



Development

The development will consist of the replacement of the existing open treated water reservoir which currently supplies up to 30,000m³ per day of drinking water to the Greater Dublin area with a new covered reservoir and new disinfection plant. The production capacity will not be increased as a result of the proposed development. The development will include: provision of a new 16,000m³ covered reservoir approximately 5,000sq.m. with height above ground carrying from approximately 2.45m to 6.2m with hand railing on the roof (approximately 1.25m to 5.0m without hand railing). Provision of new disinfection plant comprising: a dosing/control building and contact tank adjoining the new covered reservoir; 2 no. bunded silo tanks with overall height of approximately 2.5m; kiosk approximately 0.9sq.m with overall height of approximately 2.0m; relocation of the wash water recovery tank (approx. 250sq.m.) with height above ground varying from approx. 1.1 to 3.1m; demolition of the existing wash water recovery tank; provision of a kiosk approx. 4sq.m. with overall height 2.4m. Modifications to the existing open reservoir inlet, outlet

and overflow pipework, modifications to the western and northern embankments of the existing reservoir, modifications to the existing southern access gate for temporary construction access and landscaping works. The proposed development includes all associated site development works, hardstanding areas, the upgrading of the existing drainage system to provide a petrol/oil interceptor and attenuation, removal of existing trees within the site and provision of a temporary construction compound areas. all necessary ancillary pipework, mechanical and electrical services, plant, instrumentation, automation and controls and equipment. All of the above is proposed on a site of approx. 8.2 hectares.

Planning Authority	South Dublin County Council
Planning Authority Reg. Ref.	SD16A/0097
Applicant(s)	Irish Water
Type of Application	Planning permission
Planning Authority Decision	Grant permission
Appellant(s)	Irish Water
Observer(s)	None
Date of Site Inspection	16 th September 2016
Inspector	Joanna Kelly

1.0 **Site Location and Description**

- 1.1 The Ballyboden Waterworks site is located on Stocking Lane (R115) in Ballyboden, Dublin 16 and has a stated site area of 8.2 hectares. The appeal site is bounded by greenfield land within the applicant's landholding to the north, the R-115 to the east, and residential developments (Airpark) to the west and south.
- 1.2 There is an existing operational water treatment plant and open treated water reservoir on the site. The waterworks comprise of a raw water supply from the Bohernabreena reservoir. The once filter beds have been de-commissioned and the area set aside for a pipe depot which is accessed separately via an entrance south of the access serving the current reservoir. Details on file indicate that the treated water supply from the Ballyboden WTP is supplemented with treated water from the Liffey source via Saggart Reservoir's trunk 24" watermain prior to discharging for storage to the Victorian open reservoir. The Ballyboden Waterworks is designated under the South Dublin County Development Plan as a protected structure. The new covered reservoir is to be located in front of the existing waterworks building. There are mature trees to the perimeter of the site which help screen the existing structures from the public road.
- 1.3 There is currently an existing entrance which is blocked to the south-eastern corner of the site adjacent to the Airpark residential development from which it is proposed to access the site during construction. The lands at this end of the site are higher with a designated cycle and footpath to the site frontage which is raised above the public road.

2.0 Proposed Development

The applicant is seeking to

- replace an existing open treated water reservoir with a new covered reservoir and new disinfection plant. The new covered reservoir will consist of two cells and will have a capacity of approximately 16,000m³. The capacity of the new reservoir is similar to the current open reservoir capacity.
- The existing open reservoir structure will be retained, the water drained down and the reservoir used for surface water attenuation by creating a wetland for habitats in its place.
- Provision of a new disinfection plant
- Relocation of the wash water recovery tank including demolition of existing wash water recovery tank.
- Provision of kiosk to house controls
- And other ancillary works such as modifications to access gates, pipework etc. It is proposed to utilise an existing entrance at the south-eastern corner of the landholding for construction access.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority granted permission subject to 16 conditions:

Of relevance to this appeal are conditions 3 and 16 cited as follows:

Condition 3 No development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority:

- (i) A method statement for the draining down of the existing open reservoir agreed with Inland Fisheries
- (ii) Full details of the proposed de-chlorination mechanism agreed with Inland Fisheries
- (iii) A best practice Construction Management Plan agreed with Inland Fisheries
- (iv) Written confirmation of the agreement of Inland Fisheries and
- (v) A written commitment to implement the requirements of the agreement and
- (vi) This has been acknowledged in writing by the Planning Authority.

Reason: In the interests of the proper planning and sustainable development of the area.

Condition 16 The developer shall pay to the planning authority a financial contribution of €375,000 in respect of public infrastructure and facilities benefitting development within the area of the planning authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2016-2020, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the planning authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning

permission is commenced as outlined in the South Dublin Council Development Contribution Scheme 2016-2020.

Reason: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefitting development in the area of the planning authority and that is provide, or that is intended will be provided, by or on behalf of the Local Authority.

3.2. **Planning Authority Reports**

The report of the area planner notes two submissions received raising concerns about, inter alia, impact of proposal on the Owendoher River; seepage from the reservoir; impacts on fish population; contrary to development plan policies.

The planner considered the development to be in keeping with the existing character of the site and would not impact on residential amenity of the area. It was recommended that permission be granted subject to conditions.

3.3. **Other Technical Reports**

Parks and Landscape Services/Public realm

The report recommends conditions in the event of a grant most of which require the submission of further information. I note the reference to the removal of tree stand #183 which will leave this site visible to the new housing proposed under File Ref. No. SD15A/0017.

Rosaleen Dwyer

Only chlorine free water at the time of water drawdown and remediation of the reservoir should discharge to the Owendoher River so as to protect fish stocks.

Following construction of the wetland area, no overflow water shall be discharged into the Owendoher until demonstrating that it meets acceptable discharge standards as agreed with the Council.

Architectural Conservation Officer

The proposals for the reuse of the historic reservoir will not interfere with the historic elements and will allow this structure to be retained and reused in a new context.

A detailed method statement should be submitted for the re-use and retention of the historic reservoir and associated structures.

Roads Department

Construction traffic should go through the existing entrance further north as the unused entrance is a blind spot for cyclists coming northbound.

Environmental Health Officer

Proposal is acceptable subject to conditions

Water Services Planning Report

No objection subject to conditions

External Consultees

Irish Water

No objection subject to conditions

An Taisce

Application should be assessed with regard to impact on the amenity of the area and the relevant provisions of the development plan. There is an objection to removal of “all the existing trees on site” as the Arborist’s report and the landscape drawings show that all the “A” trees as well as the long hedgerow containing some “A” trees are to remain and be protected during works.

Department of Arts, Heritage and the Gaeltacht

Conditions are recommended regarding a survey of the development site for bats during suitable weather conditions; derogation licence sought if required; proposed lighting to be 'bat friendly' and suitable bat boxes to be installed.

Inland Fisheries Ireland

The development is within the catchment of the Owendoher River, the most important nursery and recruitment channel for Salmonids in the Dodder system. The submission indicates that clarification is required in respect of the discharge of the overflow to the River Dodder. No details have been provided on the dechlorination of the water from the overflow from the covered reservoir. The potential for discharge of chlorinated water to the Owendoher is significant and unacceptable and it is contended that the overflow of treated water all should be contained and treated within the site and then discharged to the foul sewer. There have been intermittent unsatisfactory discharges to the Owendoher River from this surface water outfall and this is an opportunity to address a possible contributory.

Section 131 Consultees

Submissions/observations were requested from The Heritage Council, Fáilte Ireland, An Chomhairle Ealaíon. No responses have been received.

4.0 **Planning History**

File Ref. No. 12A/0251 Permission granted for retention of two storage units for fittings and materials for use in the maintenance and upgrade of Dublin City Water Supply Network.

File Ref. No. 07A/0368 Permission granted for use of land as open storage of water pipes.

File Ref. No. 01A/0753 Permission granted for construction of two covered reservoirs of 40,000m³ and 5,000m³ approx. capacity to replace existing open reservoir.

5.0 Policy Context

Irish Water Business Plan, Transforming Water Services in Ireland to 2021

The plan has the overriding objective of delivering a quality service to customers. The plan sets out objectives in relation to drinking water quality.

Regional Planning Guidelines for the Greater Dublin Area 2010-2022

Section 6.4 of the strategy deals with water supply. Strategic Recommendation PIR13 provides that:

Investment is made in improving water storage, distribution, supply and quality in all locations across the GDA where required to ensure that public health is maintained and that lack of water does not restrict the expansion and development of identified growth towns in the GDA, and so that the future needs of industry can be met.

Development Plan

South Dublin County Council Development Plan 2016-2022

This development plan was made on 16th May 2016 and took effect from 12th June 2016 and hence it is the policies and objectives contained in this plan that apply to the proposed development and not that of the 2010-2016 plan.

Chapter 7 deals with Infrastructure and Environmental Quality. Section 7.1.0 deals with water supply and waste water and has been enclosed as an Appendix for ease of reference by the Board.

The appeal site has a land use zoning “to protect and/or improve residential amenity”.

6.0 Heritage and Conservation

Ballyboden Waterworks is listed on the National Inventory of Architectural Heritage, Reg. ref. No. 11216048 and is described as

“Reservoir and water treatment works, established 1883, taking water from the Glenasmole Reservoirs upstream. Stone-lined reservoir and single storey coursed rubble granite valve buildings, formerly supplied by sand filtration beds, now decommissioned but in-situ, including sluices. Replaced by rapid gravity filtration plant, c. 1955, with associated two-storey flat-roofed building. Smooth rendered walls, casement windows and glazed timber door having glass block sidelights and decorative roundel above. Retains some interior features”

The waterworks is appraised as having an impressive collection of facilities and plant representing the age of great Victorian engineering schemes, and designed by Richard Hassard in 1880. Most of the earlier fabric and all of the later mid twentieth century improvements remain, including the striking flat-roofed building, representing an important part of the infrastructural history of the city.

7.0 The Appeal

7.1. Grounds of Appeal

The grounds of appeal can be summarised as follows:

- Whilst the applicant welcomes the decision to grant permission, the applicant has specific concerns relating to the requirement for part of condition no. 3 and the inclusion of condition 16 (which relates to section 48 contribution) which Irish Water considers has been misapplied in this case.
- The appeal submission sets out details in relation to the existing facilities at the Ballyboden water treatment plant.
- The application arose as a result of the EPA direction to provide a covered treated water storage facility on the subject site in order to comply with the current drinking Water Regulations 2014. This constitutes a “priority project” for Irish Water’s Capital Investment Programme.
- Condition 3 (ii) and (iv) requires Irish Water to agree in full, details of the “proposed de-chlorination mechanism” with Inland Fisheries. It is noted that the Inland Fisheries submission to the Council state that “in the event of an overflow, treated water all should be contained and treated within the site and then discharged to the foul sewer”.
- It is considered that certain aspects of the Inland Fisheries submission is of concern due to the fact that the requirements suggested would jeopardise the viability of the overall project which is a priority.
- Following consideration of the implications of the Inland Fisheries suggested approach, a viable dechlorination mechanism approach in accordance with best practise for the site is proposed.
- The proposal has been issued to Inland Fisheries but no resolution has been agreed, hence the appeal.
- The existing overflow from the open treated water reservoir at the Ballyboden Water Treatment plant currently discharges to the Owendoher River. It is proposed to continue to use this overflow pipe by connecting the new covered reservoir overflow pipe to it in the north-eastern area of the site. The option of discharging the emergency overflow to the local foul sewer is not a viable option as emergency overflows must allow free passage of water unobstructed to the point of discharge. Use of a foul sewer could cause surcharging of that sewer and flood properties as well as causing surface overflows on the subject site and possible flooding of the treatment plant facilities on the subject site.

- It is set out that attenuating the overflow volume by containing it on the subject site is also not a viable option as the size of the attenuation tank/pond would be significant in scale, there is no land availability within the site to construct a structure or pond of this scale.
- The treatment plant is manned 24 hours a day by experienced staff. At present the water levels in the open treated water reservoir are monitored and managed on a 24-hour basis, therefore overflows rarely occur (if ever). When the new covered reservoir is operational, water levels within the new reservoir will continue to be managed and monitored on a 24-hour basis to prevent overflows. The new covered reservoir will have two alarms set at high water level and top water level and on activation of the overflow.
- With regard to the proposed de-chlorination system for the new reservoir emergency overflow spill event, it is recognised that the Owendoher River's ecological status must be maintained and aquatic ecosystems protected. The treated water overflowing from the proposed new covered reservoir will contain free chlorine that will need to be removed prior to discharging to the Owendoher River.
- The treatment of the overflow process stream will be achieved by means of dosage of the overflow water with a chemical de-chlorination agent followed by an EPA recommended contact time of 40 seconds.
- The proposed chemical dosing system will be automatically started/stopped when the water reaches a predetermined level control set points based on water level in the reservoir. An underground chamber will be provided on the overflow line to provide the required contact time.
- The chemical proposed for use during the de-chlorination process is sodium thiosulphate. This is the preferred chemical selection based upon EPA Water treatment manual on Disinfection for this application as it minimises the dissolved oxygen depletion impact on the receiving water.
- The proposed de-chlorination treatment system will comprise of dry feeder chemical solution make-up system; duty/standby chemical transfer dosing pumps c/w variable speed control; flowmeter on reservoir common overflow pipeline; underground contact chamber on common overflow pipeline; chlorine

residual monitor (sample point contact chamber outlet) on pipeline in the underground chamber. A process systematic diagram has been submitted.

- It is submitted that the proposals for de-chlorination are in compliance with current EPA standards and Best Practice employed at water treatment plants throughout Ireland and will provide the required safeguards mechanism to deal with overflows.
- It is requested that the Board remove the specific wording of Condition 3 (ii) and (iv).
- Condition 16 – Irish Water was established as a Government initiative to reform the water sector by establishing a new organisational model, sustainable financial model and economic regulation. It was established as a public water utility to improve the efficiency and effectiveness of water services delivery, provide access to new funding sources and improve strategic planning and accountability.
- It is set out that the planning authority has not provided an explanation as to how the relevant terms of the Development Contribution Scheme were interpreted and applied to the proposed development and how it was deemed appropriate to apply the industrial/commercial contribution rate to the reservoir.
- Reference is made to categories of development which are exempt including “infrastructural facilities”.
- It is considered that the provision of storage facilities for treated drinking water is the type of public infrastructure that is at the core of the principle of Section 48 Development Contributions. Irish Water is a state owned regulated water utility with responsibility for water service functions.
- It is submitted that the proposed development is exempt from the requirement to pay development contributions. It is requested that this condition be removed.
- It is submitted that in the event a contribution is payable, it is important to note that the proposed new covered reservoir is in effect a water storage tank of approx. 5,000sq.m. and is not a building.
- The only floor area proposed is a control building of 36sq.m. giving rise to a sum of €2,700.00.

7.2. Planning Authority Response

- The development was assessed under the current Development Contribution Scheme on the basis that the development consists of a new enclosed reservoir with a roof on it.
- Reference is made to the exemptions provided for within the scheme and in particular the reference to “provision of infrastructural facilities”.
- On balance, there is merit in the applicant’s argument that the proposed structure could constitute an infrastructural facility which under the conditions of the development scheme would meet the criteria for being exempt.

7.3. Further Responses

Applicant’s response to Planning Authority submission

- Irish water welcomes the submission of the Council and wishes to emphasise that the proposed development does constitute an infrastructural facility.
- The requirements and rationale for the proposed development has arisen as a result of a direction from the EPA to ensure compliance with the current Drinking Water Regulations (2014).
- Irish Water has reviewed the basis for the calculation and considers it important to note that the proposed new covered reservoir is in effect a water storage tank of approx. 5,000sq.m. and is not a building.
- Notwithstanding that a section 48 contribution does not apply in this instance the basis of the calculation as set out by the Council has been miscalculated due to the fact that the calculations are based on the proposed reservoir (which is in effect a tank) and does not constitute “floor area”.

- It is requested that Condition 3 (ii) is amended (as set out in the First Party appeal) and Condition 16 is removed.

8.0 **Assessment**

I consider the key issues in determining this appeal are as follows:

- Assessment under Section 139 of Planning Act
- Condition 3
- Condition 16

8.1 Assessment under section 139 of Planning Act

8.1.1 As already set out heretofore, the appeal relates to a First party appeal against two conditions: Condition 3 and 16. The purpose of the application is to provide a covered reservoir on foot of an EPA direction so as to comply with the Drinking Water Regulations 2014. The proposed covered reservoir will be located within the existing Ballyboden water plant and will not increase the existing output capacity currently limited to 30,000m³ per day. In principle, such a proposal is considered acceptable and will ensure that the objectives contained in the South Dublin County Development Plan are met by facilitating the timely delivery of on-going upgrades and the expansion of water supply and waste water services. The proposal also complies with the objective set out in the Irish Water Business Plan, Transforming Water Services in Ireland to 2021 and the Regional Planning Guidelines with regard to improving water storage, distribution, supply and quality in all locations across the GDA.

8.1.2 With regard to siting of the reservoir, the proposed location is well within the existing site which has a secure perimeter. The existing site is well-screened from the existing developments in the immediate area. As such, there are no concerns regarding visual impacts on the receiving environment. A landscaping plan was submitted and outlines details of trees that are required to be removed to facilitate construction. It is set out that these trees represent the poorest quality on the site leaving the higher quality trees in place. The planning authority has included a condition to ensure compliance with the landscaping plan submitted.

8.1.3 With regard to surface water run-off, details indicate that runoff from the existing car parking areas will be intercepted and attenuated to greenfield runoff rates in accordance with GDSS Guidelines in the decommissioned reservoir. Rain water runoff from the roof of the proposed covered reservoir will be collected by means of roof gutters and discharged to the attenuation area in the decommissioned reservoir. The existing open reservoir will only be decommissioned after the new covered reservoir is operational. It is set out that there will be an interim period after commissioning of the new covered reservoir when the surface water runoff from the roof and car parking area/hardstanding areas will have to discharge to the combined sewer. This will continue until the open reservoir is drained, cleaned out and the required below ground infrastructure incorporated to facilitate use for attenuation of storm water flows.

8.1.4 With regard to foul drainage additional discharges will arise from the maintenance of the reservoir, water stored will be used down to a depth of approximately 300mm and the remaining water/silt would be discharged in a controlled manner to the existing foul sewer located to the north of the site. Discharges to the foul sewer would be timed to avoid periods of high rainfall to avoid surcharging.

8.1.5 With regard to appropriate assessment, given the nature of the proposed development, i.e. replacement of an existing open reservoir with a covered reservoir

of similar capacity; the serviced nature of the lands; nature of the receiving environment and proximity to the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site. In this regard, due regard has been given to the following Natura 2000 sites: Wicklow Mountains SPA (Site Code 004040) approx. 5.8km (all measurements as the crow flies) south of the appeal site; South Dublin Bay SAC (000210) and South Dublin bay SPA (004024) approx. 6.5km north-east of site; and Glenasmole Valley SAC (Site Code 001209) approx. 6.63km south west of the appeal site. The existing reservoir will be retained for attenuation purposes. Whilst there will be a discharge to the Owendoher River, there should be no increase in this discharge and given the distance of the appeal site from any the names Natura 2000 it is considered that no appropriate assessment issues arise.

8.1.6 Having considered the appeal submissions, reviewed all of the documentation and plans submitted, the proposed development is considered to generally accord with the provisions of the county development plan and accords with the proper planning and sustainable development of the area. Having regard to the nature of the conditions appealed, I consider that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted. Therefore, the appeal should be decided in accordance with section 139 of the Planning and Development Acts as amended. As provided for under section 139 (2), apart from considering the condition to which the relevant appeal relates, the Board shall be restricted to considering-

- (a) the matters set out in section 34 (2) (a), and
- (b) the terms of any previous permission considered by the Board to be relevant.

8.2.0 Condition 3

8.2.1 This condition comprises of a number of sub-sections which require the agreement of Inland Fisheries with regard to a method statement for draining down existing open reservoir, the proposed de-chlorination mechanism and the construction management plan. It is specifically the de-chlorination agreement that is of concern to the applicant and it would render the entire project unviable.

8.2.2 From examination of all submission on file, it would appear that there have been intermittent unsatisfactory discharges to the Owendoher River from the current surface water outfall. The Inland Fisheries appear to be trying to eliminate the potential for discharge to the Owendoher River. Details submitted indicate that the current overflow from the reservoir discharges to the Owendoher River. It is unclear whether this overflow is de-chlorinated prior to discharge.

8.2.3 The appeal submission sets out a proposed overflow solution for the new treated water covered reservoir which has been submitted to Inland Fisheries for agreement, however no response has been forthcoming hence the appeal. It is set out that the water levels within the new reservoir will continue to be managed and monitored on a 24-hour basis to prevent overflows. The new covered reservoir will have two alarms set at high water level and top water level and on activation of the overflow. In the event of an overflow, it is set out that the treated water overflowing from the proposed new covered reservoir will contain free chlorine that will need to be removed prior to discharge to the Owendoher River. It is proposed that the overflow process stream will be achieved by means of dosage of the overflow water with a chemical de-chlorination agent followed by an EPA recommended contact time of 40 seconds. The dry feeder hopper will continually top up the solution tank with solution of the sodium thiosulphate chemical. This unit has sufficient storage for 30-hours continuous overflow at maximum flow. The proposed chemical dosing system will be automatically started/stopped when the water reaches a predetermined level in the reservoir. An underground chamber will be provided on the overflow line to provide the required contact time. This tank includes a 14m³ retention volume. A chlorine residual monitor with sampling point at the outlet end of the contact tank will provide

a continual record of the free chlorine in the final treated overflow discharge to the river.

8.2.4 The planning authority response to the grounds of appeal is silent on the issue of de-chlorination and the wording of condition 3. In this instance, I consider that the proposal is to upgrade the storage of drinking water within a proposed covered reservoir so as to comply with an EPA direction and consequently de-commission the uncovered reservoir for storage of drinking water and utilise it for attenuation purposes. Having regard to the requirements of the applicant to comply with the Drinking Water standards, and the policies and objectives contained in national, regional and local plans, such a proposal is reasonable. There is no increase in the capacity of the proposed new reservoir and in effect, there should be no increase in risk with regard to discharge of waters to the Owendoher River. Proposals advanced by the applicant would appear to be providing an improvement on the current situation. Currently surface water discharges to the foul sewer; the proposal is that this would be re-directed to the open decommissioned reservoir. Planned maintenance of the new reservoir, typically every five years and any unscheduled cleaning of the reservoir (described as an unlikely event) will give rise to additional discharges to the foul sewer. Overflow water will be de-chlorinated as outlined heretofore prior to discharge. On balance, it would appear that the likelihood of discharge of chlorinated water to the Owendoher River is negligible.

8.2.5 It is considered that the solution advanced by the applicant appears satisfactory. In any event, it is more appropriate that the wording of condition 3 be revised such that a solution is agreed with the planning authority, so as to ensure that a solution complies with the Drinking Water Regulations along with a measured approach to protecting the environment.

8.3.0 Condition 16 This condition requires the payment of a financial contribution of €375,000 in respect of public infrastructure and facilities benefitting development within the area of the planning authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development **PL.06S246765**

Contribution Scheme 2016-2020, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended). The appellant has set out that this contribution does not comply with the provisions of the contribution scheme as the development is considered to be exempt. The response from the planning authority in respect of the appeal accepts that there is merit in the argument put forward by the applicant which is that the proposal is considered to constitute “an infrastructural facility” and as such is exempt. Having regard to the provisions of the current development contribution scheme, I am satisfied that the proposal does constitute “infrastructural facility” and as such is exempt from the payment of such contributions. Condition 16 should therefore be removed.

9.0 Recommendation

9.1. I recommend that the planning authority be directed to **remove** condition 16 and **amend** the wording of condition 3 as follows:

The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:

- (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
- (b) Location of areas for construction site offices and staff facilities;
- (c) Details of site security fencing and hoardings;
- (d) Details of on-site car parking facilities for site workers during the course of construction;

(e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;

(f) Measures to obviate queuing of construction traffic on the adjoining road network;

(g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;

(h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;

(i) Provision of parking for existing properties at [specify locations] during the construction period;

(j) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;

(k) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;

(l) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;

(m) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

(n) A method statement for the draining down of the existing open reservoir

(o) A method statement for the de-chlorination of water and means of controlling discharge of such waters shall be agreed in full with the planning authority.

A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.

Reason: In the interest of amenities, public health and safety.

10.0 REASONS AND CONSIDERATIONS

The Board considered that Condition 3 should be **amended** on the basis that the planning authority is the more appropriate authority to agree the final solution regarding the de-chlorination of water and means of discharge. Further, it is considered that current Development Contribution Scheme provides an exemption for infrastructural facilities and as such condition 16 was incorrectly applied.

Joanna Kelly

Planning Inspector

23 September 2016