensure that runoff is not directed onto the WwTP or PS site.

9. Odour and Noise - it is requested that the Greenway design and associated planning considerations avoid creating unnecessary constraints or conflicts with the ongoing operation, maintenance, upgrading of the wastewater treatment plant.
10. A fully accessible wayleave over the 400mm HDPE rising main is required.
11. This wayleave should be recorded as a burden on the folio/s in question.
12. Subject to further assessment, it may be necessary for Uisce Éireann to acquire land at Merchants Quay Wastewater Pump Station and Uisce Éireann is seeking agreement in principle to this.
13. A fully accessible wayleave over the pipework associated with Merchants Quay Wastewater Pump Station is required.
14. This wayleave should be recorded as a burden on the folio/s in question.
15. A diversion enquiry must be lodged with Uisce Éireann's Diversions team and a Confirmation of Feasibility obtained for the proposed build over and /or diversions of Uisce Éireann's assets.

Queries relating to the terms and observations above should be directed to lmnt@water.ie or to Land Management Team, Uisce Éireann, Colvill House, 24-26 Talbot Street, Dublin 1.

We trust the above is in order and we look forward to hearing from you.

Yours faithfully



Edmond O'Reilly

Asset Planning Senior Manager (Wastewater)

Asset Management

Uisce Éireann

Advisory Note(s):

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.

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.

The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure.

All development shall be carried out in compliance with Uisce Éireann Standards codes and practices.

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.

Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. 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.