



An
Bord
Pleanála

Board Direction PL93 248482

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18 December, 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

It is considered that the proposed decommissioning of the existing septic tank and outfall at Passage East and the associated transfer of wastewater to the existing wastewater treatment plant at Crooke where spare capacity exists, and where the treatment plant treats effluent to a higher standard would, subject to conditions set out below, reduce the potential or adverse impacts on the water quality in the receiving water of Waterford Harbour, would not seriously impact on the residential amenities of the area or of property in the vicinity and would therefore be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment

The Board noted that the proposed development is not directly connected with or necessary to the management of a European Site.

In completing the screening for Appropriate Assessment, the Board accepted and adopted the screening assessment and conclusion carried out in the Inspector's report in respect of the identification of the European sites which could potentially be affected, and the identification and assessment of the potential likely significant

effects of the proposed development, either individually or in combination with other plans or projects, on these European sites in view of the site's Conservation Objectives. The Board was satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on European Site No. 002162 (River Barrow and River Nore SAC), or any other European site, in view of the site's Conservation Objectives.

Conditions

As per Inspector's recommended conditions except Condition No 7.
Conditions No 7 to read as follows:

The developer shall facilitate the archaeological appraisal of the site-pipeline-site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:-

(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and

(b) employ a suitably-qualified archaeologist prior to commencement of development. The archaeologist shall assess the site and implement the mitigation strategy outlined in the 'Archaeological Assessment at Passage East and Crooke' submitted to the planning authority on 21 March 2017.

A report containing the results of the assessment shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to the commencement of development.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

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Drafting to standardise conditions.

Board Member

Date: 18.12.2017

Terry Prendergast