UISCE ÉIREANN COMPULSORY PURCHASE

(CLONEA POWER WASTEWATER TREATMENT PLANT UPGRADE)

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 water services, including the collection, treatment and discharge of wastewater.

Submitted:

The Engineers Report dated the August/2026 from Dawid Wozniak Portfolio Manager connected with the CLONEA POWER WASTEWATER TREATMENT PLANT UPGRADE 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 upgrade works at Clonea Power WwTP are required to alleviate current capacity constraints and to allow for the future population increase in the area. The upgrade is also required to ensure compliance with the Environmental Protection Agency (EPA) Wastewater Discharge (Authorisation) Regulations, 2007 (S.I. No. 684 of 2007) requiring the provision of appropriate treatment for the Clonea Power Agglomeration, the Urban Wastewater (Nutrient-Sensitive Areas) Regulations, 2025 (S.I. No. 403/2025), and the European Union Environmental Objectives (Surface Waters) Regulations, 2009 (S.I. No. 272 of 2009) (Amended 2019).

The upgrade works consist of an upgraded wastewater treatment plant, on a new greenfield site, to cater for the 30-year design horizon of the agglomeration. The wastewater treatment upgrade will include a new wastewater Constructed Wetland (CW) type Wastewater Treatment Plant for the treatment of wastewater from the Clonea Power agglomeration comprising of 1 No. septic tank and 4 No. wetland ponds; the provision of a new terminal wastewater pumping station and stormwater management at the existing car park site opposite to Saints Cuan and Broghan Church, which will facilitate the decommissioning and making safe of the existing Clonea Power Wastewater Treatment Plant (WWTP); a new foul rising main; a new gravity treated effluent outfall discharging to the River Clodiagh; a new site access point from the R678 with maintenance roads surrounding the CW ponds; and ancillary works associated with the development including the associated pipework, boundary fencing, site drainage and landscaping.

The project requires planning permission. An application was submitted to Waterford City and County Council in March 2026.

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 CLONEA POWER WASTEWATER TREATMENT PLANT UPGRADE.

In addition, the project has been included in Uisce Éireann's current Capital Investment Plan 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 CLONEA POWER WASTEWATER TREATMENT PLANT UPGRADE.

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 CLONEA POWER WASTEWATER TREATMENT PLANT UPGRADE 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 Route and Site Selection Report from Stantec is referred to in this regard.

Having considered the said report, **I HEREBY CONFIRM** that the lands, permanent wayleaves, 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 CLONEA POWER WASTEWATER TREATMENT PLANT UPGRADE;
(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, temporary construction rights and temporary working areas are necessary for the CLONEA POWER WASTEWATER TREATMENT PLANT UPGRADE 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, 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 CLONEA POWER WASTEWATER TREATMENT PLANT UPGRADE.

Having reviewed a report from Stantec 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 Waterford City and County Development Plan 2022 - 2028;

- The most recent Planning Guidelines for the Regional Spatial and Economic Strategy (RSES) for the Southern Region 2020 - 2032; and
- The Local Planning Objectives for Clonea Power as contained in Appendix 2 of the Waterford City and County Development Plan 2022 – 2028, including objective CLPD01.

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 Waterford News and Star and that the Order and said maps are to be deposited for inspection in the prescribed manner at the following locations:

(i) Waterford Council Customer Service Desk,
Baileys New Street,
Waterford
X91 XH42

and

(ii) Uisce Éireann
Colvill House
24-26 Talbot St
Dublin 1
D01 NP86

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 04th day of September 2026

SIGNED: _____

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