



An
Bord
Pleanála

Board Direction
BD-017959-24
ABP-318421-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/10/2024.

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

Reasons and Considerations

1. Having regard to:-

- (a) the characteristics of the Bride River, one of the primary spawning and nursery systems of the Lee catchment salmon fishery,
- (b) the lack of assurances provided in respect to compliance with the parameters of the licence to discharge sewage effluent to waters W.P. (W) 02/11 (R), and
- (c) article 5 of the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (as amended), which requires that a public body, in performance of its functions, shall not undertake those functions in a manner that knowingly causes or allows deterioration in the chemical or ecological status of a body of surface water,

the Board is not satisfied that adequate treatment capacity is available in the Grange Manor/Ruden Homes Ltd) wastewater treatment plant in conjunction with treated effluent from other existing and permitted development. The proposed development would, therefore, pose an unacceptable risk of environmental pollution, would create a precedent for further such development and be contrary to the proper planning and sustainable development of the area.

2. The proposed development is to discharge to the Grange Manor Wastewater Treatment Plant (WWTP), with a primary discharge to River Bride, which flows into the River Lee and has a hydrological connection to the Cork Harbour SPA (Site code 004030). In the absence of information to demonstrate that the Grange Manor/Ruden Homes Ltd WWTP has adequate treatment capacity in conjunction with treated effluent from other existing and permitted development the Stage 1 AA Screening Report cannot definitively conclude that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on Cork Harbour SPA. Therefore, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member


Liam Bergin

Date: 23/10/2024