



An
Bord
Pleanála

Board Order
ABP-315902-23

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0659

Appeal by Dougal Cousins of Cliff Farmhouse, Baily, Howth, County Dublin and by others against the decision made on the 30th day of January, 2023 by Fingal 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: Construction of two number pumping stations (PSO1 and PSO2) and associated infrastructure. Pumping station (PSO1) is proposed at the turning circle on Canchor Road and lands at the entrance driveway of the residential property known as Baron's Brae. PSO1 includes: an underground wet well, underground flowmeter and valve chambers, an underground inlet/overflow chamber with a mechanical screen, a control panel kiosk (2.3 metres high) and wet kiosk (1.2 metres high), undergrounding of the existing ESB overhead line and associated connection works to the control kiosk, upgrade of existing entrance, including realignment of existing walls and gate and removal of trees to facilitate parking for maintenance and emergency works and a stand-by roadside power generator (1.85 metres high) adjacent to Canchor Road circa 240 metres to the west of PSO1 and associated works. Pumping station (PSO2) is proposed adjacent to the south edge of Carrickbrack Road (R105). PSO2 includes: an underground wet well, an underground emergency storage tank (80 cubic metres), an underground

valve chamber and flowmeter chamber, an underground inlet/overflow chamber, an ancillary single storey building (four metres high), including toilet, control room and storage room, circa 16 square metres, an actuator valve kiosk (1.1 metres high) and wet kiosk (1.2 metres high), an ESB Substation (2.6 metres high), circa nine square metres and three number car parking spaces and other associated site development works, including site clearance, site entrance works, hardstanding, access, new boundary walls/fencing up to 2.4 metres in height, retaining wall, ground level alterations, landscaping and site drainage. The proposed development includes all necessary ancillary pipework and manholes, diversion of existing utilities, new power supply and water connection for the pump stations, ducting, mechanical and electrical services, instrumentation, automation, controls and equipment, all at Carrickbrack Road, Sutton South and Ceanchor Road, Censure, Howth, County Dublin.

Decision

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

Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan 2023-2029, the nature of the proposed development, and the character of the surrounding area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential and visual amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health and would be in accordance with both national and regional policy in relation to wastewater. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Mitigation and monitoring measures outlined in the plans and particulars, including the Ecological Impact Assessment Report, shall be carried out in full, except where otherwise required by conditions attached to this permission.

Reason: In the interest of protecting the environment and in the interest of public health.

3. Pumping Station 02 shall be amended as follows:
 - (a) The proposed mesh fencing and gates shall be finished in a black colour.
 - (b) The proposed asphalt surfacing shall be omitted and replaced with a cellular grass paving system.
 - (c) A revised landscaping scheme showing the omission of the two number Sorbus trees and alternative replacement planting of appropriate native shrubs and climbers.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Drainage arrangements at the three sites, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

6. Prior to commencement of development, the developer shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021), including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on file and retained as part of the public record. The RWMP shall be submitted to the planning authority for written agreement prior to commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of sustainable waste management.

7. The construction of the proposed 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 proposed development, including noise management measures and off-site disposal of construction/demolition waste.

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

A handwritten signature in blue ink, appearing to read 'Tom Rabbette', is written over a circular official seal. The seal features a central logo and the text 'AN BORD PLEANÁLA' around its perimeter.

Tom Rabbette

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 23rd day of Jan. 2024.