



Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0400

APPEAL by Sabrina Joyce-Kemper and Catherine McMahon of 23 Portmarnock Crescent, Portmarnock, County Dublin against the decision made on the 22nd day of June, 2020 by Fingal County Council to grant subject to conditions a permission to Irish Water care of Mott MacDonald of South Block, Rockfield, Dundrum, Dublin.

Proposed Development: New wastewater pumping station on an approximately 0.5-hectare site and associated network infrastructure to include gravity sewer and rising main connections. The proposed wastewater pumping station compound, within the townland of Maynetown, will be approximately 115 metres by 62 metres and the pumping station will comprise of: below ground pumping station structures (approximately 350 square metres by maximum nine metres deep) incorporating wet well including submersible pumps; valve chamber, emergency storage tank, inlet chamber, flow meter chamber, surge vessel; an above ground control and welfare building (approximately 21 square metres by three metres high) which will include a wet kiosk, control panels, gantry storage, toilet and wash hand basin which will discharge into the pumping station; 7.6 metres high vent stack; ancillary site development works including a new entrance (approximately six metres wide) off Station Road, 1.8 metres high partial boundary fence around

parts of the perimeter, internal road circulation area, equipment wash-down area, ground level alteration, landscaping planting, sightline improvement works, connection to existing water and power supplies, associated drainage infrastructure, associated works; and a rising main connection from the proposed pumping station measuring approximately 1.95 kilometres in length which will connect with the North Fringe Sewer in the townland of Stapolin. A Natura Impact Statement has been prepared to accompany this application. All at Station Road, Portmarnock, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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 location of the site in an area which is prone to flooding and on the basis of the submissions made in connection with the planning application and the appeal, the Board is not satisfied that the proposed development which is classed as a highly vulnerable development in “The Planning System and Flood Risk Management: Guidelines for Planning Authorities” issued in November, 2009 by the Department of the Environment, Heritage and Local Government, would not give rise to an increased risk of flooding on the site or property in the vicinity. The proposed development would, therefore, be prejudicial to public health and safety and would be contrary to the proper planning and sustainable development of the area.

Paul Hyde

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.