



An  
Bord  
Pleanála

## Record of Meeting 29S.PC0203 6<sup>th</sup> meeting

<b>Case Reference / Description</b>	29S.PC0203  Expansion and upgrading of the existing Ringsend Waste Water Treatment Plant, Dublin.		
<b>Case Type</b>	Pre-application consultation		
<b>1<sup>st</sup> / 2<sup>nd</sup> / 3<sup>rd</sup> Meeting</b>	6 <sup>th</sup>		
<b>Date</b>	15/03/17	<b>Start Time</b>	11 a.m.
<b>Location</b>	Meeting Room 3	<b>End Time</b>	11.50 a.m.
<b>Chairperson</b>	Anne Marie O'Connor	<b>Executive Officer</b>	Kieran Somers

<b>Attendees</b>		
<b>Representing An Bord Pleanála</b>		
<b>Staff Member</b>	<b>Email Address</b>	<b>Phone</b>
Anne Marie O'Connor, Assistant Director of Planning		
Paul Caprani, Senior Planning Inspector		
Marcella Doyle, Senior Executive Officer		
Kieran Somers, Executive Officer	k.somers@pleanala.ie	01-8737107

<b>Representing the Prospective Applicant</b>		
Donal O'Connor, Irish Water		
Kieran Kennedy, RPS Planning and Environment		
Niall Riordan, Irish Water		
Olwyn James, Irish Water		
Jean Hobbs, Irish Water		
Stephen Little, Stephen Little and Associates		
Michael Hand, JB Barry Designers		
Karen Ferris, Irish Water		

The meeting commenced at 11 a.m.

The Board referred to its previous meeting with the prospective applicant held on the 15<sup>th</sup> December, 2016 and the record of same. The Board asked the prospective applicant if it had any comments it wished to make on this. The prospective applicant replied that it wished to make comments on two sections of the record as follows:

- At the end of page 2, and beginning of page 3, the prospective applicant said that the entry in the record should more properly read that '*It is intended the 400,000 PE Capacity Upgrade would be commenced under the extant permission.*' The prospective applicant said that the reference to the SBR retrofit in this context should be removed.
- In the middle paragraph on page 3 there is reference to the biosolids storage facility serving other waste water treatment plants in the Greater Dublin Area. The prospective applicant said that the Greater Dublin Area should more properly read, '*the Greater Dublin Strategic Drainage Study Area.*'

### **Presentation by the prospective applicant:**

The prospective applicant said that the instant presentation was intended to give the Board an update on the project. The prospective applicant provided the Board with an overview of the subject site and referred to the tanks which are to be retro-fitted as part of the proposed development. The main update in respect of the intended SID application is that the proposed Regional Biosolids Storage Facility will be included when the application is lodged. It is now intended to be submitted circa Quarter 1, 2018. With respect to the proposed capacity upgrade, the prospective applicant advised that the contract for this is intended to be commenced sometime in the fourth quarter of 2017. With regard to the 'Proving Process - Stage 2', the prospective applicant intends to commence this in April, 2017.

### **Section 146B applications:**

The prospective applicant signalled to the Board its intention to submit two 146B applications to the Board in the coming weeks. The first one of these relates to condition number 1 of the approval granted on case reference number 29N.YA0010 which provided as follows:

*The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and the information contained in the environmental impact statement, including all mitigation measures contained therein, as amended by the further plans and particulars submitted at the oral hearing, except as may otherwise be required in order to comply with the following conditions.*

The prospective applicant said that the following wording is now intended to be added to this condition:

*and except as modified by any other consent granted in respect of the proposed development in which case the development shall be completed in accordance with those varied plans and particulars.*

The second 146B application which the prospective applicant intends to lodge relates to construction compounds which are required to advance the consented project. The prospective applicant reiterated the location of the compounds and marshalling yards which are no longer available for any future application and also set out the location of additional areas to be used under any future application. It confirmed that AA screening will be conducted in relation to this particular application. Responding to the Board's query, the prospective applicant said it no longer intends to traverse a Special Protection Area (SPA) as part of the works. Noting this, the Board advised the prospective applicant to provide details of ownership in the 146B application as well.

## **Proposed Regional Biosolids Storage Facility:**

The prospective applicant gave an overview in relation to this facility and pointed out that in Ireland 98% of biosolids produced are currently re-used on agricultural lands as a soil conditioner and as a replacement for chemical fertilisers. At the Ringsend facility two products are generated – biofert and biocake. The prospective applicant pointed out that a key driver in the instant project is that the spreading of biosolids on agricultural lands is strictly regulated by European and Irish law.

The prospective applicant also outlined some of the regulations with regard to land spreading and the storage of biosolids. It provided the Board with an indicative layout of the proposed storage facility and a site layout plan. The height of the building will be 15 metres approximately. It said that planning permission would be sought for a facility based on a 3 million-population equivalent on a 20-year design horizon. The site selected will be capable of facilitating a 3.6 million-population equivalent.

Responding to the Board's query on the matter, the prospective applicant said that there would be a minimal odour generation from the proposed storage facility. It added that the level of any odour significantly reduces as the material being stored stabilises. The prospective applicant also confirmed that there would be an odour treatment facility as part of the proposed development.

The prospective applicant outlined the various stages with respect to public consultation on the proposed storage facility. It pointed out that there are now three stages of consultation as opposed to the originally planned two. Stage 1, which related to the methodology to be employed for the site selection process, has already concluded in early March, 2017. Stage 2 is currently on-going and relates to site options. Stage 3 will relate to the preferred site, including EIS and NIS Scoping. In relation to the timeline for the overall programme, and the aforementioned target for lodging the formal planning application, the prospective applicant said that this will be dependent on consultation feedback and site selection. Responding to the Board's query on the matter, the prospective applicant said that approximately 55 submissions has been received on the Stage 1 consultation. It briefly outlined the stakeholders with whom it had engaged with and said that it would intend to consult on a more local level once a preferred site emerges. The prospective applicant also further clarified that the proposed storage facility would form part of the Greater Dublin Drainage Project.

The prospective applicant referred to the Eastern-Midlands Region Waste Management Plan and said that it would be using this policy document as a framework in relation to determining the subject site for the proposed development. It said that other important factors in making a decision on this aspect would include proximity to the Ringsend and proposed GDD plants and proximity to disposal outlets and haul routes. The prospective applicant also outlined the main characteristics of the new storage facility which would essentially comprise a large single storey industrial/warehouse type building.

With regard to criteria to be employed in terms of site selection, the prospective applicant said that key factors included proximity to the centres in the GSDS Region and disposal routes, access to motorway interchanges and the National Primary/Regional Road network, the number and proximity of sensitive receptors, site availability, planning status and history, environmental impacts, and site

development and whole-life costs. With respect to main impacts arising from the proposed development, it said it is anticipated that these will include traffic, odour, visual impact and surface water. In terms of other consents required, the prospective applicant informed the Board that a waste permit from the relevant local authority would suffice. The bio-solids facility is not a licensable activity under the EPA Act.

**Conclusion:**

The next steps were outlined by the prospective applicant. It said that the Consultation Stage 2 report is due to be published circa mid-April 2017. Open days are scheduled to take place circa late April/early May 2017.

With regard to studies and preparations generally, the Board reminded the prospective applicant to remain cognisant of indirect effects arising from the proposed development in terms of Environmental Impact Assessment, in particular land spreading.

In relation to a further meeting, the Board suggested that the prospective applicant might revert to it once when a preferred site has been determined. The Board indicated that it might also avail of the opportunity to meet with the relevant local authority for the proposed storage facility at that point in time.

The meeting concluded at 11.50 a.m.

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