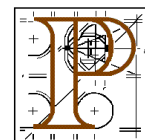


Record Of Meeting



Case Reference/ Description	PC0152 – Greater Dublin Drainage Project Comprising a Regional Waste Water Treatment Plant and Associated Orbital Drainage Network and Marine Outfall, North County Dublin.		
Case Type:	Section 37B of the Planning and Development Act 2000, as amended		
1st/2nd/3rd Meeting:	1 st Meeting		
Date:	24 th January, 2013	Start Time:	11.00 a.m.
Location:	Conference Room, An Bord Pleanála	End Time:	12.55 p.m.
Chairperson:	Philip Green, Assistant Director of Planning	Executive Officer:	Sinéad McInerney

Attendees:

Representing An Bord Pleanála

Philip Green, Assistant Director of Planning

Paul Caprani, Senior Planning Inspector

Marcella Doyle, Senior Executive Officer

Sinéad McInerney, Executive Officer

Representing Prospective Applicant (Fingal County Council)

Peter O'Reilly, Project Engineer, Greater Dublin Drainage, Fingal County Council

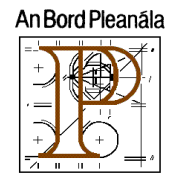
Aoife Lawler, Deputy Project Engineer, Greater Dublin Drainage, Fingal County Council

Ciaran O'Keeffe, Project Manager, Jacobs/Tobin

Ciara Kellett, Planning Consultant, AOS Planning

Elaine Casey, Environmental Consultant, Jacobs/Tobin

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Introduction

The prospective applicant was welcomed and the teams were introduced (Appendix 1)

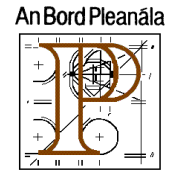
The Board noted the letter received from the prospective applicant on 13th April, 2012 and the Board's response of 4th May, 2012 outlining the options available to the local authority in relation to making the application for the scheme. It acknowledged the request to enter into consultations with the Board in accordance with section 37B of the Planning and Development Act 2000, as amended, which was received on 24th October, 2012.

The prospective applicant was advised that this meeting is considered by the Board to be a preliminary meeting, the purpose of which is to obtain information in relation to the project in order for it to determine if the proposed development constitutes strategic infrastructure development. Further information in relation to the proposed development may be required and a further meeting or meetings are likely to be held to give advice on procedures involved in making an application and to advise on matters relating to proper planning and sustainable development or the environment, which may have a bearing on the Board's decision.

The Board stated that it will keep a record of the meeting which will be forwarded to the prospective applicant and is regarded as Private and Confidential while the pre-application consultation process is on-going. The record will not be amended, however, if the prospective applicant has any comments it wishes to make on same, such comments will be kept on file. The records, or any part of them, and the pre-application consultation file, will only become available to the public following formal closure of the pre-application consultation process by the Board. The Board may consult with other persons or bodies in respect of the proposed development and it may require the prospective applicant to give notice to the public or to carry out consultations with other persons or bodies prior to lodgement of any application. The Board will not conclude upon the particular planning merits of the case at this pre-application stage.

When the pre-application consultation has concluded, the Board will issue notice to the prospective applicant on whether the proposal is strategic infrastructure development, having regard to the provisions of section 37A of the Planning and Development Act 2000, as amended. The prospective applicant was advised that the holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or in legal proceedings.

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Proposed Development

The prospective applicant made a presentation to the Board relating to the proposed scheme (Appendix 2).

Background to the Project

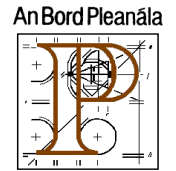
The prospective applicant provided details of the background to the project which is based on the Greater Dublin Regional Drainage Study (GDSDS) which was completed in 2005. This study identified the drainage needs of the Greater Dublin Area (comprising seven local authorities – Fingal County Council, Dublin City Council, Dun Laoghaire Rathdown County Council, South Dublin County Council, Meath County Council, Kildare County Council, and Wicklow County Council). A Strategic Environmental Assessment (SEA) of the GDSDS was then carried out in 2008. In this regard it was noted that an SEA was not required when the GDSDS was completed in 2005.

The GDSDS provided a strategic overview of the drainage needs of the region and identified that the existing network and system will have difficulty meeting demands into the future. A detailed analysis was carried out on the existing treatment capacity, foul drainage collection and a population study. It recommended a programme of capital investment, including a new regional waste water treatment system to link into the existing network. It also recommended a number of policies in respect of same which have subsequently been incorporated into county/city development plans in the region.

Recommendations included upgrading the Ringsend facility and all other waste water treatment plants to ultimate capacity, develop a new waste water treatment plant in north County Dublin which will link into the existing network with outfall to the Irish Sea, develop an orbital sewer to serve the peripheral areas of the GDA and link back into the system and provide for future development and carry out a 4 stage Alternative Sites Assessment (ASA) study in order to identify the location of the new waste water treatment plant.

In relation to the facility at Ringsend, it was stated that this is currently at 1.8 million PE capacity, with a maximum limit of 2.1 million PE (firm capacity). Further development at the site and network is limited but it is recognised that it will need to be augmented by the proposed new regional plant by 2020. The projected demands within the region to 2040, necessitates the proposed development of the scheme.

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Proposed Scheme

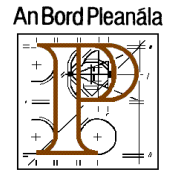
The prospective applicant stated that the purpose of the Greater Dublin Drainage Project (GDD) is to build on the existing drainage network in the Greater Dublin Area and to augment the wastewater treatment facility at Ringsend. Other existing plants in Fingal will link in when they reach capacity. Six of the seven local authorities within the GDA are involved – Fingal County Council, Dublin City Council, Dun Laoghaire Rathdown County Council, South Dublin County Council, Meath County Council and Kildare County Council and it is proposed to locate the regional waste water treatment plant in Fingal.

It is considered that the GDD complies with recommendations of the regional planning guidelines, the Dublin region draft Water Service Strategic Plan, the relevant county development plans, the Water Services Investment Programme 2001-2012 and Forfas Plans (with respect to strategic infrastructure programmes). The prospective applicant set out the timetable for the GDD programme. Site selection works are currently taking place with a few to submitting the application and EIS to An Bord Pleanála. When planning consent is secured it is intended to undergo a design and tender process and construction will take place 2017-2020. It is expected that Irish Water will take ultimate responsibility for the scheme.

The Board queried that if there were any delays in the application, is it possible that Irish Water may become the prospective applicant for the proposed scheme. The prospective applicant said that it did not know; it is a possibility, however it felt that if this were the case, it is likely that the current team would be nominated to continue the project through the planning process until consent is secured. The Board advised the prospective applicant to include any details relating to Irish Water in its application.

The prospective applicant stated that one of the critical elements driving the project is the capacity of the facility at Ringsend and what will happen when the system becomes overloaded. It is expected that the Ringsend facility will reach ultimate capacity by 2020 and at this stage any excess load will have to be diverted and treated elsewhere. The primary load centres which include Blanchardstown and the North Dublin Catchment, and the secondary load centres including Malahide, Swords, Lucan/Clondalkin/Leixlip were illustrated on a map of the area. It was reiterated that the regional wastewater treatment plant will not take the full loads from these facilities, but the excess loads when capacity is reached.

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Site Selection

The prospective applicant summarised the Alternative Sites Assessment (ASA) process. A four phase methodology was proposed in the GSDSDS with regard to the site selection process. The project has focussed on identifying a site in the north Fingal area.

- Phase 1:

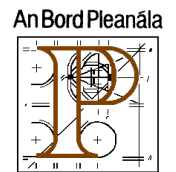
A preliminary screening of the study area was carried out in order to identify suitable parcels of land to develop the wastewater treatment plant, the pipeline corridors and the location of the marine outfall. Various constraints were mapped including ecological, cultural heritage, geological, protected water bodies, highly sensitive landscapes and sensitive receptors (e.g. dwellings, commercial buildings, hospitals, schools). A 300 metre buffer zone was assigned to existing receptors in order to identify a potential site (in this regard it was noted that the Fingal County Development Plan recommends a minimum buffer zone of 100 metres from a waste water treatment plant). A land parcel in excess of 20 hectares is required for the site of the waste water treatment plant. Having considered the constraints and having regard to the topography of the area, 22 land parcels were identified and following preliminary screening, nine land parcels were shortlisted for consideration as the potential site. Various route corridors were also identified for the marine outfall. Particular regard was had to the Balbriggan/Skerries Shellfish Waters and the Malahide Shellfish Waters.

- Phase 2:

Having identified nine potential land parcels in Phase 1 of the Alternative Sites Assessment process, the next step involved looking at each land parcel in detail in order to identify a site for the waste water treatment plant within each, and to consider route corridors and an appropriate outfall location with regard to the location of each site. This phase also involved agreeing a methodology, agreeing environmental and technical criteria and consideration of issues raised by the public.

A number of desktop studies were carried out. Environmental considerations included ecology, cultural heritage, landscape and visual impact, hydrology and hydrogeology, soils and geology, traffic, air quality and odour, noise and vibration and impact on people and communities. Technical considerations included safety, land use, planning policy, engineering and design considerations, capital

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and operational costs and sustainability of the project. A methodology flow chart was presented to the Board outlining an eight step process to determine preferred site options. Various schematics of site options were also presented having regard to potential site locations, route corridors and marine outfall.

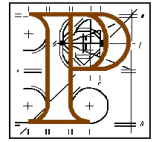
The studies and assessments carried out during Phase 2 of the ASA have resulted in three emerging preferred site options – Annsbrook, Newtowncorduff and Clonshagh.

In relation outfall, two potential locations have been identified – one in north Fingal and one in south Fingal. The prospective applicant stated that it is using its own modelling system on the Irish Sea to identify an appropriate outfall location. The Board advised the prospective applicant to have regard to any environmental designations that may be affected. The prospective applicant referred to a new cSAC that has just been announced for Rockabill / Dalkey. It was stated that, as well as considering such designations, the outfall pipe to the north must take account of existing gas pipeline and the electricity interconnector and this pipe would be located up to 1.8 kilometres from shore. The outfall pipe to the south would be located approximately 6 kilometres from shore. It is expected the pipe will be at a depth of approximately 20 metres. It will be buried and where it breaks through the coast, it will be laid in a tunnel within the bed rock or by dredging on the sea bed, depending on rock type. Various studies have been carried out including tidal current studies, salinity and temperature measures. The level of treatment (secondary or tertiary) will be determined at Design-Build stage. However it is envisaged that tertiary treatment will not be included. In this regard, the Board advised the prospective applicant to consider worst case scenarios in any modelling / assessments to be carried out in respect of discharged waters. Furthermore details of any unit processes which may be incorporated in the final design layout clearly set out in any drawings / details and the EIS. The Board also stated that the EIS should evaluate the potentially worst case scenario associated with any of the alternatives being considered as part of the design.

- Phase 3 and 4:

Phase 3 involved consultation on the emerging preferred site options, while phase 4 (current phase) focuses on the selection of a preferred site option.

The prospective applicant presented a chart outlining different stages in the development of the project. Consultations have occurred at various stages as the project has developed. Consultations have been on-going since April 2011 with



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meetings taking place with the elected representatives of the County Councils, Oireachtas members and MEPs, the technical staff of the local authorities, and various prescribed bodies/interested parties. In relation to consultation with the EPA it confirmed that a waste water discharge licence will be required in respect of the proposed development.

Three non-statutory public consultations have also taken place – an initial consultation when identifying constraints in the study area in May-June 2011, a second during Phase 1 of the ASA when gathering information on potential site options in Oct-Dec 2011 and a third in Phase 2 of the ASA when three preferred site options had been identified in May-July 2012.

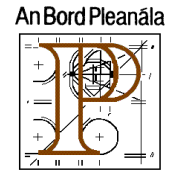
A number of issues were raised during consultations including potential impacts on agriculture and horticulture, climate change, construction impacts, community burden/overburden, cultural heritage and archaeology, ecology and environment, health, risk and nuisances, location of outfall and orbital drain, need, odour, planning development issues, sludge management, socio-economic issues, tourism, leisure, local amenity and visual impact and traffic and road construction.

Further studies and assessments are currently being carried out in order to identify the preferred site option.

Sludge Management

A discussion took place in respect of sludge management. The local authority's Sludge Management Plan from 2002 recommends a single sludge hub at one site. Planning consent and the necessary waste licence have been secured to develop the facility at Kilshane Cross/Dunsink. However, having regard to the quantity of sludge now expected to be generated, it is considered that additional capacity may be required. The local authority is currently undertaking a review of the Sludge Management Plan and an SEA of the plan. Depending on the outcome, a review of the Regional Waste Management Plan in this regard may be required. The sludge management issue has formed part of consultations to date and ultimately the application may include a wastewater treatment plant and a sludge plant facility. The Board advised that this should be reflected in the public notice and be referred to in detail in any application and associated impact assessments.

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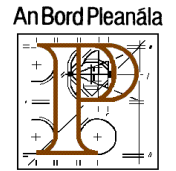
Legislative Provisions

The prospective applicant considers that the proposed development is strategic infrastructure in that it satisfies the criteria set out in section 37A(2) of the Planning and Development Act 2000, as amended. In this regard it considers that the proposed wastewater treatment plant falls within the Seventh Schedule as it will have a capacity of 750,000 PE (capacity greater than the 10,000 PE), it is of strategic economic and social importance to the State, fulfils the objectives of the regional planning guidelines and national spatial strategy and as a regional project it will have an significant effect on the area of more than one planning authority. The prospective applicant enquired if it would be possible to get a preliminary view from the Board as to whether the project would be strategic infrastructure development. During pre-application consultations the SID Division of the Board may provide a preliminary view on whether it considers the proposed development to fall within the scope of section 37A(2) of the Planning and Development Act 2000, as amended, and constitute strategic infrastructure development. However, at present, it is considered that the Board does not have sufficient information in relation to the project in order to give such a preliminary view.

The Board advised that the approval of the proposed development could be sought by way of an application under section 226 of the Planning and Development Act 2000, as amended. No foreshore licence would be required, however the prospective applicant would require the consent of each of the other local authorities under section 85 of the Local Government Act 2001. The prospective applicant noted this and stated that an application under section 37E of the Planning and Development Act 2000, as amended, may be more appropriate, having regard to the possible role of Irish Water in the future. The Board advised that this was a matter for the local authority.

In respect of CPO/wayleaves, the prospective applicant stated that it intends to submit applications by way of section 213 of the Planning and Development Act 2000, as amended. The local authority also referred to section 93 of the Water Services Act 2007. The Board drew the prospective applicant's attention to section 182 of the Planning and Development Act 2000, as amended, with respect to acquiring consent to lay pipes. The Board highlighted the importance of co-ordination of the applications and stated that this can be addressed further later in the pre-application consultation process.

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Phasing of Proposed Development

The Board queried if it is intended to phase the proposed development. The prospective applicant stated that all elements of the project will be included in the planning application, and if approved, Phase 1 will provide for a capacity of 350,000PE, and Phase 2 will cater for excess load from the North Dublin catchment. Working to a timeframe up to the year 2040, excess load will be taken from the Ringsend facility and treated in the new plant. It is noted that the 20Ha site allows for growth and expansion to 2040.

Other Matters

In relation to the proposed sewers, the Board advised the prospective applicant to ensure that it considers the full width of its corridor when carrying out any studies/assessments of potential alignments.

Also, given the linear nature of this sewer network, the Board noted that it will be necessary to cross water courses and advised that prospective applicant to have regard to any potential impact on European Sites. It was noted that the Natura impact statement must be a stand-alone document within the application and the Board advised that any analysis carried out should be rigorous.

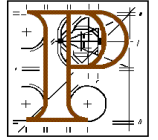
Scoping

The Board advised the prospective applicant that it is open to it to seek an opinion on the information to be contained in the EIS. A fee of €5,000 is required for such a request and the request may only be submitted when the pre-application consultation has concluded. The prospective applicant indicated that, at this time, it does not intend to make a formal scoping request to the Board.

Project Website

The prospective applicant referred the Board to the project website www.greaterdublindrainage.ie where various publications and reports are available for consideration, including Preliminary Screening Reports, Phase 2 Report, Public Consultation Report, and information leaflets circulated to the public to inform them of the proposed development.

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Conclusion

The Board stated that, at the time of making a request to enter in to pre-application consultations, there would generally be a more defined project and in this case there would be a defined site, route and outfall location. The prospective applicant said it expects to finalise a preferred site location in April/May 2013, at which stage it will revert to the Board to arrange a further pre-application consultation meeting.

Philip Green
Assistant Director of Planning
11th February, 2013