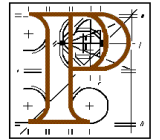


Record Of Meeting

An Bord Pleanála



Case Reference/ Description	27.PC0202 – Arklow Sewerage Scheme Wastewater Treatment Plant, Ferrybank, Arklow, Co Wicklow.		
Case Type:	Section 37B of the Planning and Development Act 2000, as amended		
Meeting:	3 rd Meeting		
Date:	11 th February 2016	Start Time:	11.00 a.m.
Location:	Offices of An Bord Pleanála	End Time:	11.25 a.m.
Chairperson:	Anne Marie O'Connor, Assistant Director of Planning		

Attendees:

Representing An Bord Pleanála

Anne Marie O'Connor, Assistant Director of Planning

Mairead Kenny, Senior Planning Inspector

Marcella Doyle, Senior Executive Officer

Síle Bannon, Executive Officer

Representing Prospective Applicant

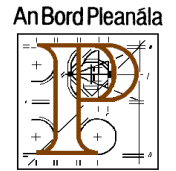
Michael Tinsley, Wastewater Capital Programme Lead, Irish Water

Olwyn James, Spatial Planning Specialist, Irish Water

Darrel Richards, Associate Director, Byrne Looby PH McCarthy, Consulting Engineers

Eddie Feely, Environmental Lead, Arup, Consulting Engineers

Record Of Meeting



Introduction

The prospective applicant was welcomed and the teams were introduced.

An Bord Pleanála representatives (The Board) queried whether the prospective applicant had any comments or clarifications to make on the record of the 2nd meeting. It advised it had no comments.

The Board informed the prospective applicant that following the 2nd pre-application consultation meeting, a presentation had been given to the Board Members in relation to the pre-application consultations held to date, including the background to the project and the site selection process. It advised that the purpose of the meeting today was to relay the comments of the Board to the prospective applicant.

Board Comments

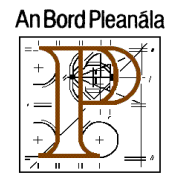
The following matters were raised:

1. Planning policy framework – to take into account the impending review of the Wicklow County Council Development Plan and any implications this may have on the proposed development and site selection process.
2. Suitability of a 'Design Build' approach – to provide sufficient detail for the proposed waste water treatment plant (WWTP) itself.
3. Whether reference sites can be identified, such as WWTPs of a similar scale and location, particularly looking at:
 - a. How the facility is integrated into an urban land context, and
 - b. Odour control.
4. Separation distances from the WWTPs – linked with the issue of odour.
5. Contaminated land matters – to include site and ground investigations that should be submitted as part of the application documentation.

Discussions on matters raised

1. With regard to the Wicklow County Council Development Plan review, the prospective applicant advised that it has discussed the matter with the planning authority and will have further meetings with the planning authority in relation to the policy framework for the Arklow WWTP on the Ferrybank site,

Record Of Meeting



and will also continue to discuss matters relating to the design of the proposal and its interaction with its environs.

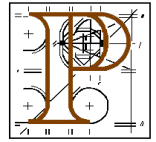
2. It is the prospective applicant's intention to hold further non-statutory public consultations, prior to any application being lodged, around the design of the proposed WWTP and how it will operate.
3. In relation to the level of design detail to be provided at application stage, it is intended to provide a specimen design with a fair level of detail. The prospective applicant will, however, continue to engage with the market and ensure that the design detail does not restrict future technological developments. The Board offered to meet with the prospective applicant with regard to any design issues that may arise.
4. The prospective applicant queried how the information relating to reference sites should be considered. The Board advised that it should look at best practise examples of WWTPs that have been integrated into an urban network / urban environment that have sensitive receptors, and to look at the technology and building approaches that were used in these sites. This may include Irish and international examples and should form part of the application documentation.
5. In relation to separation distances to the proposed WWTP, the Board advised the prospective applicant that sterilisation of zoned land is undesirable.
6. In response to the contaminated lands matters, the prospective applicant informed the Board that it has received consent from landowners for visual site investigations and that it is working on further consents for site investigation works.

Others issues raised by prospective applicant

EIS Scoping

The prospective applicant was advised that a formal scoping of the environmental impact statement could only be submitted once the pre-application consultation process has formally closed. During pre-application consultations, the Board may indicate what considerations relating to the proper planning and sustainable development or the environment may have a bearing on its decision at application stage.

Record Of Meeting



Preliminary view of the Board

The Board confirmed to the prospective applicant that it is still its preliminary view that the proposed development is strategic infrastructure development, and the prospective applicant advised that it will continue its application preparation as such.

Application Stage

The prospective applicant indicated that in the event of the proposed development being determined to be strategic infrastructure, the application to the Board will be accompanied by a compulsory purchase order. A foreshore application licence will also be required. The issue of the application for a discharge licence to the Environmental Protection Agency (EPA) was also raised by the prospective applicant.

Conclusion.

The Board advised that the record of the meeting would issue in due course. The prospective applicant stated that it expects to lodge an application for the proposed development by the end of 2016, and that it would revert to the Board in the coming weeks to indicate when it will be likely to require a further meeting with the Board.

Anne Marie O'Connor
Assistant Director of Planning
February 2016