

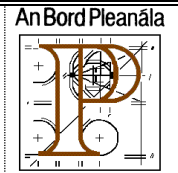
# Record Of Meeting



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|-----------------------------------|---|--------------------|---------|
| <b>Case Reference/Description</b> | 27.PC0202 - Arklow Sewerage Scheme Wastewater Treatment Plant, Ferrybank, Arklow, Co. Wicklow |                    |         |
| <b>Case Type:</b>                 | Section 37B of the Planning and Development Act 2000, as amended                              |                    |         |
| <b>Meeting:</b>                   | Meeting with Office of Public Works and Wicklow County Council                                |                    |         |
| <b>Date:</b>                      | 13 <sup>th</sup> December, 2017   | <b>Start Time:</b> | 2.10p.m |
| <b>Location:</b>                  | OPW's Offices   | <b>End Time:</b>   | 3.25pm  |
| <b>Chairperson:</b>               | Anne Marie O'Connor, Assistant Director of Planning   |                    |         |

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| <b>Attendees:</b>                                   |
| <b>Representing An Bord Pleanála</b>                |
| Anne Marie O'Connor, Assistant Director of Planning |
| Mairead Kenny, Senior Planning Inspector            |
| <b>Representing Wicklow County Council</b>          |
| Fergal Keogh, Senior Engineer, Planning             |
| Edel Birmingham, Senior Executive Planner, Planning |
| <b>Representing Office of Public Works</b>          |
| Liam Basquille, Principal Officer (OPW)             |
| Cyril Mc Carthy, Engineer (OPW)                     |
| Marc Devereux, Engineer (WCC)                       |
| Niamh O'Sullivan, Environmental Consultant (ARUP)   |

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The meeting commenced at 2.10p.m.

## Introduction

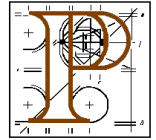
The representatives of An Bord Pleanála, The Office of Public Works and Wicklow County Council were introduced and the Board's representatives thanked the planning authority's and Office of Public Works representatives for agreeing to meet with them in relation to the proposed development.

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 outlined the proposed development and stated that it has held six pre-application consultation meeting with the prospective applicant to date, summarising the key points which were discussed at each of the previous meetings with the prospective applicant.

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 the Office of Public Works, 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, the Office of Public Works 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.

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## Flood Relief Scheme

The representatives of the Office of Public Works provided a summary of the works intended to be carried out as part of a Flood Relief Scheme for Arklow. These fall into three broad areas: civil engineering works on the South Quay (including construction of new quay walls); dredging works to the river bed; works in the vicinity of the marsh including realignment of drainage channels and embankment construction. The OPW have been in detailed discussions with Irish Water in relation to elements of the Flood Relief Scheme and WwTP project that could be constructed as part of a single job of works to achieve efficiencies and minimise disturbance. These are referred to as the 'integrated works'. The works largely relate to the construction of a new sewer along the South Quay to serve the new WwTP, and the construction of flood walls also along the South Quay. This includes removal of some stone walls and slipway. The Quays/ Quay walls are not protected structures.

The integrated works have been the subject of detailed technical and strategic planning between the OPW and Irish Water design and project teams, and will be the subject of an agreement between the two bodies. It is intended that the integrated works will form part of the planning applications for both the WwTP and Flood Relief Scheme and will be included in both EIAR. The integrated works will be implemented as part of one or other of the projects (i.e. whichever is under construction first).

The Board's representatives advised that details of the agreement and proposed means of implementing the integrated works elements should be clearly set out in any application for planning permission / EIAR.

## Planning Application and Compulsory Purchase Order

Regarding the integrated works OPW indicated that it is intended to make an application to the Board under the provisions for local authority development.

It is not anticipated that a CPO will be required as the works lie within the public realm.



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### Other Matters associated with the Flood Relief Scheme

The OPW stated that an ecologist has been appointed to undertake a Natura Impact Statement, and a meeting with the National Parks and Wildlife Service is scheduled.

The Board's representatives stressed importance of public consultation, and in particular that members of the public and other prescribed bodies are aware that elements of the Flood Relief Scheme will be included in the application for the WwTP.

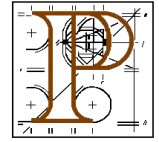
OPW indicated that the application for the Flood Relief Scheme will be lodged in Q2/Q3 of 2018.

### Planning and Environmental Matters

The representatives of the planning authority stated that they noted, were generally satisfied with, the approach to the integrated works set out above.

The planning authority stated that since the last meeting with the Board, a new County Development Plan has been adopted for County Wicklow. A draft LAP for Arklow has also been prepared to replace the previous Environs Plan, and will be adopted in Feb-April 2018. It was stated that the Draft LAP strongly emphasises the need for a new WwTP in the town. The LAP no longer includes a specific preferred location for the WwTP, but does allow for a WwTP within the 'Waterfront' zoning objective, which includes the Irish Water preferred location at the old Wallboard site. It was stated that the LAP sets out a clearer vision for the area as a mixed-use area providing 800 new residential units in the short-term but in the context of retaining some of the industrial and marine uses.

The Draft LAP retains the concept of accessibility and includes provision of a walkway along the sea edge. Potential conflicts with the operational requirements of the harbour were, however, recognised. The planning authority representatives stated that Irish Water had set out a number of difficulties with the provision of a walkway along the sea edge of the old Wallboard site, including the dangers associated with overtopping waves. They considered that an alternative amenity provision could be created by the ability to walk along the lane adjacent to the site and the provision of an amenity space to look out to sea at the site. In response to questions by the Board, no concern was raised regarding the potential for the current



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WwTP proposals to undermine the future provision of a waterfront walkway, or the vision of the planning authority for the amenity of the area as set out in the waterfront zoning objective.

In relation to the design approach to the WwTP, the planning authority stated that the stacked form was generally preferable. The planning authority noted that the full set of photomontages was not available at their last meeting with Irish Water but was subsequently presented to the elected representatives. The planning authority expressed concern regarding the proposed materials. Further details would be required to comment further.

### Conclusion

The Board thanked the planning authority and Office of Public Works representatives for a very productive meeting. They asked if there was any matter that the OPW or planning authority wished it to raise with the prospective applicant, Irish Water. No such matters were raised, however the planning authority indicated that a further meeting between themselves and the prospective applicant would be desirable.

A copy of the record of this meeting will be forwarded to the planning authority and to Office of Public Works, and will be also made available to the prospective applicant.

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**Anne Marie O'Connor**  
**Assistant Director of Planning**