

From: [Communications](#)
To: [Marine](#)
Subject: FW: UE Observation SID- PAX01.324426
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Attachments: [UE Response SID- PAX01.324426.pdf](#)

From: Planning <Planning@water.ie>
Sent: Monday 31 August 2026 06:57
To: SIDS <sids@pleanala.ie>; Bord <bord@pleanala.ie>
Subject: UE Observation SID- PAX01.324426

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Dear Sir/Madam,

In response to An Coimisiún Pleanála - Case reference: SID- PAX01.324426 [324426](#) | [An Coimisiún Pleanála](#) -

Please find attached Uisce Éireann's observations.

I hope you find this information helpful. If you have any queries, please do not hesitate to contact me.

Aine Rowan
Planning Application Specialist

Uisce Éireann
Teach Colvill, 24–26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86, Éire
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Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus

d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdaraíthe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scríos an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdaraíthe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtaireachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

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Thank you for your attention.

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Thank you for your attention.

Uisce Éireann's Ref: PN26000044471

Planning Ref: SID- PAX01.324426

Planning Authority: An Coimisiún Pleanála

Issue Date: 31 August 2026

Uisce Éireann
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Oifig Sheachadta na
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Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
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Development Location: Powerstown, Milford, Co. Carlow

Development Description:

The proposed development is an anaerobic digestion facility for the production of 250 GWh per annum of renewable natural gas and biogenic liquefied carbon dioxide from agricultural residues, including liquid farmyard manures and solid farmyard manures, collectively referred to as 'feedstocks'. The application seeks a planning permission that has a duration of 10 years from the date of grant.

A Chara,

Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application including the EIAR Chapters 12 Soils, Geology and Hydrogeology, Chapter 13 Surface Water and Hydrology and has the following observations;

Proposed Development

The site is currently a sand and gravel quarry and that has been partly filled and restored.

The proposed development will consist of the following:

- 2 no. site entrances off L3045, and a Weighbridge and Weighbridge Office (Gross Floor Area {GFA} 20 sqm, 3.85 m high).
- Circulation Yard (33,000 sqm) including: a Liquids Reception Building (GFA 735 sqm, 9.25 m high); a Solids Reception Building (GFA 2,386 sqm, 14.25 m high); a Solid Digestate Building (GFA 1,160 sqm, 12.85 m high); an Administration Building (GFA 459 sqm, 5.45 m high with a roof access area at 7.15 m high); a Heating Centre (GFA 1,314 sqm, 15.45 m high), with an exhaust stack (20 m high); 2,200 sqm of roof mounted solar panels on the Heating Centre, Administration Building, Liquids Reception Building and Solids Reception Building; and an Odour Abatement System including a stack (651 sqm, stack 35 m high).
- Bunded Tank Farm (19,075 sqm) including: 6 no. Primary Digesters (28.3 m high); 3 no. Secondary Digesters (28.3 m high); 1 no. Tertiary Digester (18 m high); 1 no. Post Digestion

Liquid Digestate Storage Tank (21 m high); 1 no. Liquid Pre-Storage Tank (21 m high); 1 no. Digestate Storage Tank (17.6 m high); 3 no. Pasteurisation Tanks (11.9 m high); and Tank Farm Building (GFA 410 sqm, 5.5 m high).

- Gas Upgrade Area including: a Desulphurisation Plant (10.75 m high); a Gas Upgrade Plant (24.0 m high); a CO₂ Liquefaction plant (13.9 m high); a Biomethane Network Entry Facility (147 sqm, containers 2.975 m high, infrastructure 5.175 m high); and 2 no. Gas Flares Units (11.1 m stack height).

- Drainage Infrastructure and a Storm Water Lagoon (5,733 sqm).

- 1 no. Digestate Loading Tank (3.5 m high); 2 no. Buffer Storage Tanks (5.75 m high); and 2 no. Process and Fire Water Storage Tanks (4.6 m high).

- 2 no. ESB Substations (20 kV substation and a 38 kV substation).

- Ancillary Infrastructure including: Storage of Chemicals; Process and Fire Water Supply; Site Security; Lighting; Landscaping; and Car Parking (48 no. spaces).

The proposed development is covered by the provisions of the Renewable Energy Directive III (Directive 2023/2413)

There will be a separate planning application for a 9km gas pipeline to connect the development to an existing AGI at Clogrennanne Lime Works, Co. Carlow.

The development will require an Industrial Emissions Licence.

The EIAR states that the proposed development has a significant daily water demand; most of this demand will be supplied from a storm water lagoon. A groundwater supply well has been installed on site. The existing groundwater well will provide the balance of the process water to the AD process.

Service Connections

The site is not connected to the public water or wastewater infrastructure. The applicant has not indicated a requirement for public water and/or wastewater services. However, should a connection be required to service these proposals into the future, the applicant will be required to enter into a connection agreement with Uisce Éireann.

Uisce Éireann Abstractions

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

The proposed development is not located within a public drinking water abstraction catchment. The closest abstraction catchments are:

- Surface water catchment – Carlow Town Water Supply 4km to the west, with the abstraction point on Burren River 8km from the development. The development is

adjacent to the BARROW_180 which flows to the south and no hydrological connection between Burren River and Barrow.

- Groundwater catchment / Zone of Contribution - Leighlinbridge Water Supply 3.7km to the south, with the closest abstraction borehole associated with the supply 3.85km from the development. The site is located within a Regionally important karst aquifer, however, given the distance there is unlikely to be any connectivity between the site and the nearest Zone of Contribution.

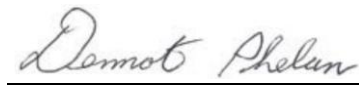
Given that the development is not located in any drinking water abstraction catchment and there is unlikely to be any hydrological connectivity between the site and any of Uisce Éireann's abstractions.

To ensure adequate protection of water and wastewater facilities, Uisce Éireann recommends the following conditions;

1. 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.
2. The development shall not impact public drinking water sources and/or abstraction points and/or abstraction infrastructure.

Queries relating to the terms and observations above should be directed to planning@water.ie

Yours sincerely,



Dermot Phelan
Connections and Developer Services

Advisory Note(s):

*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.

Any person discharging trade effluent** to a sewer, must have a Trade Effluent License issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). More information and an application form for a Trade Effluent License can be found at the following link: <https://www.water.ie/business/trade-effluent/about/> . Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).

Uisce Éireann does not permit surface waters into the public sewer network.