



An
Bord
Pleanála

Record of Meeting 06F.PC0152 5th meeting

Case Reference / Description	06F.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	Pre-application consultation		
1st / 2nd / 3rd Meeting	5 th		
Date	20/11/17	Start Time	11 a.m.
Location	Meeting Room 3	End Time	12.20 p.m.
Chairperson	Philip Green	Executive Officer	Kieran Somers

Attendees		
Representing An Bord Pleanála		
Staff Member	Email Address	Phone
Philip Green, Assistant Director of Planning		
Paul Caprani, Senior Planning Inspector		
David Curran, Senior Executive Officer		
Kieran Somers, Executive Officer	k.somers@pleanala.ie	01-8737107

Ciaran O’Keeffe – Jacobs Tobin		
Olwyn James – Irish Water, Asset Delivery - Engineering		
Noeleen McHenry – Irish Water, Legal		
Jane Chambers – Irish Water, Major Projects		
Frieda Ryan – Irish Water, Major Projects		
Lara Gough – AOS Planning		

The meeting commenced at 11 a.m.

The Board referred to its previous meeting with the prospective applicant held on the 26th June, 2017 and the record of same. The Board asked the prospective applicant if it had any additional comments to make following on from the written response it forwarded upon receipt of the previous record. The prospective applicant replied that it had no additional comments to make.

Presentation by the prospective applicant:

The prospective applicant outlined the constituent elements of the proposed development and also provided a project update since the time of the previous meeting with the Board. The prospective applicant referred to the fact that the proposed wastewater treatment plant to be constructed will incorporate a 500,000PE design capacity. It also stated that, in terms of construction, there is a single phase now and that the proposed development will be built out in its entirety to cater for the single phase. Previously it was proposed to construct a 700,000 PE design capacity over two phases, pre 2045 and post 2045. Other elements included a co-located sludge hub centre, pumping stations, orbital sewer, outfall pipeline and the proposed regional biosolids storage facility which will also form part of the Ringsend planning application due to be lodged in Quarter 2 of 2018. The prospective applicant confirmed for the record that the proposed regional biosolids storage facility would serve both projects (Ringsend and the Greater Dublin Drainage Project). It added that both project teams would seek to ensure that information produced for both EIARs is consistent with regard to this element. Responding to the Board’s query on the matter, the prospective applicant stated that, in terms of timelines, the intention was that Ringsend would be constructed first. Noting this, the Board said that some clarity might be provided on this.

The indicative layout for the proposed wastewater treatment plant was presented by the prospective applicant. The prospective applicant said that discussions with regard to this have taken place with representatives from Fingal County Council. In respect of access arrangements, it pointed out that access would be provided from the R139 road and that egress would be onto the Clonshaugh Road. A new east-west distributor road is proposed along the southern boundary of the site; however, this may not be constructed at the time of the commencement of the wastewater treatment plant, notwithstanding this the proposed access off the R139 will be designed to tie in with the proposed distributor route.

In respect of the proposed pumping station at Abbotstown, the prospective applicant said that this would be approximately eight metres in height. The architectural treatment feeding into the design of this was also referred to by the prospective applicant.

The project elements relating to sludge treatment were outlined by the prospective applicant. Wastewater sludge will be treated on site by means of advanced anaerobic digestion. The full sludge treatment process will be assessed in the EIAR. The preferred site for the proposed regional biosolids storage facility is Newtown/Kilshane in Fingal County. The prospective applicant stated that all loading and unloading of trucks will take place within the building; there will also be odour control within the proposed building.

The overall need for the project was reiterated by the prospective applicant. In this regard, the prospective applicant referred to the Greater Dublin Strategic Drainage Study (GSDSDS) Final Report (2005), the Strategic Environmental Assessment (SEA) of the GSDSDS (2008) and the Irish Water National Wastewater Sludge Management Plan. The prospective applicant noted for the record that the projected treatment capacity of the proposed development requirements in the long term may cater for ultimate capacity of existing wastewater treatment plants in the Fingal Area such as Swords and Malahide as the expansion of existing wastewater treatment plants is quite often limited by size of site constraints and receiving water constraints. The prospective applicant also noted that there are significant constraints to upgrading existing networks, in particular the Ringsend network.

In relation to the timing of the project, the prospective applicant said that due regard will be had to growth projections for the Greater Dublin Area (GDA). Responding to the Board's query on this point, it said that the underlying figures informing the need and requirement for the project have been vigorously examined. The Board for its part said that it would be important for the application to demonstrate the rationale and *raison d'être* for the proposed development; it suggested that this might be framed in a national context.

The other consents required for the project, such as the Compulsory Purchase Order, Wastewater Discharge Authorisation Licence and the Foreshore Licence, were referred to by the prospective applicant. With regard to the programme for the project, the prospective applicant said that its current target is to lodge the formal planning application in the second quarter of 2018. The prospective applicant confirmed to the Board that the EIAR application and Compulsory Purchase Order would be lodged at the same time.

The prospective applicant provided the Board with an update on public and stakeholder consultations which have been on-going for a number of years. It advised that a series of open days have been arranged for the latter half of November 2017. The consultations carried out for the project would form a document lodged as part of the planning application submission.

Responding to the Board's query on the matter, the prospective applicant said that the method of treatment employed will be secondary treatment. With regard to the proposed wastewater treatment plant, the prospective applicant said that three different layouts will be presented in the planning application. With specific reference to the outfall, the prospective applicant stated that tunnelling will be involved at construction stage (under Portmarnock Golf Course) as well as dredging along the sea bed. Responding to the Board's query on the matter, the prospective applicant said that, although it is a qualifying interest under the Rockabill to Dalkey Island SAC (site code: 003000), the harbour porpoise is not a priority species and that no habitat constituting a qualifying interest under the SAC (reefs) would be directly impacted.

The Board advised the prospective applicant generally of the importance of presenting robust information in its planning application with regard to this and other matters. Noting this, the prospective applicant said that extensive assessment has been carried out, for example two years of work done with regard to the harbour porpoise. The Board also advised the prospective applicant to liaise closely with the National Parks and Wildlife Service.

With respect to the Compulsory Purchase Order, the prospective applicant recapped by noting that there are six landowners in relation to the proposed wastewater treatment plant site. With regard to wayleaves, 35 are in private ownership and 21 in the ownership of statutory bodies. The prospective applicant said that on-going in-depth discussions are continuing in relation to technical aspects and potential impacts on lands. It added that it is endeavouring to acquire lands and wayleaves on a voluntary basis if at all possible. The Board's representatives advised the prospective applicant to be as clear as possible with regard to what is required in terms of land acquisition and to set out the justification for this.

The prospective applicant repeated its opinion that the proposed development would constitute strategic infrastructure development.

With regard to the EIAR to accompany the planning application, the prospective applicant presented its proposed format for this which will comprise four volumes. The Board's representatives suggested that it might also be of benefit to set out the legislative context for the project which might form part of the planning report; this would set out the other consents required for the entire project.

The prospective applicant confirmed that it will not be requesting a scoping opinion from the Board. It said that the EIAR document is already drafted. With regard to the Natura Impact Statement to be submitted, the Board suggested that the prospective applicant might consider a peer review of this.

Responding to the prospective applicant's query regarding the likely timing of an oral hearing, the Board said that this would be contingent on the number and nature of submissions/observations received; it also remarked that the holding of an oral hearing might be delayed if, for example, the reporting inspector was of the opinion that further information was required.

Conclusion:

The prospective applicant said that it would wish to have one more pre-application consultation meeting on this particular case. It indicated that it would be requesting this for the second half of January 2018. The Board's representatives advised that a formal SID determination would issue a few weeks following the request for formal closure to the pre-application consultation process.

The record of the instant meeting will issue to the prospective applicant as soon as it is prepared. Thereafter, it will be a matter for the prospective applicant to request the final meeting in the process.

The meeting concluded at 12.20 p.m.

Philip Green

Assistant Director of Planning