

An
Bord
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:

Section 37E of the Planning and Development Act 2000 (as amended)

2. **Applicant:**

Name of Applicant:	Uisce Éireann (formerly known as Irish Water)
Address:	Colvill House, 24/26 Talbot Street, Dublin 1, D01 NP86.
Telephone No:	Please see agent contact details below.
Email Address (if any):	Please see agent contact details below.

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	Jerry Grant, Niall Gleeson, Douglas Millican, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh, Rena O'Sullivan, Orlagh Nevin.
Registered Address (of company)	Colvill House, 24/26 Talbot Street, Dublin 1, D01 NP86.
Company Registration No.	530363
Telephone No.	Please see agent contact details below.
Email Address (if any)	Please see agent contact details below.

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Paul Judge
Address:	Egis Group, Classon House, Dundrum Business Park, Dublin 14, Ireland, D14 T9T0
Telephone No.	01 485 1400
Mobile No. (if any)	
Email address (if any)	Paul.JUDGE@egis-group.com

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [✓] No: []

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Paul Judge - 01 485 1400

5. Person responsible for preparation of Drawings and Plans:

Name:	Paul Judge
Firm / Company:	Egis Group
Address:	Classon House, Dundrum Business Park, Dublin 14, Ireland, D14 T9T0
Telephone No:	01 485 1400
Mobile No:	-
Email Address (if any):	Paul.JUDGE@egis-group.com
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.	
A drawing schedule of plans accompanies the application.	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	Off Dock Road, Ballykeeffe, Corkanree and Courtbrack (townlands), Limerick.	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	OS Sheet 4742 - Licence No. CYAL50419116 WWTP SITE CENTRE ITM COORDINATES X= 554636 Y= 655707 TPS SITE CENTRE ITM COORDINATES X= 555377 Y= 656197	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided. Application boundary is submitted in digital USB format.		
Area of site to which the application relates in hectares	15.28 ha	
Site zoning in current Development Plan for the area:	The majority of the subject lands are zoned 'Utilities'. The lands within the red-line boundary to the east of the existing Corcanree Pumping Station are zoned 'Enterprise & Employment'.	

Existing use of the site & proposed use of the site:	The existing use of the site is a wastewater treatment plant and pumping station, with attendant undeveloped land. The proposed use is a wastewater treatment plant and extended pumping station.
Name of the Planning Authority(s) in whose functional area the site is situated:	Limerick City & County Council

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner ✓	Occupier
	Other ✓	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
The majority of the subject lands are in the ownership of Uisce Éireann, with other lands within the red-line boundary in the ownership of Limerick City & County Council and Shannon Foynes Port Company.		
If you are not the legal owner , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
Limerick City & County Council Merchant's Quay Limerick Ireland V94 EH90 <i>Letter of consent enclosed with application.</i> Shannon Foynes Port Harbour Office, Foynes, Co. Limerick, Ireland V94R232 <i>Letter of consent enclosed with application.</i>		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
No. The extent of lands in applicant ownership is outlined in blue in the submitted site location mapping.		

8. Site History:

Details regarding site history (if known):

Has the site in question ever, to your knowledge, been flooded?

Yes: [☒] No: [☐]

If yes, please give details e.g. year, extent: The National Flood Hazard Mapping website identifies no record of flooding in the vicinity of Limerick Wastewater Treatment Plant, however, there was 1 no. flood event in the vicinity of Corcanree Pumping Station. Refer to submitted Flood Risk Assessment Report.

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes: [☐] No:[☒]

If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [☒] No: [☐]

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
962230	Construction of Waste Water Treatment Plant with ancillary buildings, administration building, access road and outfall to river Shannon	Conditional grant of planning permission on 12/06/1997.

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?

Yes: [☐] No:[☒]

If yes please specify

An Bord Pleanála Reference No.: _____

9. Description of the Proposed Development:

Brief description of nature and extent of development	Application under section 37E of the Planning and Development Acts (as amended) by Uisce Éireann, formerly known as Irish Water, for the approval of An Coimisiún Pleanála for a period of 10 years for development off Dock Road, Ballykeeffe, Corcanree and Courtbrack (townlands), Limerick. The development comprises upgrades to Limerick Wastewater Treatment Plant (WwTP) and Corcanree Pumping Station (PS) which include an increase in the capacity of the existing WwTP, the provision of additional stormwater storage capacity at Corcanree PS and the upgrading of the existing Limerick Sludge Hub to a Regional Bioresource Centre (RBC). The proposed upgrades to the Corcanree PS include a new stormwater storage tank and return pumping station, tank cleaning system, overflow screen, and upgrades to stormwater and foul pumping infrastructure. The proposed upgrades to the Limerick WwTP consist of the construction of a new second parallel biological process stream which includes: new Aerobic Granular Sludge (AGS), influent buffer, sludge buffer and discharge tanks; new inlet works incorporating screens, grit traps, grit classifiers, air blowers, and odour control equipment; chemical dosing tank; transformer; Motor Control Centres (MCC) kiosks; upgrades to the existing final effluent pumps; and associated rising main and gravity outfall pipework connections and diversions. The proposed upgrading of the existing Limerick Sludge Hub to a Regional Bioresource Centre comprises of the following: reuse of existing primary sludge tanks for sludge imports; new sludge reception building and pipe bridge structure; MCC kiosk; new pre-Thermal Hydrolysis Plant (THP) silo; repurposing of the existing sludge building as a THP building to include the installation of THP unit(s) and ancillary equipment; sludge screening platform and skips (covered); repurposing of the existing pre-digester sludge tanks to pre-THP blending tanks; increasing height of the existing post-digester sludge tanks and new tank covers; new thickened sludge storage tank and cover; Combined Heat and Power (CHP) unit and associated plant; new anaerobic digester tank and biogas membrane cover; gas bell storage; new sludge dewatering building with thickeners, polymer dosing and biosolids dewatering installations; silo storage for biosolids cake export; an upgraded wash water system; Liquor Treatment Process (LTP) tank and LTP buffer tank; transformer; and replacement of existing thermal oxidiser with new odour control equipment. The proposed development also includes site lighting (both task and internal access road lighting); landscaping; surface water drainage measures to include Sustainable Drainage Systems (SuDS), internal roads, parking and hardstanding areas and all associated and ancillary site development works including excavation works above and below ground.
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	The project will be constructed in the Limerick City and Environs Agglomeration area licenced under the Waste Water Discharge (Authorisation) (WWDA) Regulations 2007 (Licence D0013-01). This application relates to a proposed development which requires a review of the existing WWDA Licence. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development and will be submitted to the Planning Authority with the application.
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m²
The site is in use as a wastewater treatment plant and pumping station (utilities).	Floor area of additional utilities buildings is 668 m ² .

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	1,607m ²
Gross floor space of proposed works in m ²	668m ²
Gross floor space of work to be retained in m ² (if appropriate)	0
Gross floor space of any demolition in m ² (if appropriate)	0

12. In the case of residential development please provide breakdown of residential mix: N/A

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses							
Apartments							
Number of car-parking spaces to be provided		Existing:	Proposed:			Total:	

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		✓
If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act. If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted). If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.		

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
N/A
Proposed use (or use it is proposed to retain)
N/A
Nature and extent of any such proposed use (or use it is proposed to retain).
N/A

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			✓
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			✓
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			✓
Does the application relate to work within or close to a European Site or a Natural Heritage Area?		✓	
Does the development require the preparation of a Natura Impact Statement?		✓	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		✓	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			✓
Do the Major Accident Regulations apply to the proposed development?			✓
Does the application relate to a development in a Strategic Development Zone?			✓
Does the proposed development involve the demolition of any habitable house?			✓

16. Services:

Proposed Source of Water Supply:
Existing connection: ☒ New Connection: ☐ Public Mains: ☒ Group Water Scheme: ☐ Private Well: ☐ Other (please specify): _____ Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: ☒ New: ☐ Public Sewer: ☐ Conventional septic tank system: ☐ Other on site treatment system: ☐ Please Specify: _____
Proposed Surface Water Disposal:
Public Sewer / Drain: ☐ Soakpit: ☐ Watercourse: ☒ Other: ☒ Please specify: SuDs, attenuation and outfall, refer to submitted site drainage layout plan and associated reporting.

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: ☒ No: ☐ The Limerick Leader (dated 15 th August 2026) Irish Independent (dated 15 th August 2026)
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: ☒ No: ☐ Site Notice erected on the 15 th August 2026. Please refer to Site Location Maps and Site Layout Plans for location of site notices.
Details of other forms of public notification, if appropriate e.g. website
http://www.limerickwwtp.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. Enclosed: Yes: ☒ No: ☐ See submitted Planning Report and EIAR for details. Pre-application consultations took place with An Coimisiún Pleanála under case reference ACP-323900-25. An Coimisiún Pleanála SID pre-consultation determination enclosed for reference. Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Enclosed: Yes: ☒ No: ☐

19. Confirmation Notice:

Copy of Confirmation Notice
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application. A copy of the confirmation notice is appended to the application form.

20. Application Fee:

Fee Payable	€100,000 (Fee paid by EFT on 9th July 2026)
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	
Date:	17 th August 2026

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: Thursday 6 August 2026 16:57
To: SAVA Mirela <Mirela.SAVA@egis-group.com>
Subject: EIA Confirmation Number: 2026125

Dear Mirela,

An EIA Portal notification was received on 06/08/2026 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 06/08/2026 under EIA Portal ID number 2026125 and is available to view at <https://experience.arcgis.com/experience/a1a85d92623147b191dd25a14b2571da>

Portal ID: 2026125

Competent Authority: An Coimisiún Pleanála

Applicant Name: Uisce Eireann

Location: Limerick Waste Water Treatment Plant, Bunlicky, Limerick, Co. Limerick

Description: The Proposed Development comprises of upgrades to Limerick WwTP to increase the capacity of the existing plant, upgrading the existing Sludge Hub to a Regional Bioresource Centre and an additional Stormwater Storage Tank at Corcanree Pumping Station.

Linear Development: No

Date Uploaded to Portal: 06/08/2026

Regards,
Emmet

EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2000

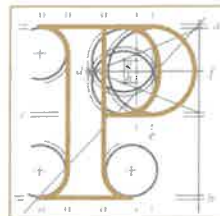
www.gov.ie/housing



**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta**
Department of Housing,
Local Government and Heritage

Our Case Number: ACP-323900-25

Your Reference: Uisce Éireann



An
Coimisiún
Pleanála

HW Planning
5 Joyce House
Barrack Square
Ballincollig
Co. Cork
P31 KP84



Date: 19 June 2026

Re: Proposed upgrades to Limerick Wastewater Treatment Plant and Regional Bioresource Centre
Bunlicky, Co. Limerick

Dear Sir / Madam,

Please be advised that following consultations under section 37B of the Planning and Development Act, 2000 as amended, the Commission hereby serves notice under section 37B(4)(a) that it is of the opinion that the proposed development falls within the scope of paragraphs 37A(2)(a), (b), and (c) of the Act. Accordingly, the Commission has decided that the proposed development would be strategic infrastructure within the meaning of section 37A of the Planning and Development Act 2000, as amended. Any application for permission for the proposed development must therefore be made directly to An Coimisiún Pleanála under section 37E of the Act.

Please also be informed that the Commission considers that the pre-application consultation process in respect of this proposed development is now closed.

In accordance with the fees payable to the Commission and where not more than one pre-application meeting is held in the determination of a case, a refund of €3,500 is payable to the person who submitted the pre-application consultation fee. As only one meeting was required in this case, a refund of €3,500 will be sent to you in due course.

Below is a list of prescribed bodies to be notified of the application for the proposed development.

1. Minister for Housing, Local Government and Heritage
2. Minister for Climate, Energy and Environment
3. Limerick City and County Council
4. Clare County Council
5. South-western Regional Assembly
6. Commission for Regulation of Utilities
7. Marine Area Regulatory Authority
8. Health Service Executive
9. Environmental Protection Agency
10. Inland Fisheries Ireland
11. Transport Infrastructure Ireland
12. The Heritage Council
13. An Taisce
14. An Chomhairle Ealaíon

Tell
Glao Áitiúil
Láithreán Gréasáin
Riomhphost

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

15. Fáilte Ireland
16. Health and Safety Authority
17. Geological Survey of Ireland
18. Office of Public Works

Further notifications should also be made where deemed appropriate.

In accordance with section 146(5) of the Planning and Development Act, 2000 as amended, the Commission will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The following information relates to challenges to the validity of a decision of An Coimisiún Pleanála under the provisions of the Planning and Development Act 2000, as amended:

Judicial review of An Coimisiún Pleanála decisions under the provisions of the Planning and Development Acts (as amended).

A person wishing to challenge the validity of a Commission decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections 32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Commission.

The validity of a decision taken by the Commission may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(7) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Commission. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on the assessment of the effects on the environment of certain plans and programmes). The general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant against a respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website, www.citizensinformation.ie.

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions, and it would be advisable for persons contemplating legal action to seek legal advice.

Tell	Tel	(01) 858 8100
Glaao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

If you have any queries in the meantime, please contact the undersigned officer of the Commission or email laps@pleanala.ie quoting the above-mentioned An Coimisiún Pleanála reference number in any correspondence with the Commission.

Yours faithfully,

pp. 

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

PC09

Teil
Glaio Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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