



Board Direction

Ref: PL06S.247419

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th February 2017. The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

In conducting a screening exercise for appropriate assessment, the Board considered the location of the proposed development in an operating quarry, its nature, which will not significantly alter quarry operations, the nature of the materials involved, the modest scale of the proposed development in the context of the existing quarry activity, the documentation and submissions on file generally, including the Appropriate Assessment Screening Report, the submission made to An Bord Pleanála on 16th December 2016 by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, the separation distances to European Sites, and the assessment of the Inspector in relation to the potential for effects on such Sites. In undertaking the screening exercise, the Board accepted the analysis and conclusions of the Inspector. The Board was also satisfied that the conclusions of the Inspector in relation to water quality apply equally in relation to the potential for connectivity between the proposed development and the European Sites in Dublin Bay, as a result of the part-diversion of the Brittas River via the Brittas Lakes, the River Camac and the River Liffey, and also had regard to the substantial distance involved. The Board, therefore, concluded that, by itself and in combination with other plans or projects in the vicinity, the proposed development would not be likely to have significant effects on European Sites in light of the conservation objectives for those Sites.

Having regard to the location of the proposed development in an operating quarry, its nature and characteristics, which will not significantly alter quarry operations, the modest scale of the proposed development in the context of the existing quarry activity, the characteristics and scale of the potential impacts of the proposed development, the documentation and submissions on file generally, and the provisions of Schedule 5 and Schedule 7 to the Planning and Development Regulations, 2001, as amended, the Board is satisfied that the proposed development would not be likely to have significant effects on the environment, and concurred with the overall analysis set out in the Inspector's entire report in this regard. The Board, therefore, concluded that the submission of an environmental impact statement was not required.

Having regard to the nature of the proposed development, which incorporates an extension of the existing asphalt and aggregate operations within an operating quarry and which provides for the sustainable recovery of material, to the relatively modest scale of the development in the context of the considerable overall site operations, to the pattern of development in the area including distances to dwellings, and to the substantial planning, permitting and licensing history of the overall site, including the bitumen macadam plant granted by An Bord Pleanála under 6/5/33733 (planning authority register reference number H.2433), the refusal of permission by An Bord Pleanála under 06S.PL243526 (planning authority register reference number SD14A/0056) for a development similar to that proposed and the reason therefor, the grant of substitute consent in respect of the quarry under 06S.SU0129, and the grant of permission for the further development of the quarry by An Bord Pleanála under 06S.QD0004, it is considered that, subject to compliance with the conditions set out below, the proposed development would not result in risks to the environment, would not be prejudicial to public health, would be acceptable in terms of traffic safety and convenience, would not seriously injure the amenities of the Dublin Mountains Area or of property in the vicinity, and would be in accordance with the provisions of Section 11.1.1 of the South Dublin County Council Development Plan 2016 – 2022 in relation to non-conforming uses. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. PlansPartic
2. The development hereby permitted shall cease on 19th October 2036, unless otherwise authorised by a prior grant of planning permission.
Reason: In the interest of orderly development in the Dublin Mountains Area.
3. The development hereby permitted shall operate in generally accordance with the terms and conditions set out under 06S.QD0004.
Reason: In the interest of orderly development, protection of the environment, and protection of neighbouring residential amenity.
4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.
Reason: In the interest of public health and protection of the environment.
5. Any lighting system installed shall be designed and installed to minimise potential glare and light spillage to the written satisfaction of the planning authority.
Reason: To protect the amenities of the area.
6. Section 48

Note:

The Board noted the submission made to An Bord Pleanála on 16th December 2016 by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, which was placed on file following completion of the Inspector's report and receipt of the file at Board level. This submission raised the issue of connectivity between the Brittas River, downstream of the licensed discharge point from the quarry, and the Slade of Saggart and Crooksling Glen proposed Natural Heritage Area, and further connectivity via the River Camac to the River Liffey and, potentially, to the South Dublin Bay and North Dublin Bay Special Areas of Conservation, the South Dublin Bay and River Tolka Estuary Special Protection Area, the North Bull Island Special Protection Area, and the South Dublin Bay and North Dublin Bay proposed Natural Heritage Areas. The Board was satisfied that the Inspector had made a thorough examination of potential for effects from the proposed development on water quality, and that his conclusions apply to the Brittas River, whether subsequently discharging southwards to the River Liffey and the Poulaphouca Reservoir, or northwards through the Brittas Lakes and River Camac. No new material concern was considered to arise.

Board Member: _____ Date: 1st March 2017
Fionna O' Regan