

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Meath County

**Planning Register Reference Number: LB/150899**

An Bord Pleanála Reference Number: PL 17.245760

**APPEAL** by Nicholas and Catherine Gogan of Staleen, Donore, County Meath against the decision made on the 19<sup>th</sup> day of October, 2016 by Meath County Council to grant subject to conditions a permission to Irish Water care of RPS Group Limited of West Pier Business Campus, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Development consisting of: the upgrading of the existing water and sludge treatment process systems at the Staleen Water Treatment Plant, which currently supplies up to 31,500 cubic metres per day of drinking water to Drogheda and its environs, parts of south Louth and east Meath. The production capacity will not be increased as a result of the proposed development. The development will include: (a) Demolition and removal of an existing disused raw water balancing tank and berm (approximately 1,059 square metres) with an overall height of approximately 4.6 metres and the removal of an existing sludge dewatering system from the site. (b) Provision of new chemical storage and dosing facilities comprising eight number bunded storage tanks (with overall heights ranging from approximately 4.5 metres to approximately 5.7 metres), two number chemical dosing buildings (comprising one number building approximately 90 square metres with an overall height of approximately 4.7 metres and one number building approximately 96 square metres with an overall height of

approximately 4.5 metres) and three number chemical storage silos (with an overall height ranging from approximately 9.2 metres to approximately 9.8 metres). (c) An underground emergency spill tank (approximately 22 square metres). (d) A filtration unit of approximately 203 square metres with an overall height of approximately 6.7 metres). (e) Upgrading and internal modifications to the existing washwater tanks and pump sump structures. (f) A new flocculation tank of approximately 142 square metres with an overall height of approximately 6.2 metres and the provision of a new underground UV chamber of approximately 80 square metres). (g) A sludge dewatering building (approximately 180 square metres with an overall height of approximately 9.8 metres, one number sludge holding tank (approximately 66 square metres) with an overall height of approximately 6.4 metres (approximately 5.2 metres without handrail). (h) Vehicular access will be via a recessed, widened (from approximately four metres to eight metres wide) gated entrance at the existing location comprising the removal of part of the existing boundary wall at the entrance to the site and the provision of a new entrance arrangement and associated internal road layout changes . The proposed development includes the provision of a new external perimeter fence of approximately 1.0 metre (at the south-west, north-west and north-east site boundaries) and an internal security fence of approximately 2.4 metres at all of the site boundaries and around the chemical dosing building and eight number bunded storage tanks (located at the south-west corner of the site) and landscaping at all boundaries of the site. (i) The proposed development includes all associated site development works, including hardstanding areas, the upgrading of the existing drainage system to provide a petrol/oil interceptor, removal of existing trees within the site and provision of a temporary construction compound area, all necessary ancillary pipework, mechanical and electrical services, plant, instrumentation, automation and controls and equipment, all of the above is proposed on a site of approximately 2.6 hectares. An upgrading of the chemical storage and dosing facilities, an emergency spill tank, new filter unit, upgrading of existing filters, upgrading to the existing washwater tank and pump sump were previously permitted by Meath County Council under register reference number SA/120738 and not constructed. All at Staleen Water Treatment Plant, Staleen (also known as Stalleen), Donore, County Meath.

## **DECISION**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to the nature and scale of the proposed upgrade and enhancement of the existing and long-established water supply infrastructure at this location, to the pattern of development in the area and to the policies and provisions, as set out in the Meath County Development Plan 2013-2019 it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the cultural or visual amenities of the area or of property in the vicinity, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### *Appropriate Assessment*

The Board carried out a screening exercise in relation to potential impacts on nearby European sites, specifically the River Boyne and River Blackwater Special Area of Conservation and Special Protected Area (Site Codes 002299 and 004232) and the River Nanny Estuary and Shore Special Protection Area (Site Code 004158), and having regard to the nature and scale of the proposed development, the nature of the receiving environment, the screening report submitted, the submissions on file and the report of the Inspector, the Board concluded that, either individually or in combination with other plans or projects, the proposed development will not be likely to have significant effect on nearby European sites referred to above, in view of the sites' conservation objectives.

## 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 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. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:
  - (a) A plan to scale of not less than 1:500 showing –
    - (i) Existing trees, hedgerows and shrubs specifying which are proposed for retention as features of the site landscaping
    - (ii) The measures to be put in place for the protection of these landscape features during the construction period
    - (iii) The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder
    - (iv) Details of screen planting which shall not include *cupressocyparis x leylandii*
    - (v) Details of roadside/street planting which shall not include *prunus* species
    - (vi) Hard landscaping works, specifying surfacing materials and finished levels.
  - (b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment.
  - (c) A timescale for implementation including details of phasing.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species.

**Reason:** In the interest of residential and visual amenity.

3. 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, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and residential amenity.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

5. All tank containers located on site shall be rendered impervious to materials stored therein. All tanks shall as a minimum be bunded locally to a volume of not less 110 per cent of the capacity of the largest tank within the bunded area.

**Reason:** In the interest of public health and the environment.

6. The applicant shall put in place sediment control measures during the construction phase to ensure the protection of the River Boyne and Blackwater Special Area of Conservation. Details of these sediment control measures shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** To ensure the integrity of any European Site in the vicinity is not adversely affected during the construction works.

7. Any artificial lighting within the confines of the site shall be appropriately cowled so as to ensure no light spillage onto adjoining lands. Details shall be agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of protecting residential amenity.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**