

**Our Case Number:** ABP-310980-21

**Your Reference:** Uisce Éireann



**An  
Coimisiún  
Pleanála**

Coakley O'Neill Town Planning Ltd  
NSC Campus  
Mahon  
Co. Cork

**Date:** 19 June 2025

**Re:** Upgrade of an existing Waste Water Treatment Plant at Mortarstown Co Carlow and the upgrade of an existing waste water pumping station, Kilkenny Road Carlow.  
Mortarstown and Kilkenny Road, Co. Carlow

Dear Sir / Madam,

I have been asked by An Coimisiún Pleanála to refer to the above mentioned pre application consultation request.

Please find enclosed a copy of the written record of the meeting on the 21<sup>st</sup> May 2025.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at [laps@pleanala.ie](mailto:laps@pleanala.ie).

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

  
Aisling Reilly  
Executive Officer  
Direct Line: 01-8737131

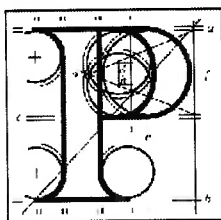
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An  
Bord  
Pleanála

Record of Meeting  
ABP-310980-21

|                                                                                  |                                                                                                                                                                                                                |                   |         |
|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------|
| <b>Case Reference / Description</b>                                              | ABP-310980-21 – SID Pre Application Consultation – Upgrade of an existing Wastewater Treatment Plant at Mortarstown Co Carlow and the upgrade of an existing wastewater pumping station, Kilkenny Road Carlow. |                   |         |
| <b>Case Type</b>                                                                 | Pre-application consultation                                                                                                                                                                                   |                   |         |
| <b>1<sup>st</sup> / 2<sup>nd</sup> / 3<sup>rd</sup> / 4<sup>th</sup> Meeting</b> | 4 <sup>th</sup> Meeting                                                                                                                                                                                        |                   |         |
| <b>Date</b>                                                                      | 21/05/2025                                                                                                                                                                                                     | <b>Start Time</b> | 11:00am |
| <b>Location</b>                                                                  | Virtually by Microsoft Teams                                                                                                                                                                                   | <b>End Time</b>   | 12:00pm |

|                                                             |                      |            |
|-------------------------------------------------------------|----------------------|------------|
| <b>Representing An Bord Pleanála</b>                        |                      |            |
| <b>Staff Members</b>                                        |                      |            |
| Sarah Lynch, Assistant Director of Planning (Chair)         |                      |            |
| Tomás Bradley, Senior Planning Inspector                    |                      |            |
| Aisling Reilly, Executive Officer                           | a.reilly@pleanala.ie | 01-8737131 |
| <b>Representing the Prospective Applicant</b>               |                      |            |
| Grainne O'Keeffe – Planning Technical Lead – Uisce Éireann  |                      |            |
| Conor Delaney – Programme Manager – Uisce Éireann           |                      |            |
| Faith Dolan – Project Manager – Uisce Éireann               |                      |            |
| Fiona Quigley – Senior Project Manager - AtkinsRéalis       |                      |            |
| Kerem Ar - Senior Project Manager - AtkinsRéalis            |                      |            |
| Owen O'Keefe – Senior Ecologist – AtkinsRéalis              |                      |            |
| Nerita Venketasen – EIA Consultant - AtkinsRéalis           |                      |            |
| Aiden O'Neill – Planner - Coakley O'Neill Town Planning Ltd |                      |            |

## **Introduction**

This was the fourth pre-application consultation meeting for the proposed upgrade of the existing wastewater treatment plant at Mortarstown, County Carlow. The meeting provided project updates, technical clarifications, and briefed the Board's representatives on changes since the last meeting, which was held in 2022.

### **Presentation made by the prospective applicant:**

- The prospective applicant explained that the upgrade is required due to current overcapacity, to ensure compliance with the Urban Wastewater Treatment Directive, and to support urban growth. The plant is in County Carlow, with the catchment extending into County Laois, near the River Barrow.
- The major change since the previous meetings was the adoption of a tunnelling solution for the Kilkenny Road Pump Station, triggered by ecological surveys that identified protected alluvial woodland habitat nearby. To avoid direct and indirect habitat impacts, the design was revised in consultation with an ecological specialist, aiming to avoid harm to mature willows and sensitive habitats within the Special Area of Conservation.
- Comprehensive ecological and technical surveys were outlined, including habitats, bats, otters, aquatic species, and invasive species, alongside archaeological, utility, noise, vibration, and water quality monitoring. All to be included in the EIAR and NIS documentation. It was advised that new aquatic and bat surveys will be carried out to meet regulatory expectations for current data.
- Engagement with Carlow and Laois County Councils, Inland Fisheries Ireland, and NPWS is ongoing, with a commitment to address feedback within the planning documentation. The prospective applicant advised that it envisages lodging the planning application in quarter 4 of 2025, and the intention is to keep the pre-application process open until then.
- Specific methodologies for sensitive habitats – such as root protection and felling avoidance of the outfall – were described. Coordination with Carlow

Road's Department is ongoing to detail traffic management and minimise public disruption during construction.

### **Discussion:**

#### **The following matters were discussed:**

- The Board's representatives preliminary opinion is that the proposed project constitutes Strategic Infrastructure Development (SID), however, the final decision is for the Board to make.
- The Board's representatives requested that the Water Framework Directive (WFD) compliance be explicitly documented within the application and advised that all environmental impacts, mitigation measures, utility diversions and construction schedules should be presented in a clear, concise tabular format. The prospective applicant acknowledged these requirements and indicated that current aquatic and bat surveys are being undertaken for inclusion in the EIAR and NIS. The Board's representatives stressed the necessity for the planning package to incorporate these updated results and clear summaries of same.
- In relation to protection of habitats, the Board's representatives sought detailed documentation on methodologies for works near alluvial woodland and mature trees, with particular emphasis on root protection, avoidance of tree felling, and works at and around the proposed outfall pipe. The prospective applicant responded by outlining intended approaches to avoid direct impacts and confirmed detailed methodologies would be supplied with the application.
- The Board's representatives highlighted the importance of updating all legal and procedural references to reflect the transition from Irish Water to Uisce Éireann and referenced the relevant governing legislation. The prospective applicant agreed to ensure name compliance throughout all documentation.
- The Board's representatives advised that records of engagement with the NPWS, Inland Fisheries Ireland, other prescribed bodies, and local authorities

must be included in the application and evidence of ongoing consultations is submitted. The prospective applicant confirmed that relevant records were being maintained.

- With regards to the construction impacts on traffic and local communities, the Board's representatives asked for a traffic management strategy to be finalised in accordance with Calow Road's Department and incorporated into the application. The prospective applicant indicated that they are working closely with the Road's Department to address this.
- The Board's representatives acknowledged the prospective applicant's comprehensive environmental and mitigation measures, stressing the need for documentation to remain concise, clearly structured and compliant, with statutory 48-week review timeframes being implemented under the new Planning and Development Act, 2024.

#### **Conclusion:**

The Board's representatives advised that onus is on the prospective applicant to either request a further meeting or formal closure of the instant pre-application consultation process. The Board's representatives advised that the record of the instant meeting will issue in the meantime and the prospective applicant can submit any comments it may have in writing or alternatively bring any comments for discussion at the time of any further meeting.



**Sarah Lynch**

**Assistant Director of Planning**