AN COIMISIÚN PLEANÁLA

Planning and Development Act 2000, as amended

NOTICE OF DIRECT PLANNING APPLICATION TO AN COIMISIÚN PLEANÁLA IN RESPECT OF A STRATEGIC INFRASTRUCTURE DEVELOPMENT

Proposed Ballina and Lough Talt Water Supply Upgrade

County Mayo and County Sligo

In accordance with Section 37E of the Planning and Development Act 2000, as amended, Uisce Éireann gives notice of its intention to make an application for a 10-year permission to An Coimisiún Pleanála in relation to the following proposed Strategic Infrastructure Development (SID) on a site that includes: the existing Wherrew Raw Water Intake and Raw Water Pump Station (RWPS) at Lough Conn, Cloghans, Ballina, Co. Mayo; the existing Lisglennon RWPS and the Lisglennon Water Treatment Plant (WTP), Killala, Co. Mayo; a greenfield site at Carralavin, Bonniconlon, Ballina, Co. Mayo; a greenfield site adjacent to the existing Uisce Éireann reservoir at Bonniconlon, Ballina, Co. Mayo; a greenfield site Drumsheen, Bonniconlon, Ballina, Co. Mayo; and the existing Lough Talt WTP at Gortersluin, Lough Talt, Co. Sligo. The proposed development site also includes parts of the R314, R294, and local roads including the L11109, L1547, L5140, L1120, L1101, L5132, L51333, L5135, L51172 and the L51357; an existing track in the curtilage of Belleek Castle Hotel (Protected Structure RPS 2) and Belleek Woods; and agricultural fields. The proposed development site is located in the following townlands: Co. Mayo: Wherrew, Lisglennon, Ballinteean, Rathglass East, Derreens, Broadlands Or Knockafarson, Coonealmore, Rosserk, Coonealcauraun, Rathroeen, Culleens, Laghtadawannagh, Farrannoo, Garrankeel, Quignamanger, Quignalegan, Rathmeel, Quignashee, Ballyholan, Behy More, Corimla South, Carrownlabaun, Bunnyconnellan West, and Bunnyconnellan East; and Co. Sligo: Drumsheen, Knockasliggaun, Glennawoo, Largan, and Gortersluin. There is an existing treated water main under the R314 between Lisglennon WTP and Ballina Town. This does not form part of the proposed development site.

In summary, the proposed development, subject to detailed design, will consist of seven “key locations” and five discrete sections of pipeline, as follows:

- Upgrade to the existing Wherrew Raw Water Intake & Pumping Station (RWI&PS), Wherrew, Ballina, Co. Mayo;
- Upgrade to the existing Lisglennon Raw Water Storage and Pumping Station (RWS&PS), Lisglennon, Ballina, Co. Mayo;
- Proposed Pipeline A – Lisglennon Raw Water Pumping Station to Lisglennon Water Treatment Plant (WTP);
- Upgrade to the existing Lisglennon WTP, Lisglennon, Ballina, Co. Mayo;
- Proposed Pipeline B – Lisglennon WTP to Existing River Moy Crossing;
- Proposed Pipeline C – Existing River Moy Crossing to Bonniconlon Booster Pumping Station (BPS);
- Proposed Pipeline D – Bonniconlon BPS to Windy Gap Break Pressure Tank (BPT);
- Proposed Pipeline E – Windy Gap BPT to Lough Talt WTP;
- Proposed Bonniconlon Booster Pumping Station (BPS) located at Carralavin, Bonniconlon, Ballina, Co. Mayo;
- Proposed Windy Gap BPT located at Drumsheen, Bonniconlon, Ballina, Co. Mayo;
- Repurposing the existing Lough Talt Water WTP, Co. Sligo;
- Proposed Treated Water Reservoir at the existing Bonniconlon Reservoir site, Ballina, Co. Mayo; and,
- All permanent and temporary works, including construction compounds, access routes, pipeline corridors, and trenchless crossings.

The proposed upgrade to the Wherrew RWI&PS will consist of the following:

- A new intake pipe (c. 165m in length, 1,200mm internal diameter); intake screen on a precast concrete base; and cardinal markers;
- An extension to the existing intake structure, to include a fish return system with acoustic hood;
- Installation of proposed pressure and flow monitoring instrumentation and associated works;
- Upgrade to the existing pumping station;
- The provision of a concrete slab for a temporary mobile generator;
- The installation of temporary raw water abstraction pipework and a temporary water-retaining structure during the construction period;
- Ancillary site development, drainage and landscaping works, including access arrangements, hardstanding, infilling of the existing intake channel, fencing, and site lighting.

The proposed upgrade to the existing Lisglennon RWS&PS will consist of:

- Upgrades to pumps, pipework and ancillary infrastructure;
- Ancillary site development, drainage and landscaping works.

Proposed Pipeline A will consist of:

- A new raw water pipeline (c. 1km in length, 630mm internal diameter) parallel to the existing raw water pipeline, and all ancillary infrastructure.

The proposed upgrade to the existing Lisglennon WTP will consist of:

- The construction of 1no. treated water storage reservoir;
- The construction of new and upgraded coagulation, flocculation, clarification, rapid gravity filter and residuals management infrastructure;
- The construction of new process buildings, including filter gallery buildings, soda ash dosing building, pump station and UV building, and sludge dewatering building;
- The construction of 1no. ESB medium voltage substation and associated ducting;
- The installation of solar PV panels;
- The decommissioning of the existing septic tank and its replacement with a new wastewater treatment system and percolation area;
- Upgrades to existing internal access roads, hardstanding, drainage, fencing, lighting and site security;
- All ancillary site development and landscaping works, including a weighbridge and temporary generator plinth.

The proposed treated water pipeline route corridor between Lisglennon WTP and Lough Talt WTP, which extends to c. 30.2 km, will consist of:

- Pipeline B – Lisglennon WTP to the Existing River Moy Crossing:
    - New treated water pipeline from Lisglennon WTP to Junction R314 and Belleek Rd (c. 8.4km in length, 710mm diameter);
    - New treated water pipeline from Junction R314 and Belleek Rd to the Existing River Moy Crossing (c.2km in length, 560mm diameter);
    - All ancillary site development, infrastructural and landscaping works.
- Pipeline C – Existing River Moy Crossing to Bonniconlon BPS (c. 7.2km in length, 500-560mm diameter), and all ancillary site development, infrastructural and landscaping works.
- Pipeline D – Bonniconlon BPS to Windy Gap BPT (c. 6km in length, 500-560mm diameter), and all ancillary site development and landscaping works.
- Pipeline E – Windy Gap BPT to Lough WTP (c. 6.6km in length, 450mm diameter), and all ancillary site development and landscaping works.

The proposed Bonniconlon Booster Pumping Station (BPS) to be located at Carralavin, Bonniconlon, Ballina, Co. Mayo will consist of:

- The construction of a new 320 kW booster pumping station, with pumping area, control room, welfare facilities, with roof mounted solar panels;
- The construction of an ESB substation, with security fencing and gate;
- The installation of a new permanent standby generator;
- 2no. surge vessels;
- Ancillary site development, drainage and landscaping works, including a new access off the L5135, hardstanding, wastewater holding tank, and security fencing and gate.

The proposed Treated Water Reservoir at the existing Bonniconlon Reservoir site, Ballina, Co. Mayo will consist of:

- The construction of 1no. treated water reservoir;
- Ancillary site development, drainage and landscaping works, including the relocation of an existing ESB pole, lighting, security and fencing.

The proposed Windy Gap Break Pressure Tank (BPT) to be located at Drumsheen, Bonniconlon, Ballina, Co Mayo will consist of:

- 1no. single-storey BPT;
- The construction of 1no. scour line extraction kiosk and 1no. control kiosk, and all ancillary infrastructure;
- Ancillary site development, drainage and landscaping works, including access arrangements, hardstanding, lighting, security, and fencing.

The proposed repurposing of the existing Lough Talt Water Treatment Plant (WTP), Co. Sligo will consist of:

- The removal and decommissioning of existing tanks and associated infrastructure;
- The construction of 1no. treated water reservoir, with roof mounted solar panels;
- The repurposing of an existing tank as a reservoir;
- All ancillary infrastructure;
- Ancillary site development, drainage and landscaping works, including an extension to an existing attenuation pond, hardstanding, wastewater holding tank, lighting and security fencing.

Upon commissioning of the proposed development, abstraction from Lough Talt will cease and Lough Talt WTP will receive treated water from proposed Pipeline E.

The proposed development will also include indicative site compounds at Wherrew RWI&PS, Lisglennon RWS&PS and Lisglennon WTP, Bonniconlon BPS, Windy Gap BPT, Lough Talt Reservoir, Bonniconlon Reservoir, and on a site on the R314, adjacent to Laughtadawannagh, as well as temporary working areas.

The proposed development will also include all ancillary development above and below ground to facilitate the proposed development.

The proposed development consists of work within the curtilage of Belleek Castle Hotel (Protected Structure, RPS 2).

The proposed development relates to a project which has an existing EPA water abstraction licence (Lough Conn, Reference No. R00651-02). In accordance with the Water Environment Act (Abstractions and Associated Impoundments) Act 2022, the regulation of abstractions falls under the remit of the Environmental Protection Agency (EPA).

The application will also be accompanied by a Compulsory Purchase Order under the provisions of the Housing Act, 1966 as amended.

The planning application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS). The planning application, the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period commencing on the 20th November, 2026 and ending at 5.30pm on the 18th January, 2027 at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 DO1 V902
- The Offices of Mayo County Council, Áras an Chontae, The Mall, Castlebar, Co. Mayo F23 WF90
- The Offices of Sligo County Council, Teach Laighne, Humbert Street, Tubbercurry, Co. Sligo F91 Y328

The application may also be viewed on and downloaded from the following website: https://ballinaandloughtaltwsupgradeproject.ie/

Submissions or observations may be made only to An Coimisiún Pleanála ('the Commission') 64 Marlborough Street, Dublin 1 during the above-mentioned period relating to -

(i) the implications of the proposed development for proper planning and sustainable development, and
(ii) the likely effects on the environment of the proposed development, if carried out.
(iii) The likely significant effects of the proposed development on the integrity of a European Site, if carried out.

Any submissions/ observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Commission not later than 5.30p.m. on the 18th January, 2027. Such submissions/observations must also include the following information:

(i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent
(ii) the subject matter of the submission or observation, and
(iii) the reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations, 2001, as amended, refers).

Submissions that do not require a fee, can be made by hand, post, or email to laps@pleanala.ie.

Submissions that require a fee can be made by hand, post, or by the Commissions online strategic infrastructure development submission portal: https://online.pleanala.ie/en-ie/sid/observation.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie)

The Commission may in respect of an application for permission decide to –

(a) (i). grant the permission, or
(ii). make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or
(iii). grant permission in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind),
and any of the above decisions may be subject to or without conditions, or

(b) refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Tel. 01-8588100).

- Any person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.
- Practical information on the review mechanism can be accessed under the heading 'information on cases/weekly lists – Judicial Review of Planning Decisions' on the Commission's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie



Signed: _____
Tom Murphy, Technical Director, Infrastructure, AtkinsRéalis, AtkinsRéalis House, 150-155 Airside Business Park, Swords, Co. Dublin, K67 K5W4 (Agent on behalf of the applicant)

Date of erection of site notice: 27th October, 2026