



An  
Bord  
Pleanála

## Record of Meeting 29S.PC0203 9<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>	9 <sup>th</sup>		
<b>Date</b>	30/01/18	<b>Start Time</b>	11 a.m.
<b>Location</b>	Meeting Room 3	<b>End Time</b>	12.20 p.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		
David Curran, Senior Executive Officer		
Kieran Somers, Executive Officer	k.somers@pleanala.ie	01-8737107

<b>Representing the Prospective Applicant</b>		
Olwyn James, Irish Water		
Niall Riordan, Irish Water		
Jean Hobbs, Irish Water		
John Carty, Stephen Little and Associates		
Michael Hand, JB Barry Designers		
Eleanor MacPartlin, Stephen Little and Associates		

The meeting commenced at 11 a.m.

The Board referred to its previous meeting with the prospective applicant held on the 21<sup>st</sup> September, 2017 and the record of same. The Board asked the prospective applicant if it had any comments to make on the record of this meeting. The prospective applicant replied that it had no comments it wished to make.

The Board's representatives informed the prospective applicant that an update on the pre-application consultation had been recently provided to the SID division of the Board. The Board noted the information presented.

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

The prospective applicant provided an update on the proposed development generally and recapped on the project's main objectives, which includes a capacity upgrade in the order of 400,000 PE. With respect to the new technology to be employed as part of the proposed development (activated granular sludge (AGS) technology), the prospective applicant informed the Board that the process proofing in relation to the effectiveness of the technology has been completed and signed off. In relation to the retrofit stage 1 contract of the existing SBR's, the prospective applicant intends to begin the tendering process in the first quarter of 2018. Subject to planning permission being granted by the Board, the prospective applicant hopes to begin construction sometime in 2019 with the proposed development being fully compliant by the year 2022.

As part of the overall application strategy, the prospective signalled its intent to submit the planning application to the Board prior to Easter 2018. The prospective applicant hopes that a decision might be made in respect of the application by Easter 2019.

As regards the proposed regional biosolids storage facility, the prospective applicant reiterated that this element would form part of the planning application and also be included in the planning application for the Greater Dublin Drainage project. The proposed haul routes to this facility from both the Greater Dublin Drainage Scheme and Ringsend were referred to by the prospective applicant.

The prospective applicant said that the planning application for the instant project will consist of three key elements: the upgrade works, the regional biosolids storage facility and the omission of the long sea outfall tunnel. The planning application will be in respect of new works only and there will be three ancillary elements as follows:

- Retention of the new entrance permitted by the Board under section 146B
- Extension of the use of the construction compounds from a period of three years to ten years
- The omission of the long sea outfall tunnel compounds permitted under case reference number 29N.YA0010

The prospective applicant stated that the EIAR and NIS, which will form part of the planning application, will be for the entire upgrade project rather than confined to the new works to give a more holistic picture.

The prospective applicant informed the Board that it intends to make an alteration request to it pursuant to section 146B of the Planning and Development Act 2000, as amended, to seek an amendment to condition number 1 of case reference number 29N.YA0010. Details of the suggested alteration of the wording of Condition No.1 were set out.

The new elements of the forthcoming planning application were referred to, these include a pasteurisation building and the SBR retrofit.

With respect to the existing and proposed construction compounds, the prospective applicant said that part of the planning application will seek to extend the use from a period of three years to ten years. The Board's representatives noted this and advised the prospective applicant that the SID division of the Board had raised the matter of the environmental quality of the site and the public realm in the vicinity, particularly in the context of the urbanisation of the general area and the Poolbeg SDZ. It was recommended that consideration be given to the manner and duration of the use of compounds, and to measures to minimise construction impacts on the general amenities of the area including dust, air quality, noise, traffic etc. The prospective applicant said that consideration would be given to this matter.

With regard to the proposed regional biosolids storage facility, the prospective applicant referred to the preferred site which is located at Newtown in County Dublin. The proposed development will consist of two large buildings of dimensions 105 metres by 50 metres. The prospective applicant referred to a landscape plan for the subject site and stated that roughly half of the site will be used for the proposed development. The site in question will be purchased from Fingal County Council and the prospective applicant said that it is currently in discussions with the local authority regarding this. The prospective applicant added that whilst the site is in the ownership of Fingal County Council, a CPO application to the Board may still be required.

The prospective applicant set out the main planning documents which it intends to submit as part of the planning application; these will include an EIAR and NIS. The Board's representatives suggested that details of the statutory and regulatory framework associated with the proposed development should be set out in the proposed Strategic Infrastructure Development Planning Report. An overview of the compliance requirements under the Urban Wastewater Treatment Directive should also be included. The Board also recommended that a complete schedule of mitigation measures for the proposed development be provided.

The Board drew the prospective applicant's attention to the fact that the forthcoming Regulations to transpose the 2014 EIA Directive will require applicants to register EIA development on a central portal on the Department's website prior to lodging an application for planning permission. An acknowledgement from the Department in this latter regard will be required to accompany the planning application to the Board if the application is made after the commencement of these regulations.

As regards application procedures, the Board set out the main points with regard to procedure and reminded the prospective applicant that seven electronic copies and three hard copies of the application should be submitted to it.

With respect to drawings to accompany the planning application, the Board advised the prospective applicant to provide as much detail as possible and to clearly represent what has been previously permitted and what is now being sought under any future application. Responding to the prospective applicant's query on the matter, the Board advised the inclusion of reference to the omission of the long sea outfall tunnel in the description of development and site notices in order to provide clarity to the public. The location of the tunnel does not need to be included within the red line boundary as the omission of the tunnel in its own right does not constitute development.

The proposed structure of the EIAR was set out by the prospective applicant. Noting this, the Board advised the prospective applicant to be cognisant of the need for providing information on matters such as energy consumption as now required under the 2014 EIA Directive. The Board also advised on robust detail to be provided on the new technology (AGS) in the planning application. It added that the scale and modular nature of this new technology should be clearly explained.

Responding to the Board's remark on the matter, the prospective applicant said that it had assessed the cumulative impacts of the proposed development with reference to the proposed Greater Dublin Drainage project.

With reference to the Construction Management Plan for the project, the prospective applicant asked if this should be updated as part of the planning application. The Board replied that any such plan should reflect what is now being proposed, with particular regard to the omission of the long sea outfall tunnel. Noting this, the prospective applicant said it would update the plan accordingly.

In relation to the amount of documentation to be submitted with the application, and whether or not it was necessary to lodge all documentation referred to in the application, the Board advised that the applicant will ultimately have to decide what information should be submitted/provided. Where specific documents are not submitted, the applicant may be requested to submit such information during the course of the application/oral hearing if requested to do so by the Board in response to a query by the Board or other party.

**Conclusion:**

The Board said that it would check any draft public notice provided by the prospective applicant for accuracy from a procedural and legislative point of view. The accuracy of the content of the public notice is entirely a matter for the prospective applicant itself.

The Board confirmed that the prospective applicant must formally request closure to the pre-application consultation process in writing. It advised the prospective applicant to wait until it receives a copy of the written record of the instant meeting. The prospective applicant was informed that it should allow for a time period of approximately 4 – 5 weeks for a SID determination to issue following closure of the pre-app case. The SID determination letter from the Board will include a list of prescribed bodies to whom any resultant planning application should be forwarded.

The meeting concluded at 12.20 p.m.

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