

COMPULSORY ACQUISITION OF LANDS AND RIGHTS OVER LAND

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

ENGINEERS REPORT

To: Chief Executive Officer, Uisce Éireann

Date: 29 May 2026

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6. The upgrade of the Navan WWTP is centred on achieving higher primary treatment standards to reduce the scope of works required for the secondary treatment stages, thereby maximising the capacity of the existing WWTP.

Focusing on expanding the primary treatment capacity at the plant, the WWTP upgrade that includes sightline improvements emerges as the most cost-effective, environmentally friendly, and safe operational solution. Additionally, it will utilize the existing access road, equipment, machinery, and site office for operations.

The upgrade of the WWTP has been re-validated through workshops, and the increase in treatment capacity to 54,000PE has been accepted to enable the plant to continue to comply with the requirements of its discharge licence.

7. The main objectives of the project are as follows:
 - Provide adequate protection to public health in the town of County Meath.
 - Strive to retain and improve current environmental quality in the River Boyne.
 - Facilitate the critical expansion of the wastewater infrastructure to provide enough capacity to meet future anticipated demands of the town.
 - Enhance County Meath's amenity value by acting as a platform for social and economic development.

History of Scheme Development and Statutory Processes

8. In addition, the need for Navan Wastewater Treatment Plant upgrades, is required to comply with Wastewater Discharge License (WDDL) standards and to comply with Water Framework Directive.
9. The capacity of the current Wastewater Treatment Plant will be exceeded in the upcoming years as a result of population and economic growth inside the agglomeration. As a result, an upgrade to the plant is being proposed, with additional process units within the existing site in order to increase its capacity to accommodate the anticipated growth, while safeguarding water quality and biodiversity in the River Boyne.

The Need for these Lands

- Sightline requirements for regional roads stipulate that a clear visibility of 160 metres in both directions is mandated for individual vehicular entrances. This measurement is to be taken from a point ranging from 2.4 to 3.05 metres back from the road edge. The current sightlines at the entrance to the Navan WWTP are obstructed by stone walls on both sides and provide a sightline of 3 metres by 130 metres when assessing leftward visibility upon exiting the site, and a sightline of 3 metres by 80 metres when assessing rightward visibility. Please refer to the Planning Application drawings for further details.

Condition No.7 of Planning Permission Ref: 25/60220, dated 9/6/2025, states that "The access road sightline improvement works shall be carried out as detailed on the drawings submitted with this application on 05/03/2025."

14. I am satisfied that all reasonable alternatives as outlined above have been fully considered and are not demonstrably preferable and that these lands and temporary working areas are necessary for the Navan 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

15. The proposed works to the visibility splays at the entrance to the works are outside of any local area or County Development plan zoning areas. In the interest of orderly development and traffic safety, the access road sightline improvement works shall be carried out as outlined in the Final Grant of Planning. Please refer to Granted Permission attached.

Planning Status

16. The notification of Final Grant of Planning was received 09/06/2025. Planning Register Number: 25/60220. Final Grant of Planning indicates that the access road sightline improvement works shall be carried out as detailed on the drawings submitted with the planning application on 05/03/2025.

Please refer to Granted Permission attached.

Engagement with Landowners/Lesseees/Occupiers

17. Engagement with Landowners/Lesseees/Occupiers (landowners) began on 19 September 2022.

18. Uisce Éireann's Landowner Liaison Officer (LLO) is Marnie Crerar. The land Valuer assigned to the project is Shane Lynch, and the solicitor is Ionela Kaye on this project. The former Project Manager Paul Kelly, along with Shane Lynch, initially introduced the project in person and served as the point of contact for the landowners regarding project related inquiries (excluding matters related to compensation). Following this, there have been multiple interactions with the landowners and their solicitors via telephone, email, and face to face meetings. The most recent communication was conducted by Programme Manager Conor Delaney through a telephone discussion with Ms. Coldrick.

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 18 Oct 2023

Introduction to Valuer – Issued on 30 Nov 2023

Conclusion

20. I am satisfied that all reasonable alternatives have been fully considered and these lands and rights over land are necessary for this scheme and are 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.
21. Access to the Coldrick lands shall be maintained at all times, even during the construction period.
22. Accordingly, it is recommended that Uisce Éireann make the Uisce Éireann Compulsory Purchase (Nacan Wastewater Treatment Plant) Order, 2026.

SIGNED:



Paul Fallon, Portfolio Manager (Delivery), Uisce Éireann

Documents Referred To In This Report

1. Overview Drawing of Scheme
2. Compulsory Purchase Order Drawing, UÉ/10016936/CPO/001
3. Granted Permission
4. Rural Road Link Design – TII Publications – DN-GEO-03301
5. Planning Report of Braniff Associates Chartered Planning Consultants dated January 2025
6. Addendum Note to Planning Report

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 Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath							

Mary Coldrick, No: 32, Whitethorn Park, Letterkenny, Co. Donegal					
Emily Coldrick, 37 Old Balreask Woods, Dublin Road, Navan, Co. Meath					
Michelle Coldrick, 41 Victorine Abbey, Trim, Co. Meath, C15 V2R8					

PART 2 – PERMANENT WAYLEAVE

Not Applicable

PART 3 – PERMANENT RIGHT OF WAY

Not Applicable

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 Navan 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

002	UE/10016936/CPO/001	0.029202	Farganstown, Navan Co. Meath	Verge	John Coldrick, Farganstown, Navan, Co. Meath, C15 E0E0 Christopher Coldrick, 37 Old Balreask Woods, Dublin Road, Navan, Co. Meath Joseph Coldrick, C/o John Coldrick, Farganstown, Navan, Co. Meath, C15 E0E0	Unknown	Unknown
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004	UE/10016936/CPO/001	0.004019	Farganstown, Navan Co. Meath	Verge	James Ennis and Sharon Coady, 108, Academy Square, Block B, Academy Street, Navan, County Meath	Unknown	Unknown
					Anne Coldrick, 16 Haddon Road, Clontarf, D03V8K8		

**UISCE ÉIREANN COMPULSORY PURCHASE
(NAVAN WWTP UPGRADE PROJECT) ORDER, 2026**

On 1st 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 Waste.

Submitted:

The Engineers Report dated the **May 2026** from Paul Fallon, Portfolio Manager (Delivery) connected with the Navan WwTP Upgrade 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.

The capacity of the Navan Wastewater Treatment Plant is projected to be exceeded in the forthcoming years due to growth in population and economic activity within the area. Consequently, an upgrade to the facility is proposed, involving the addition of process units within the existing site to augment capacity and accommodate anticipated expansion, while ensuring operational safety.

To facilitate the safe operation of the plant, improvements to the sightlines of the access road will be implemented. Presently, the sightlines at the entrance to the Navan WWTP are restricted by stone walls on both sides, offering a sightline of 3 metres by 130 metres when assessing leftward visibility upon exiting the site, and a sightline of 3 metres by 80 metres when evaluating rightward visibility.

In order to comply with planning permissions and resolve the obstructions to sight distance, UÉ shall carry out enhancement works at the current site entrance in accordance with the submitted planning application. These improvements will entail repositioning both entrance pillars away from their original locations to improve sightlines upon exit.

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 Navan WwTP Upgrade Project.

In addition, the project has been included in Uisce Éireann's Strategic Funding Plan 2025-2029 and Capital Investment Plan 2025-2029 and sufficient resources are available to finance the proposed acquisition of these lands, permanent wayleaves, rights of way, temporary construction rights and temporary working areas and the implementation of the Navan WwTP Upgrade Project.

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 Navan WwTP Upgrade 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 lands, permanent wayleaves, rights of way, 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 is attached in this regard.

Having considered the said report, **I HEREBY CONFIRM** that the lands, permanent wayleaves, rights of way, 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 Navan WwTP Upgrade 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 Navan WwTP Upgrade 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 Navan WwTP Upgrade Project.

Having reviewed a report from Braniff Associates 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 Meath County Council Development Plan 2021-2027;
- The most recent Planning Guidelines for the Planning Guidelines for the National Development Plan 2021-2030; and
- The Local Area Plans including Meath County Council Development Plan 2021-2027 Navan Land use Zoning

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, or a Director of Uisce Éireann, 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 Meath Chronicle newspaper and that the Order and said maps are to be deposited for inspection in the prescribed manner at the following locations:

(i) Colvill House, Dublin

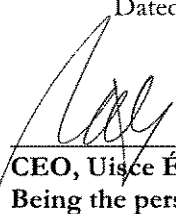
and

(ii) Meath County Council, Buvinda House, Dublin Road, Navan, County Meath, C15 Y291

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 Coimisiún Pleanála for confirmation,

Dated this day of 2026

SIGNED:



CEO, Uisce Éireann

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