



Comhairle Contae  
Átha Cliath Theas

South Dublin  
County Council

# UE Water Supply Project

Meeting of South Dublin County Council

May 2026

- To outline the Strategic Infrastructure Development (SID) process
- To clarify the role of the Chief Executive's report and role of elected members
- To summarise the proposed Water Supply Project and the elements located within South Dublin
- The key planning and environmental considerations assessed by the Planning Authority
- CE Report in conjunction with this presentation

- SID applications are made directly to An Coimisiún Pleanála (ACP) under Section 37E of the Planning and Development Act 2000 (as amended)

[Link - 323980 | An Coimisiún Pleanála -](#)

- Local authorities do not determine the application
- Instead, each affected planning authority must prepare a Chief Executive's report
- Submit views to ACP within the statutory timeframe

# Role of the Chief Executive's Report

Prepared under Section 37E to set out the Planning Authority's assessment of:

- The report is first presented to elected members
- Proper planning and sustainable development

Addresses matters specifically requested by ACP, including:

- Development Plan compliance
- National and regional policy alignment
- Environmental sensitivities

# Role of the Elected Members

- Elected members do not decide the SID application
- Members note the Chief Executive's report and may decide to attach recommendation to the Chief Executive report
- Decision to attach recommendations of the members must be by resolution with the wording of those recommendations in the resolution
- Member recommendations are formally recorded and shared to ACP for their consideration

# Overview of the Proposed Development

**Applicant:** Uisce Éireann

**Application Lodged:** 19 December 2025

**Project:** Eastern and Midlands Water Supply Project

## **Overall project elements include:**

- Raw Water Intake and Pumping Station (Tipperary)
- Water Treatment Plant (Tipperary)
- Break Pressure Tank (Tipperary)
- Booster Pumping Station (Offaly)
- Flow Control Valve (Kildare)
- Termination Point Reservoir (South Dublin)
- c.172 km of treated water pipeline
- Electricity infrastructure upgrades and ancillary works

## **Purpose of the project**

- Certainty of supply for Dublin to meet 2034 population projections and beyond
- Address a forecast water supply deficit of 280 megalitres/day by 2050
- Increase resilience and security of supply for the Greater Dublin Area Water Resource Zone & 35 additional Water Resource Zones

# Uisce Éireann Eastern and Midlands Water Supply Project



Eastern and Midlands regional in depth Water Supply Project Map

## **Termination Point Reservoir at Peamount / Loughtown Upper**

c. 8.4 ha permanent extension of existing reservoir site

Covered reservoir (75,000m<sup>3</sup> capacity, max height 11.2m)

Chlorine dosing building

PV panels and battery energy storage

342m access road from the R120

## **c. 3.7 km of 1600mm treated water pipeline**

Generally routed through farmland

Includes trenchless crossing under the Grand Canal

## **Permanent and temporary wayleaves**

20–30m operational wayleave

c. 50m temporary construction corridor



# Termination Point Reservoir

## Peamount, County Dublin

The Termination Point Reservoir will be integrated with the existing water infrastructure at Peamount, acting as a storage facility and connecting the treated water into the Greater Dublin Supply Area



**2. Chlorine Control Building**  
Controls the quantity of chlorine being delivered to the reservoir to ensure safe drinking water

**3. New Termination Reservoir**  
Stores treated water with a capacity of 75 million litres

**5. Existing Peamount Pumping Station**  
Pumps treated water for onward distribution to the Greater Dublin Supply Area

**1. Treated Water Pipeline**  
Delivers treated water from the Break Pressure Tank to the Termination Point Reservoir

**4. Existing Peamount Reservoir**  
Storage tank for delivering consistent flow to the water supply zone

*This infographic is indicative only of the layout of a termination point reservoir and is presented to demonstrate the process proposed at Peamount, County Dublin,*

Image 3.11: Overview of the Termination Point Reservoir

## **National Planning Framework (First Revision)**

Identifies the Eastern and Midlands Water Supply Project as **critical strategic infrastructure**  
Essential to support long-term growth of Dublin and the metropolitan area

## **EMRA Regional Spatial and Economic Strategy (RSES)**

RSO 7 – Sustainable management of water and environmental resources  
RSO 10 – Protection and enhancement of Green Infrastructure

## **South Dublin County Development Plan 2022–2028**

Policy IE2 – Water Supply & Wastewater

IE2 Objective 1

Work with Uisce Éireann to protect and upgrade water infrastructure

IE2 Objective 2

Supports delivery of the Eastern and Midlands Water Supply Project

Public Services are permitted in principle on:

- EE (Enterprise & Employment)
- RU (Rural)
- OS (Open Space) zonings

# Planning Authority Position (CE Report)

SDCC

- Project supported in principle
  - Project is necessary for security of water supply for the County and to facilitate housing and economic development in the County
  - Environmental mitigation and updated surveys required
  - Issues highlighted for further consideration by ACP
- 
- Grand Canal pNHA crossing and Greenway interface
  - Hedgerow loss, biodiversity impacts and Golden Plover surveys
  - Construction traffic, flood risk and local amenity protection

In this planning case, Section 37E (6) of the Planning and Development Act 2000 (as amended) applies and

- Members may, by resolution, decide to attach recommendation specified in the resolution to the Chief Executive report



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# Thank you