



An
Bord
Pleanála

Board Direction
PL21.248659

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th October 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

The proposed development to upgrade the existing Collooney Wastewater Treatment Plan is required to address capacity constraints and to improve the quality of the effluent discharged to the Ownemore River. It is considered that the proposed development would result in a higher quality of effluent being discharged into the Owenmore River which would be beneficial to the receiving environment, would generally be acceptable in terms of traffic safety and convenience and, subject to conditions set out below, would not seriously injure the amenity of the area or property in the vicinity and would not be prejudicial to public health. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

Environment Impact Assessment Screening

The Board noted that the proposed development is not one for which a mandatory Environmental Impact Statement is required. The Board also noted that, in the course of processing the application, the planning authority satisfied itself that the need for a 'sub-threshold' Environmental Impact Statement did not arise in this case.

The Board agreed with the findings of this screening exercise and, having regard to the provisions of Schedule 7 of the Planning and Development Regulations 2001 (as amended) considered that the development is not one in respect of which an environmental impact statement was required to be submitted in accordance with section 172 of the Planning and Development Act 2000 (as amended).

Appropriate Assessment Screening

The Board accepted and adopted the screening assessment and conclusion carried out in the Inspector's report and 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 the Unshin River SAC (Site Code: 001898) or any other European site in view of the sites' conservation objectives and a Stage 2 Appropriate Assessment (and a submission of an NIS) is not therefore required.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Odour levels at the site boundary shall comply with an odour concentration limit of 3 ou/m³ on a 98th percentile basis of hourly averages.

Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect residential amenity of property in the vicinity.

3. During the operation of the wastewater treatment plant the maximum noise level at the southern boundary of the site shall not exceed 50dB(A) (15 mins L_{Aeq}) at any time. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity.

4. Irish Water or any agent acting on its behalf shall implement in full the mitigation measures set out in the Flood Risk Assessment and the Report on Invasive Species Survey submitted to the planning authority on 27th March, 2017.

Reason: In the interest of protecting the environment.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, management measures to prevent the spread of pathogens and to prevent spillages to the Owenmore River. The plan shall also provide for continuity of satisfactory effluent treatment during the upgrade works and arrangements to ensure no deterioration of effluent quality discharged to the Owenmore River.

Reason: In the interests of public safety, residential amenity and pollution prevention.

6. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to,

and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “*Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects*”, published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interests of sustainable waste management.

7. All external lighting within the proposed development shall be sufficiently cowled so as to ensure that light spillage beyond the boundary of the site is minimised.

Reason: In the interest of residential amenity.

8. Where chemicals are to be stored on site such chemicals shall be stored in a suitably bunded area.

Reason: In order to prevent pollution.

9. (a) A scheme indicating boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This boundary treatment scheme shall provide a screen along the inside of the boundary fence, consisting predominantly of trees, shrubs and hedging. The planting shall be carried out in accordance with the agreed scheme and shall be completed within the first planting season following the commencement of construction works.

(b) Any plants which die, or become seriously damaged or diseased, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development, in the interest of visual amenity.

Board Member

Date: 20th October 2017

Eugene Nixon