

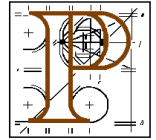
Record Of Meeting



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:	Meeting with Wicklow City Council		
Date:	25 th November 2015	Start Time:	3.30 p.m.
Location:	Offices of Wicklow County Council	End Time:	4.30 p.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
Sinéad McInerney, Executive Officer
Representing Wicklow County Council
Des O'Brien, Director of Services, Planning
Fergal Keogh, Senior Engineer, Planning
Edel Birmingham, Senior Executive Planner, Planning

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Introduction

The representatives of An Bord Pleanála and Wicklow County Council were introduced and the Board's representatives thanked the planning authority's representatives for agreeing to meet with them in relation to the proposed development.

The Board's representatives opened the meeting by giving a brief description of the pre-application consultation process being held with the prospective applicant, Irish Water, under section 37B of the Planning and Development Act 2000, as amended. The proposed development comprises the Arklow Sewerage Scheme Wastewater Treatment Plant, Arklow, Co. Wicklow.

It was explained that the purpose of pre-application consultations is to determine if the proposed development is strategic infrastructure development (SID), to inform the prospective applicant 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 in respect of a future application. The Board's representatives stated that it has held one pre-application consultation meeting with the prospective applicant to date.

Section 37C(4) of the Act provides that An Bord Pleanála may consult with any person who it considers may have information which is relevant to consultations being held under section 37B. Such meetings are held as information gathering exercises, in this instance, to seek the views of Wicklow County Council and to ascertain if it has any issues or comments in relation to the proposed development that it wishes the Board's representatives to raise with the prospective applicant. The Board will keep a record of this meeting which will issue to the planning authority and the prospective applicant. The record of the meeting will not become available to the public until the pre-application consultation process has concluded and the Board has made a formal decision on whether the proposed development is or is not SID.

History of the Development

The representatives of the planning authority provided a brief summary of the history of the Arklow Wastewater Treatment Plant. Two applications have been considered since 1993 and following decisions by the local authority and An Bord Pleanála and



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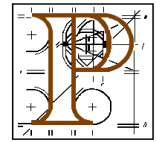
a number of legal challenges, Irish Water are now submitting a new application to An Bord Pleanála for consideration.

Discussion in relation to Site Selection

The prospective applicant has identified the preferred site option for development as the **Ferrybank Site** (also known as the Old Wallboard Site). Following the first pre-application consultation meeting with the prospective applicant the Board's representatives advised it to revisit the site selection process with respect to wider planning issues and to ensure that a robust site selection process is carried out. In this regard the Board's representatives noted that the Waterfront zoning designation for the Ferrybank Site in the Arklow Town and Environs Development Plan 2011 does not specifically provide for development of a waste water treatment plant and the Town and Environs Plan has zoned the Seabank Site for such development.

The representatives of the planning authority pointed out that the development plans are not a site selection process. The Board's representatives noted that the Seabank Site was the preferred site option for many years and following the site selection process carried out by the prospective applicant it is now ranked at Number 4 on the list of preferred sites. The planning authority representatives commented that the Seabank Site is a suitable site; however this does not necessarily mean that it is the best site. It wasn't in a position to give the Board's representatives detailed knowledge of the site selection process that originally identified the Seabank Site as the preferred site, although it did say that some information relating to alternatives would have been required in the application. It was suggested that the location of the Seabank Site on the coastal side of the road providing closer access to marine outfall may have been a consideration.

The planning authority representatives noted that the Ferrybank Site includes the Old Wallboard Site plus an adjacent area of land. It pointed out that it considers the Ferrybank Site to be the most energy efficient. The site is a large area with existing uses including industrial and residential uses which comply with the zoning objectives. There are a number of planning permissions and extant permissions within the site. The planning authority representatives stated that it has not had any engagement with the prospective applicant with regard to the site size or design of the plant. It is considered that any proposed waste water treatment plant on this site should:



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- be well deigned architecturally so as not to negatively affect visual amenity in the area given the Waterfront Zoning;
- represent a technical solution which is appropriate for an urban location and which does not give rise to dis-amenities such as noise and odour;
- not compromise the objectives for the overall area set out in the Town and Environs Plan;
- maintain public access to this area in the context of the walkways, cycle tracks and public amenity space developed along the coast.

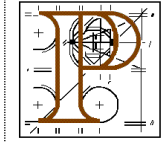
The planning authority representatives noted that the current county development plan and the draft county development plan provide for development of a waste water treatment plant. It is the Arklow Town and Environs Plan that identifies the Seabank Site as the preferred site. The Board's representatives enquired if the planning authority representatives had any comment on the zoning matrix/objectives. While the zoning matrix does not specifically make reference to a waste water treatment plant, the planning authority representatives said that it could be equated to light industry which is provided for. It noted the zoning provides for public utilities and commented that it considered the development of a waste water treatment plant on a 2Ha site would not contravene the overall zoning objective.

It was also noted that there may be some contamination within the Ferrybank Site, including asbestos and mine tailings, and the Board's representatives said that the prospective applicant had made reference to this. The planning authority's representatives said that it had no particular information in this regard.

The Board's representative queried the planning authority's views on the **Shelton Abbey/IFI Site**. The planning authority representatives referred to a number of industrial type uses on the site and noted that there could be some contaminated areas within it. It considered that this may also be a suitable site, with discharge to the river outfall or a pipe to a marine outfall.

With regard the **Kilbride Site**, the planning authority had no significant issue to raise in relation to development of the waste water treatment plant on this site and said that this may also be a suitable site.

The planning authority representatives acknowledged the need for a wastewater treatment plant within Arklow Town in order to facilitate growth and development in the town. It noted that planning permissions have been refused on the basis of a



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lack of appropriate waste water treatment facilities and commented that the overriding environmental contract is to provide the waste water treatment plant for the town.

Conclusion

A copy of the record of this meeting will be forwarded to the planning authority as soon as possible.

Anne Marie O'Connor
Assistant Director of Planning
9th December 2015