

Infrastructure Planning & Delivery to Support New Development Areas

OPR webinar

22nd May 2026

Catherine Kelly, Forward Planning Manager

Sam Wallace, Delivery Planning Manager



Today's Agenda

1. Who we are
2. What we have done
3. What we are planning
4. How we will get there



Who we are



The UÉ Planning function has 3 areas

Forward Planning

- Review spatial plans & provide statutory submissions to ensure growth aligns with capacity
- Ensures that infrastructure investment aligns with spatial planning
- Supports LA's with forward planning duties on zoning and phasing of development.
- Stakeholder Engagement with LAs and OPR.

Audrey Taylor

Development Management

- Acts as a statutory consultee in the planning process.
- Review planning applications referred to them by Local Authorities.
- Providing observations, conditions or objections where necessary.
- Advise on connection feasibility and technical requirements

Ali Robinson

Project Delivery Planning

- Ensure necessary consents are in place for UÉ projects.
- Oversee planning applications through the statutory consent system.
- Collaborate with stakeholders in Local Authorities and An Coimisiún Pleanála to deliver projects through the planning system efficiently.

Majella Keating & Sam Wallace

What we have done



2025 Pre Connection Enquiries

- Positive responses on **182,689 housing units**
- **1,247 housing units** did not meet criteria
 - **Less than 1%**

2025 Connection Applications

- Connection Agreements on **41,903 housing units**
- **323 housing units** did not meet criteria
 - **Less than 1%**



Delivering Homes,
Building Communities

What we are planning - *Delivering the capacity for growth*



We must plan how to invest to support the revised housing targets

What we need

Water Treatment Capacity

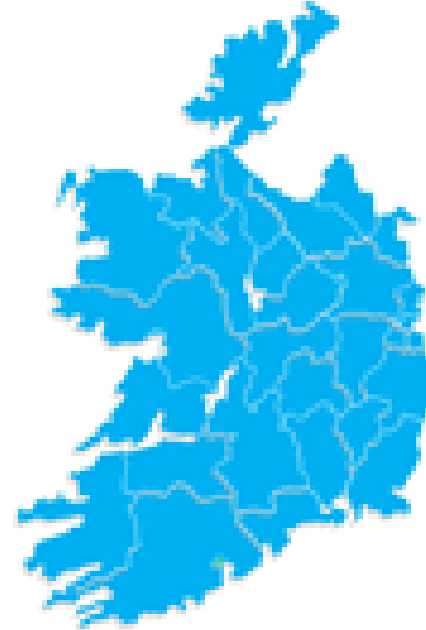
Wastewater Treatment Capacity

Water Network Capacity

Wastewater Network Capacity

Environmental Capacity

Where we need it



How we will fund it

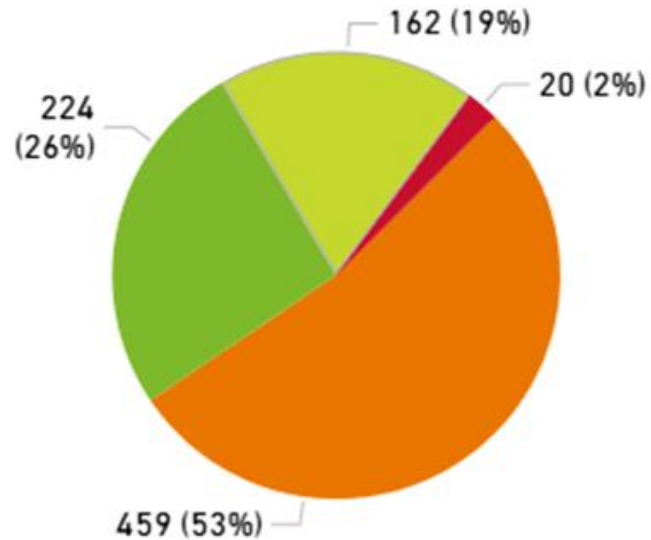
€1.7 billion focussed on top tier settlements from national, regional & local planning, to deliver capacity for **300,000** homes **by 2030**

Existing Funding

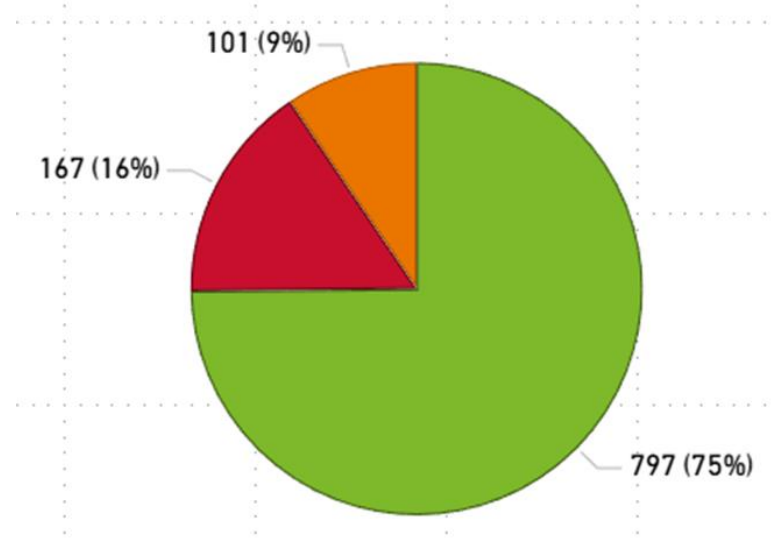
€300 million ring fenced for **rural** communities to deliver homes

We must first understand 'What we need' by estimating how much capacity we have

2026 Issue Water Supply Capacity Register
No. & % of Settlements by RAG status



2026 Issue Wastewater Capacity Register
No. & % of Settlements by RAG status



Green
Capacity Available

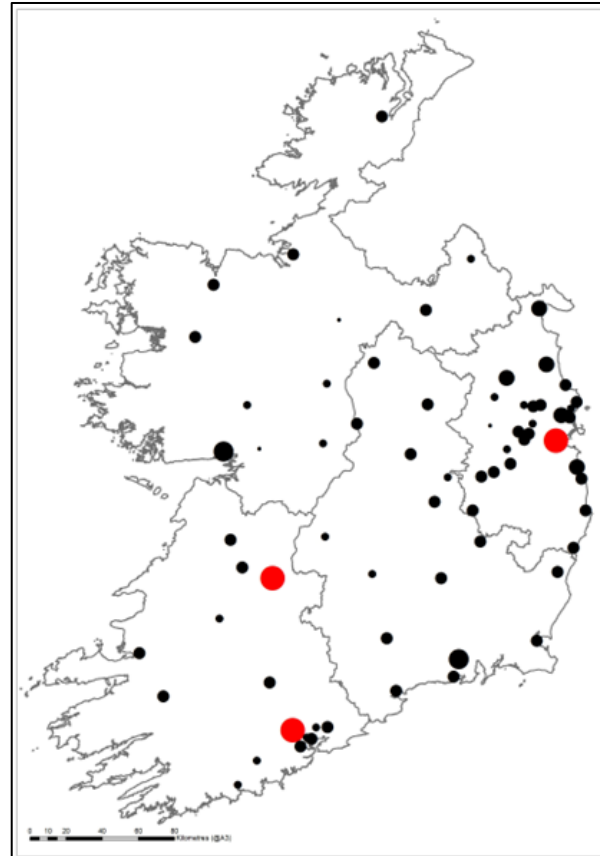
Green – Level of Service (LoS)
Capacity Available (LoS Improvement Required)

Amber
Potential Capacity Available

Red
Capacity Not Available

We then establish ‘Where we need it’ through national planning policy

Source	Eastern Midlands	North-West	Southern
National Planning Framework (NPF) Cities	1. Dublin City	2. Galway City	3. Waterford City 4. Limerick City 5. Cork City
Regional Spatial Economic Strategies (RSES) Regional Growth Centres	6. Athlone 7. Drogheda 8. Dundalk	<i>Athlone</i> 9. Letterkenny 10. Sligo	
RSES & County Development Plans (CDPs) Key towns	11. Swords 12. Maynooth 13. Bray 14. Navan 15. Naas 16. Wicklow-Rathnew 17. Longford 18. Mullingar 19. Tullamore 20. Portlaoise 21. Carlow	22. Ballina 23. Castlebar 24. Cavan 25. Ballinasloe 26. Carrick-on-Shannon 27. Monaghan 28. Roscommon 29. Tuam	30. Kilkenny 31. Ennis <i>Carlow</i> 32. Tralee 33. Wexford 34. Clonmel 35. Killarney 36. Mallow 37. Nenagh 38. Thurles 39. Newcastle West 40. Clonakilty 41. Dungarvan 42. Gorey



Source	Eastern Midlands	North-West	Southern
Planning Authority Engagement Strategic Growth Areas			1. Limerick-Shannon 2. Cobh 3. Midleton 4. Passage West 5. Carrigtowhill 6. Carrigaline
Review of CDP Housing Targets High Projected Growth Areas	7. Arklow 8. Donabate 9. Newbridge 10. Leixlip 11. Celbridge 12. Kildare 13. Ashbourne 14. Balbriggan 15. Dunboyne 16. Greystones 17. Trim 18. Ratoath 19. Athy 20. Clane 21. Dunshaughlin 22. Portlaoise 23. Rush 24. Malahide 25. Enfield	26. Athlone	27. Bandon 28. Tramore 29. Enniscorthy

We then plan our investment at settlement (Built Up Area) level



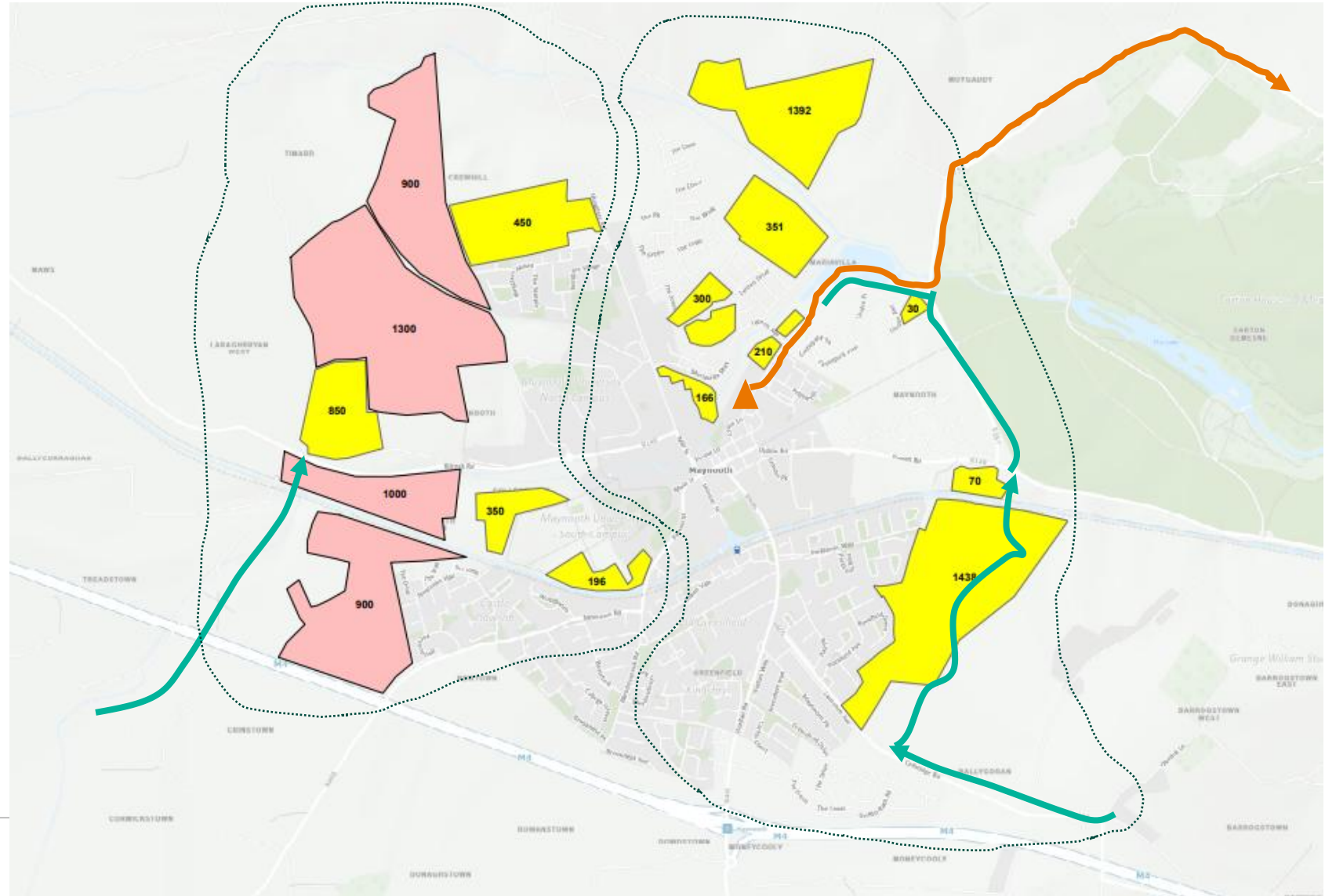
Growth Area	Forecast Housing Units	Asset	Capacity	Current Investment	Capacity after Current Investment	Proposed Accelerated Growth Investment	Capacity after Accelerated Growth Investment
Settlement	5,000	Water Supply - Treatment	Capacity available	€20m	Capacity available	€20m	Capacity available
		Water Supply - Networks	Limited capacity available	€40M	Limited capacity available	€30M	Capacity available
		Wastewater - Treatment	Limited capacity available			€50m	Capacity available
		Wastewater - Networks	No capacity available	€24M	Limited capacity available	€5M	Capacity available

- Capacity available
- Limited capacity available
- No capacity available

We consider zoned lands when planning our investments

Maynooth example

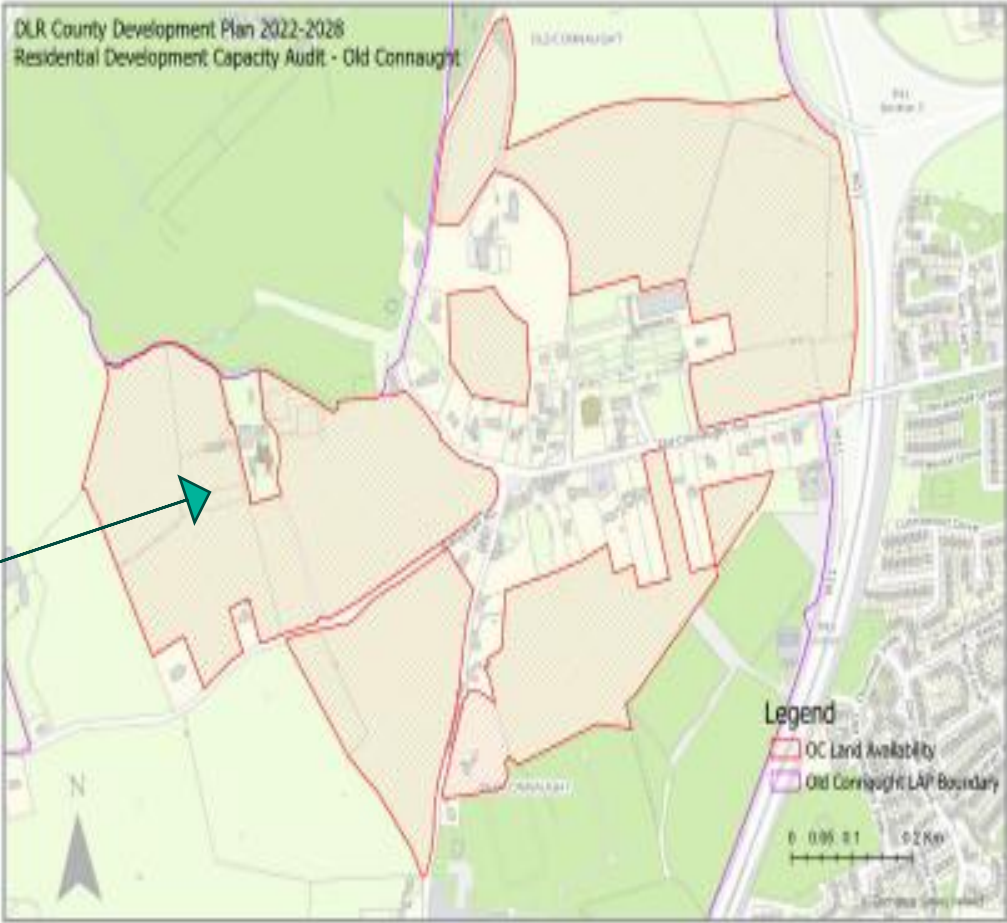
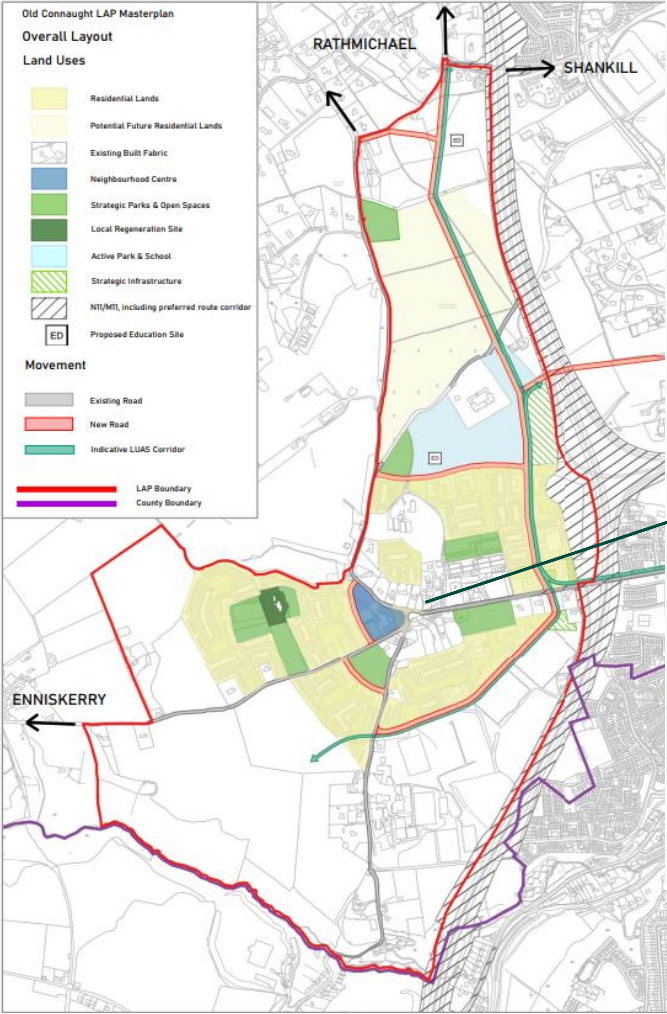
-  Strategic Reserve Lands
-  Residential Zoned Lands
-  New WwPS
-  New Sewer Main
-  New Water Main
-  Sewer Catchment



We consider zoned lands when planning our investments

Old Connaught example

- Old Connaught LAP Masterplan
Overall Layout
Land Uses
- Residential Lands
 - Potential Future Residential Lands
 - Existing Built Fabric
 - Neighbourhood Centre
 - Strategic Parks & Open Spaces
 - Local Regeneration Site
 - Active Park & School
 - Strategic Infrastructure
 - NI/MI, including preferred route corridor
 - Proposed Education Site
- Movement
- Existing Road
 - New Road
 - Indicative LUAS Corridor
- LAP Boundary
County Boundary



We will deliver significant infrastructure investment for housing over the next 5 years

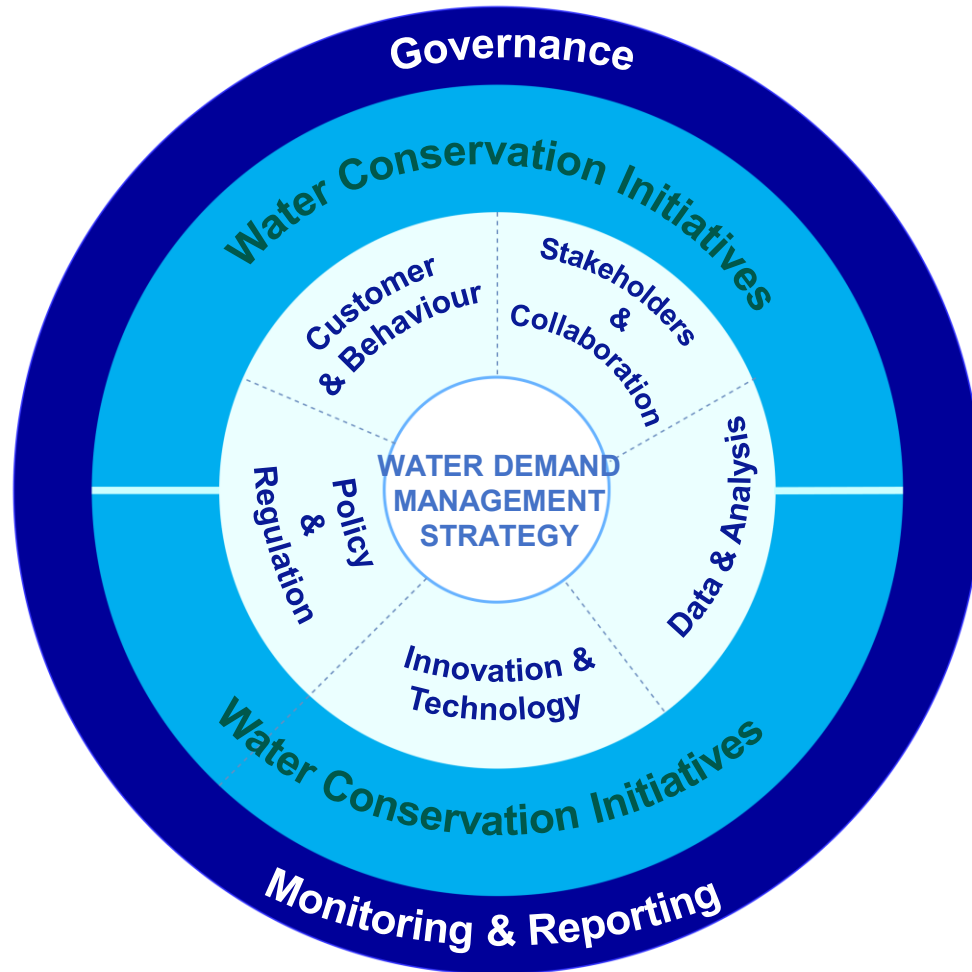
What will the 'Accelerated Growth' €2b funding deliver?

Portfolio	Outputs	Accelerated Growth 2025-2030
Water above ground	Provide additional water treatment capacity	33 MLD
	Water treatment plants new and upgraded	7
Water below ground	Provide additional water network capacity - new watermain	200 km
Wastewater above ground	Provide additional wastewater treatment capacity	3 (*5)
	Wastewater treatment plants new and upgraded	3 (*5)
Wastewater below ground	Provide additional wastewater network capacity (sewer & rising mains)	160 km

What water services capacity will overall funding deliver?

National Housing Unit (HU) Capacity	By End 2030
Existing <i>Unused Capacity</i>	125,000
Capital Investment <i>Capacity Created</i>	185,000 – 225,000
Total Capacity <i>Existing & Created</i>	310,000 – 350,000

In conjunction with increasing water supply we must also consider reducing our demand on water services



- | | |
|--|---|
| Stakeholders & Collaborations | <ul style="list-style-type: none"> • Run Community of Practice • Engage with Internal Stakeholders • Engage with External Stakeholders • Contribute to SDGs internally & externally |
| Customer & Behaviour | <ul style="list-style-type: none"> • Increase consumer awareness (e.g. education in sustainability framework) • Examine & influence water use behaviours • Understand & influence consumer attitudes |
| Data & Analysis | <ul style="list-style-type: none"> • Investigate data analysing methodologies/use of AI • Understand customer-side leakage • Research informed practice – International best practice in water conservation • Establish baselines to facilitate a target Per Household Consumption (PHC) / Per Capita Consumption (PCC) |
| Innovation & Technology | <ul style="list-style-type: none"> • Enhance/expand existing Demand Management measures (e.g. Flow Regulators) • Investigate water substitution/reuse • Test & pilot new innovation projects |
| Policy & Regulation | <ul style="list-style-type: none"> • Consider Water efficiency standards/code/labelling • Consider Excessive use measures • Ensure alignment with other strategies/policy internally & externally • Consider opportunities within the Building Regulations |

How we will deliver it



We are investing heavily and delivering for communities across Ireland

Supporting communities to thrive through ongoing investment in water and wastewater infrastructure

Scaled up capital delivery capability from €300m in 2014 to deliver circa. €1.4 billion CapEx in 2024.

€5.26bn invested between 2020-2024.

€10.2bn agreed by Govt for 2025-2029 under UÉs Strategic Funding Plan.

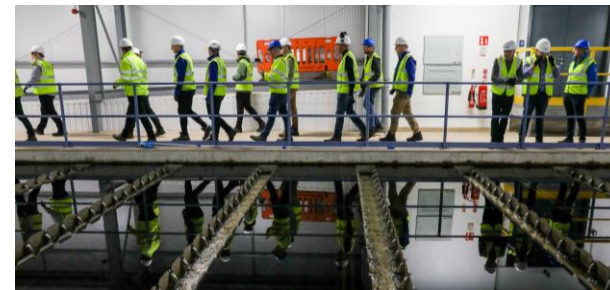
Plan-led prioritised investment to support the most urgent improvements.



Arklow Wastewater Treatment Plant upgrade - €139m (complete)



Athlone Main Drainage Scheme - €114m (wastewater, complete)



Leixlip Water Plant upgrade - €30m (Multiple Phases - ongoing)



Ringsend Wastewater Treatment Plant upgrade - €500m (complete)

We need to accelerate infrastructure delivery to meet increasing national demand for housing and growth

Govt approved SFP investment required to support housing based on previous targets, c.33,000 units p/a

Additional ringfenced funding of €1.7bn needed between 2025 and 2029 to support the delivery of revised Govt targets.

We are guided by a robust legislative and regulatory framework



Policy & Legislation



Strategy & Objectives



Funding Model



Revenue Control

We identify most efficient consent pathway

Project Delivery Routes

Exemptions

- **Robust internal review system**
- **Due diligence, surveys and assessments**
- **AA screening determination – competent authority**
- **New exemptions – expanded powers**

Planning Applications

- **Section 34 / SID**
- **Larger projects, NIS projects**
- **Complex considerations, third party interest**

Our Key Planning & Consent Challenges – Highly Complex



Regulatory bodies

- Environment Protection Agency
- Commission for the Regulation of Utilities
- Department of Housing
- DPER
- Dept of Finance
- Health Services Executive
- An Foram Uisce
- Inland Fisheries Ireland
- Comptroller and Auditor General
- Public Accounts Committee
- Joint Oireachtas Committee
- Health and Safety Authority

Key Challenges and Opportunities

- Delays within the Planning System
 - Requests for Further Information
 - Appeals and JR (Legal Reform)
- Stakeholder Engagement
 - LA/ACP Pre-Planning
 - Public and other key stakeholders
- Environmental Regulation
 - Wastewater Licencing
 - Abstraction Licencing
- Regulatory Simplification
 - Dedicated Unit
 - Parallel processing



Old Connaught, DLRCC

Water Supply Scheme

- €28.5m project – Completed 2024
- Two new reservoirs (12 million litres capacity)
14km of new watermains
- provide network resilience, flexibility and capacity for future growth



Wastewater

- Pump Station requirement to serve projected population
- Close engagement with DLRCC to facilitate phased housing delivery

Developer Led Infrastructure (DLI)



Developer Led Infrastructure Initiative (DLI) - Overview



Department of Housing, Local Government and Heritage (DHLGH) initiative with regulatory input from the EPA as competent authority.

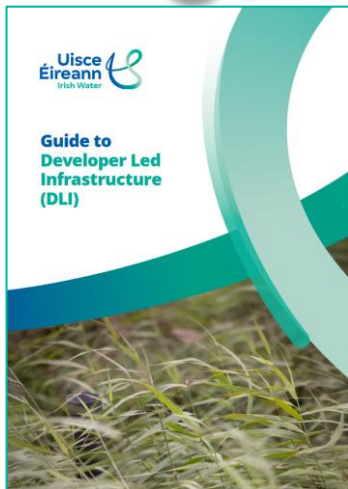
- DLI applies to new low volume discharges to surface waters.
- Only permitted outside proximity to an existing public wastewater network.
- Two acceptable treatment options with technical documentation provided on both on the UÉ website

Uisce Éireann's Role

UÉ supports Developers through the PCE process, the Connection Application process and during Construction. Infrastructure vests in UÉ after Construction is complete.

Guide to Developer Led Infrastructure (DLI)

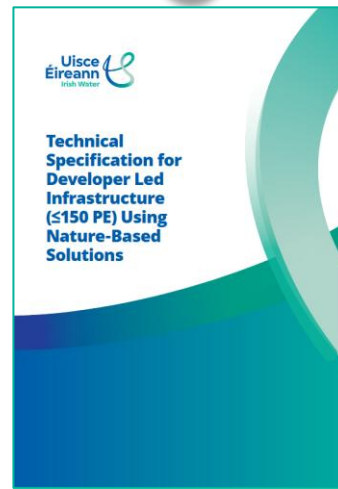
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Guidance Document for Developers to understand how the Uisce Éireann process works, specifically in relation to the Acceptable Treatment Systems, Developers Technical process connection application process, Discharge Registration etc.

Technical Specification for Developer Led Infrastructure using Nature-Based Solutions

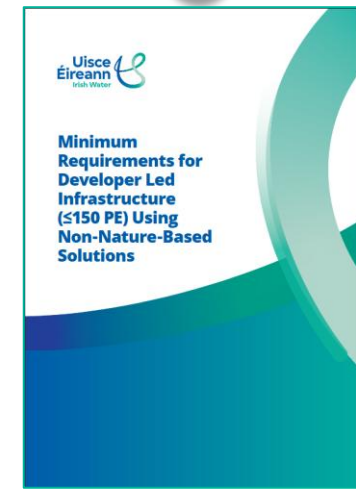
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Technical Specification sets out UÉ's requirements for the design and construction of low-volume WWTPs incorporating NBSs. It provides developers and their design teams with clear technical guidance to ensure systems are safe, sustainable, and compliant with regulatory standards.

Minimum Requirements for Developer Led Infrastructure using Non-Nature-Based Solutions

3



Minimum Requirements document sets out UÉ's requirements for the design and construction of Non –Nature-Based Treatment Systems.

In summary

- We will deliver water services capacity for housing with our capital investment plan but there are challenges with delivering such an extensive portfolio such as consents, supply chain & global factors, which we will manage proactively
- We welcome early engagement on the development plan process, and we support the alignment of infrastructure delivery.
- We have a strategy for demand management and welcome engagement on SuDS and water conservation measures
- Uisce Éireann projects are delivered within a robust regulatory framework, with all abstraction and wastewater activities subject to stringent EPA licensing, monitoring and enforcement, providing assurance that environmental protection is fully embedded throughout the project lifecycle.
- We welcome early engagement at the pre-planning stage so that potential issues can be identified and addressed at an early point, helping to strengthen our submissions and minimise delays in the process.

Contact: planning@water.ie