



An  
Coimisiún  
Pleanála

## Inspector's Report

### ABP-322463-25

#### Development

Alterations to previously approved PI.Reg Ref. 17/706 for: 1. New clubhouse design. 2. New Effluent treatment system design. 3. New carparking layout. 4. Repositioning of Pitch no. 02 together with all associated ancillary works.

#### Location

Ballyfree West, Glenealy, Co Wicklow

#### Planning Authority

Wicklow County Council

#### Planning Authority Reg. Ref.

2460369

#### Applicant(s)

Glenealy Hurling Club

#### Type of Application

Permission

#### Planning Authority Decision

Grant Permission

#### Type of Appeal

Third Party

#### Appellant(s)

Luigi Centeleghe

#### Observer(s)

None

#### Date of Site Inspection

11<sup>th</sup> August 2025

**Inspector**

Emma Nevin

## **1.0 Site Location and Description**

- 1.1. The appeal site (8.8ha.) is located in the rural area, though in close proximity to the settlement of Glenealy. The site is accessed via the R752 local public road to the east. The site is relatively flat in nature and contains existing sports facilities consisting of a GAA playing pitch, all weather training pitch and associated fencing, and hurling wall. There are several containers centrally located within the site.
- 1.2. Surrounding the site to the north and northwest are agricultural lands, with an equestrian arena and stable blocks to the north and east of the site. To the south, southeast and southwest are residential dwellings. There are mature trees on the southwest, western and northern boundaries of the site.

## **2.0 Proposed Development**

- 2.1. The development comprises alterations to previously approved planning register Ref. 17/706 for the following:
  - Revised clubhouse design with smaller footprint to that previously permitted.
  - New effluent treatment system design.
  - Revised carparking layout.
  - Repositioning of previously permitted playing pitch no. 02; together with all associated ancillary works to facilitate the above.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

- 3.1.1. The Planning Authority granted permission, following further information request, on 9<sup>th</sup> April 2025, subject to 13 standard conditions. The following conditions are of note:
  - Condition 6 relates to the mitigation measures detailed within the submitted NIS.
  - Condition 7 relates to the wastewater treatment system.

- Condition 8 relates to the final entrance details to be agreed.
- Condition 10 requires bicycle parking spaces to be provided.
- Condition 13 relates to public lighting.

### 3.2. Planning Authority Reports

- 3.2.1. Planning Reports dated 15<sup>th</sup> August 2024 and 8<sup>th</sup> April 2025 have been provided.
- 3.2.2. This planning application was assessed under the Wicklow County Development Plan, 2022 – 2028.
- 3.2.3. The original planners report considered it necessary to request further information on the following items pertaining to the conditions of the parent permission on site (PRR 17/706, specifically SUDs, traffic calming, water supply and drainage, landscaping scheme, WWTS and Construction management plan. An updated Natura Impact Statement (NIS) was also requested.
- 3.2.4. The further information was considered significant and, therefore, the application was re-advertised.
- 3.2.5. The planner considered that subject to conditions that the further information response satisfactorily addressed the further information request and that the development is acceptable.
- 3.2.6. The planners report concluded that *“Having regard to the location and design of the proposed development and the objectives of the Planning Authority in the County Development Plan 2022-2028 to allow for sport facilities, it is considered that, subject to compliance with the conditions set out in the schedule below, the proposed development would not seriously injure the visual amenities of the area, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health and would therefore be in accordance with the proper planning and development of the area”*, and permission was granted subject to 13 no. conditions as noted in Section 3.1 above.
- 3.2.7. Other Technical Reports:
- Roads: No objection, subject to conditions.

- Water and Environment: Further information required – following receipt of further information, no objection.
- Fire officer: No objection subject to conditions.

### 3.3. Prescribed Bodies

None on record.

### 3.4. Third Party Observations

- 3.4.1. One third party submission were received, raising issues in respect of adequate wastewater treatment facilities and neighbouring amenity.

## 4.0 Planning History

### 4.1. Subject Site:

- 4.1.1. PL27.300693 (17/706): Planning permission was granted on appeal to An Coimisiún Pleanála with the decision to grant permission upheld on 26<sup>th</sup> October 2018, for a ten year permission for sports facilities consisting of improvement of an existing exit / entrance onto R752, a new uncontrolled pedestrian crossing, 2 no GAA pitches 145 x 90 m, 2 no juvenile pitches, a gaelic handball alley, a running track 300 lineal meters and outdoor adult gym, an all weather training pitch 65 x 45m, with rebound fencing, a reinforced concrete hurling wall 40 lineal meters, a clubhouse / dressing rooms 820 sqm a proprietary treatment plant followed by sand filter tertiary treatment and soil polishing filter, associated car parking, pitch lighting, goal netting and all associated site works, including an Natura Impact Statement – following my site inspection, I can confirm that part of this permission has been implemented.
- 4.1.2. PL27.244861 (14/2171). Planning permission was refused on appeal to An Coimisiún Pleanála on 15<sup>th</sup> March 2016 for a ten year permission for sports facilities includes revised exit/ entrance, GAA pitches, handball alley, gym, dressing rooms.

Permission was refused for two reasons – one related to issues with the proposed proprietary wastewater treatment system, the second to concerns on significant effects on an SAC in respect of water pollution.

## **5.0 Policy Context**

### **5.1. Wicklow County Development Plan 2022 – 2028**

#### **5.1.1. Settlement Level 10 - Rural Area**

#### **5.1.2. Landscape Area - Area of High Amenity- North East Mountain Lowlands Transitional lands located between the corridor zone and the Area of Outstanding Natural Beauty. This area comprises of rolling undulating terrain including Trooperstown hill, large tracts of forestry lands including Devils Glen, a listed County Geological site and a number of views and prospects in particularly those surrounding the Vartry Reservoir.**

#### **5.1.3. Landscape Hierarchy – Level 3.**

#### **5.1.4. Chapter 2 – Overall Strategy**

2.1.2 Integration of Healthy Placemaking considerations into the County Development Plan.

“Recreation and Open Space - Ensure that communities have access to green space including active and passive amenity space to support physical and mental health and well-being within the community. Support the delivery of recreation infrastructure including pitches, play grounds etc.”.

#### **5.1.5. Chapter 7 – Community Development**

- CPO 7.3 To support and facilitate the delivery and improvement of community facilities in accordance with the ‘Hierarchy Model of Community Facilities’ prepared under the Development 3 Levy Scheme (under Section 48 of the Planning and Development Acts) (as set out on Table 7.1 of this chapter). While the above ‘Hierarchy Model of Community Facilities’ provides an extensive list of community infrastructure, the Council recognises that needs may differ from area to area over time and therefore it is recognised that

additional community infrastructure needs may arise and such facilities will be facilitated where considered appropriate.

- CPO 7.39 To provide for the development of facilities that will contribute to the improvement of the health and well-being of the inhabitants of County Wicklow and facilitate participation in sport and recreation.
- CPO 7.40 Facilities for sports shall normally be located on designated active open space, close to towns or villages where they are easily accessed by sustainable mobility options. All efforts shall be made to locate new sports facilities close to existing community facilities, schools or areas of dense residential development. The Council may consider providing sites for these purposes or may be prepared to make financial or other assistance available, subject to reasonable access being made available to the public and to reasonable safeguards for the continued use of the land as open space.
- CPO 7.42 The development of new sports or active open space zones shall be accompanied by appropriate infrastructure including: - Fully accessible changing rooms and drinking water fountains; - Car parking with EV charge points; - Pedestrian / cycling access and facilities; linkages to public transport.

#### 5.1.6. Chapter 13 – Water Services

- CPO13.2 To prevent development that would pollute water bodies and in particular, to regulate the installation of effluent storage and disposal systems in the vicinity of natural water bodies or development that would exacerbate existing underlying water contamination.
- CPO13.3 To minimise alterations or interference with river / stream beds, banks and channels, except for reasons of overriding public health and safety (e.g. to reduce risk of flooding); a buffer of generally 25m along watercourses should be provided (or other width, as determined by the Planning Authority having particular regard to 'Planning for Watercourses in the Urban Environment' by Inland Fisheries Ireland for urban locations) free from inappropriate development, with undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible.

- CPO 13.11 Where connection to an existing public water supply is not possible, or the existing supply system does not have sufficient capacity, the provision of a private water supply will be only permitted where it can be demonstrated that the proposed water supply meets the standards set out in EU and national legislation and guidance, would not be prejudicial to public health, would not impact on the source or yield of an existing supply, particularly a public supply or would not adversely affect the ability of water bodies to meet the objectives of the Water Framework Directive. Private water supplies for multi-house developments will not be permitted.
- CPO 13.18 Private wastewater treatment plants for commercial / employment generating development will only be considered where:

Irish Water has confirmed the site is due to be connected to a future public system in the area<sup>1</sup> or Irish Water has confirmed there are no plans for a public system in the area;

It can clearly demonstrated that the proposed system can meet all EPA / Local Authority environmental criteria; and

An annually renewed contract for the management and maintenance of the system is contracted with a reputable company / person, details of which shall be provided to the Local Authority.

#### 5.1.7. Chapter 17 – Natural Heritage and Biodiversity

- CPO 17.4 To contribute, as appropriate, towards the protection of designated ecological sites including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs); Wildlife Sites (including proposed Natural Heritage Areas); Salmonid Waters; Flora Protection Order sites; Wildfowl Sanctuaries (see S.I. 192 of 1979); Freshwater Pearl Mussel catchments; and Tree Preservation Orders (TPOs). To contribute towards compliance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines etc.
- CPO 17.5 Projects giving rise to adverse effects on the integrity of European sites cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or



air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan.

#### 5.1.8. Water Systems

- CPO 17.26 Protect rivers, streams and other water courses by avoiding interference with river / stream beds, banks and channels and maintaining a core riparian buffer zone of generally 25m along watercourses (or other width, as determined by the Planning Authority having particular regard to 'Planning for Watercourses in the Urban Environment' by Inland Fisheries Ireland for urban locations) free from inappropriate development, with undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible. Structures such as bridges should be clear span, and designed and built in accordance with Inland Fisheries Ireland guidance.

#### 5.1.9. Landscape, Views and Prospects

- CPO 17.35 "All development proposals shall have regard to the County landscape classification hierarchy in particular the key landscape features and characteristics identified in the Wicklow Landscape Assessment (set in Volume 3 of the 2016 County Development Plan ) and the 'Key Development Considerations' set out for each landscape area set out in Section 5 of the Wicklow Landscape Assessment.

### 5.2. Natural Heritage Designations

- 5.2.1. The subject site is not located within or in close proximity to a designated European Site.
- 5.2.2. However, the Rathnew Stream is located to the southeast of the site, running parallel with the regional road. This local stream eventually meets the Vartry at the Murrough and forms a hydrological link to the Murrough Wetlands SAC and Murrough SPA.

### 5.3. EIA Screening

- 5.3.1. I refer the Board to the completed Form 1 in Appendix A.

Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations, I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

## **6.0 The Appeal**

### **6.1. Grounds of Appeal**

6.1.1. A third-party appeal has been received from Luigi Centeleghe. The grounds of appeal are summarised below:

- Importance of maintaining an effluent and wastewater treatment system to the same standard if not superior to that specified in previous application.
- The facility is in regular use, with no permeant effluent and wastewater treatment system appears to exist. How is this monitored?
- Has the appropriate documentation in respect of Condition No. 5 of Wicklow County Council's decision been submitted.
- The current situation appears contradictory to the recommendation of planner permission approval as no permeant toilet facilities are in place.
- The stream in part bordering the site and in part transversing the site feeds directly into the Murrough Wetlands which is a European Special Area of Conservation, it's imperative its integrity is maintained to the highest standardised. How is this going to be monitored to the highest standards?
- The approved second pitch was realigned to accommodate neighbours to the south of the site, but no mention or reference has been made to the neighbours immediately adjoining the site. These dwellings are not even noted on the maps. The approved planning permission is not reflective of the current local planning situation in the immediate vicinity of the grounds of Glenealy Hurling Club.
- An Coimisiún Pleanála is requested to overturn the decision of the Planning Authority.

## 6.2. Applicant Response

A first party response to the appeal was received dated 15<sup>th</sup> May 2025, prepared by the agent on behalf of the applicant. The submission responds to the issues raised within the third party appeal as follows:

- The proposed 8 m<sup>3</sup> ( 50 person Batch tank ) 18 person wastewater treatment unit, with 3 X TER 3 pods and 135 sqm attenuation layer to cater for the foul water for the proposed development has been correctly sized to cater to the expected population at the facility.
- This is based on the submitted calculation for the Hydraulic and Organic based of the proposed population usage supplied to us by Glenealy GAA, the calculations are in accordance with current EPA standards.
- Glenealy GAA advised that there will be No Summer Blitz's held at the facility and the function room has been removed from the club house as stated in pervious application and the above is the max loading 1 day a week.
- Calculation of population equivalent based on hydraulic load - Total Flow  
Liters per day = 3320 / 200 = 16.6 person population required.
- Calculation of population equivalent based on Organic load - Total per day =  
2680 / 60 = 44.66 person population required.

## 6.3. Planning Authority Response

No response on file.

## 6.4. Observations

None received.

## 6.5. Further Responses

- 6.5.1. The third party appellant (Mr. Luigi Centeleghe) responded to the applicant's response to the appeal. Similar concerns were raised to that noted in the third party appeal above. However, the following was also noted:

- The proposed carparking is well in excess of the projected numbers of 167 people on a worst max loading day.
- The current application has reduced the size of the clubhouse however, the proposed numbers attending remain the same and its proximity to the European Special Area of Conservation remains the same.
- The correspondence by the applicant stated that Glenealy Hurling club will have “no summer Blitz” held at the facility, however, the club already uses the facility for blitz and community events, with no permeant wastewater treatment system in place.
- In addition, a hurling camp will be held during the summer, yet according to the submission there will be no summer blitz.

## 7.0 **Assessment**

7.1. Having inspected the site and considered the contents of the appeal, I consider the main issues which arise in relation to this appeal are as follows:

- I. Principle of Development
- II. Wastewater Treatment System
- III. Impact on Adjoining Amenities
- IV. Car Parking
- V. Other Matters,
- VI. Water Framework Directive, and
- VII. Appropriate Assessment.

### 7.2. **Principle of Development**

- 7.2.1. Having regard to the location of the site and the provisions of the Wicklow County Development Plan, I am satisfied that the proposed development accords with the supporting objectives in respect to leisure and recreational development in the County, in particular playing pitches.
- 7.2.2. I also note that the instant appeal is for alterations to a previously permitted development comprising of playing pitches and associated development under Ref.

17/706, which has been partly implemented on site with the playing pitches operational.

- 7.2.3. As such, I am satisfied that the principle of the proposed development to be acceptable.

### **7.3. Wastewater Treatment System**

- 7.3.1. Concerns have been raised in the third party appeal in relation to the wastewater treatment system. The appellant requests that the standard of the wastewater treatment system is the same or superior to that previously permitted and states that there is currently no wastewater treatment facility at this site, which is operational.
- 7.3.2. During their assessment of the application, the Planning Authority requested that further information be submitted regarding wastewater and surface wastewater proposals.
- 7.3.3. An Engineering letter and a Site Characterisation Report was submitted with the further information which identifies that the subject site is located in an area with TLPSSS and TII subsoil, with a lower middle Ordovician slate, sandstone, greywacke, conglomerate bedrock type. The soil has moderate vulnerability. A ground protection response to R1 is noted. Accordingly, I note the suitability of the site for a treatment system (subject to normal good practice, i.e. system selection, construction, operation and maintenance). The applicant's Site Characterisation Report identifies that there is no Groundwater Protection Scheme in the area.
- 7.3.4. The trial hole depth referenced in the Site Characterisation Report was 2 metres. Bedrock was not encountered; the water table was not encountered. The soil conditions found in the trial hole are described as comprising clay/silt subsoil. Percolation test holes were dug and pre-soaked. The average T-Value was 43.67. The average P-Value was 31.36 min/25mm.
- 7.3.5. The applicant proposes to install a "A 8 M3 BATCH TANK ( 50 PERSON POPULATION ) WITH A 18 PERSON WASTE WATER TREATMENT UNIT, 3X TER 3 PODS AND 135 SQM ATTENUATION LAYER IN ACCORDANCE WITH EPA REGULATIONS \* FILTER BUILD UP TER 3 POD 300MM SUBSOIL GEOTEXTILE LAYER 300MM 20-30MM PEBBLE - ATTENUATION LAYER 900MM UNSATURATED SUBSOIL \* INVERT LEVEL 850MM BELOW THE HIGHEST

POINT OF EXISTING GROUND LEVEL \* A WATERPROOF MEMBRANE IS TO BE WRAPPED DOWN SIDES OF ANY SLOPE BREAKS”.

- 7.3.6. I also note that the plans indicate that a buffer zone of at least 9m has been specified for the Rathnew Stream with riparian cover along the stream retained.
- 7.3.7. I note points raised in the appeal with respect to the potential hydrological connection to the site and Murrough Wetlands SAC. I note the Water Framework Directive assessment in Section 7.6 and the Appropriate Assessment Screening and conclusion in Section 7.7 below. I also note that the proposed development will adhere to the EPA Wastewater Treatment Manuals for the type of development proposed. I also reference Condition 7 of the Planning Authority grant of permission in respect to wastewater.
- 7.3.8. Having regard to the detail submitted with regard to site suitability, I am of the opinion that the development is unlikely to pose any adverse impact on groundwater quality at this location, provided that correct installation procedures are followed, and ongoing maintenance is carried out, which can be ensured by way of condition.
- 7.3.9. The appellant also states that the facility is in regular use with no permeant effluent and wastewater treatment systems existing. However, following site visit the clubhouse and associated infrastructure has not been constructed on site. The playing ground are in use and temporary structures are present on site (in the form of containers) to accommodate changing rooms and WC. I note that the issue of wastewater will be assessed and facilities will be provided under the development proposed in the instant appeal. Notwithstanding, the current use of the site as a playing pitch is not a matter for An Coimisiún Pleanála in the assessment of this appeal.

#### **7.4. Impact on Adjoining Amenities**

- 7.4.1. The grounds of appeal express concerns regarding the impact on the amenities of the adjoining dwellings, which have not been referenced and as such the proposal is not reflective of the local planning situation in the immediate vicinity of the club grounds.
- 7.4.2. The appellants site adjoins the overall landholding to the south-southeastern boundary and is due southeast of the proposed relocated pitch No. 2. The rear

boundary of the appellants site appears to be indicated on the proposed site layout drawing no. 03.

- 7.4.3. The revisions result in the loss of the previously proposed juvenile pitch (annotated 'M', on drawing no: SA005-16-103 of Ref. 17/709), and pitch no. 02 repositioned to align with the rear of the existing pitch no. 1, however, as part of the revised site layout pitch no. 2 will now sit perpendicular to the constructed pitch no. 1.
- 7.4.4. Having regard to the separation distance of the relocated pitch no. 02 and the appellants site to the south/southeast of the overall site, I do not consider that the relocated pitch would result in a detrimental negative impact on the existing residential amenity of the appellants dwelling.
- 7.4.5. In addition I note that the overall footprint of the clubhouse will be reduced under this amendment permission from 820 sq. m. (previously granted) to 596 sq. m. Having regard to the location of the clubhouse relative to the adjoining residential dwellings, I am satisfied that the clubhouse will not detract from adjoining residential amenity and is acceptable.
- 7.4.6. In terms of lighting there is no increase in the floodlighting previously permitted and while the pitch will be relocated under this permission, having regard to the layout and separation distance to the adjoining dwellings, I do not envisage any negative impact in this regard.
- 7.4.7. I reference Condition No. 13 of the local authority grant of permission which requests details of all proposed public lighting to be submitted and agreed. I recommend that a similar condition is included and that final details of lighting are agreed by condition to the satisfaction of the planning authority, in the event of a grant of permission on site.

#### Conclusion:

- 7.4.8. Therefore, I am satisfied that the proposed development will not detract from or impact negatively upon adjoining residential or visual amenity.

### **7.5. Car Parking**

- 7.5.1. The appellant notes the size of the proposed car park relative to the projected numbers of people on a worst max loading day and noted that there are facilities to accommodate 235 carpark spaces.

- 7.5.2. I note that the planning authority requested further information in respect of the proposed car parking, however, there is no dedicated car parking standard in the Wicklow County Development Plan in respect of playing pitches. Under the plans approved for PRR 17/706, 162no. parking spaces were permitted. Following further information, a total of 127no. spaces were indicated, reflecting the reduction in the floor area of the clubhouse from 820sqm to 596sqm. The car parking also includes 5% accessible spaces (5no.), 2no. EV charging spaces, and 2no. coach parking spaces.
- 7.5.3. The site characterisation report indicates a max occupancy on a match day of 169no. persons. As such I am satisfied that the proposed car parking arrangement will ensure that adequate parking provision will be provided to accommodate the use and will not result in an unacceptable parking provision on site and in the immediate vicinity when the pitches are in use.
- 7.5.4. Condition 10 requests that “30no. cycle parking spaces, in the form of Sheffield stands or equivalent, shall be installed in proximity to the clubhouse”, having regard to Table 2.4 - Bicycle parking standards, 1 space for every 3 players are required for playing fields. Given the nature of the development and its location, I would also recommend the inclusion of a similar condition in the event of permission being granted.

Conclusion:

- 7.5.5. Therefore, I am satisfied that the proposed car parking provision and layout is appropriate to accommodate the proposed development.

**7.6. Other Matters**

7.6.1. Legal and Procedural Issues

The appellant references that the site is currently in use and queries who is monitoring the current situation on site. Reference is also made to compliance with conditions in respect of surface water, etc as per Condition 5 of the local authority grant of permission. I note that the matter of enforcement falls under the jurisdiction of the planning authority.

7.6.2. Conditions:



As noted in Section 3.1.1 of the foregoing, the local authority recommended a grant of permission subject to 13 no. conditions.

The conditions of the planning authority are considered to be standard in nature and I recommend that similar conditions are included in this instance.

#### **7.7. Water Framework Directive**

- 7.7.1. The Rathnew Stream traverses the site to the southeast.
- 7.7.2. The proposed development comprises Alterations to previously approved PI.Reg Ref. 17/706 for: 1. New clubhouse design. 2. New Effluent treatment system design. 3. New carparking layout. 4. Repositioning of Pitch no. 02 together with all associated ancillary works on lands at Ballyfree West, Glenealy , Co Wicklow.
- 7.7.3. I have assessed the residential development on Ballyfree West, Glenealy , Co Wicklow and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration.
- 7.7.4. I have undertaken a WFD Impact Assessment Stage 1: Screening and which is included in Appendix B of my report. This assessment considered the impact of the development on the:
- Rathnew Stream
  - Groundwater
- 7.7.5. The impact from the development was considered in terms of the construction and operational phases. Through the use of best practice and implement of a CEMP at the construction phase and through the use of SuDS during the operation phase, all potential impacts can be screened out.

#### **Conclusion:**

- 7.7.6. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

## **7.8. Appropriate Assessment**

- 7.8.1. The grounds of appeal raise concerns regarding the impact of the proposal on the adjoining stream which enters the Murrough Wetlands Special Area of Conservation (SAC), and the potential for wastewater in particular to enter the wetlands and how this is to be monitored.
- 7.8.2. A further submission was received from the appellant on foot of the applicant's response to the grounds of appeal, which again raised concerns in respect of the SAC.
- 7.8.3. During their assessment of the application, the Planning Authority requested that further information be submitted regarding:
  - (i) the proximity of the proposed development to the Rathnew Stream, which is a hydrological link to The Murrough Wetlands SAC and Murrough SPA;
  - (ii) the works completed on site to date under PRR 17/706; and
  - (iii) the nature of the amendments now proposed which may have implications for surface water runoff and contamination of groundwater;
- 7.8.4. It was considered that a new/updated Natura Impact Statement was required in order to ascertain whether there will be any adverse effect on the integrity of any Natura 2000 sites, either alone or in combination with other projects or plans, arising from the proposed development.
- 7.8.5. The applicant submitted a Natura Impact Statement (NIS), and the Planning Authority were satisfied that with the implementation of appropriate mitigation measures relating to surface water, significant effects on the integrity of The Murrough Wetlands SAC or The Murrough SPA can be ruled out. The NIS is assessed in full in the following sections of my report.

### **Context:**

- 7.8.6. The requirements of Article 6(3) as related to Appropriate Assessment of a project under Part XAB and Section 177U and 177V of the Planning & Development Act, 2000 (as amended) are considered fully in this section with the areas addressed as follows:

- Compliance with Article 6(3) of the EU Habitats Directive
- Brief Description of the Development
- Information received with application
- Screening for Appropriate Assessment
- Appropriate Assessment
- Recommendation

### **Compliance with Article 6(3) of the Habitats Directive:**

- 7.8.7. The requirements of Article 6(3) as related to screening the need for appropriate assessment of a project under part XAB, section 177U of the Planning and Development Act 2000 (as amended) are considered fully in this section. The Habitats Directive deals with the Conservation of Natural Habitats and of Wild Fauna and Flora throughout the European Union. Article 6(3) of this Directive requires that any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. The competent authority must be satisfied that the proposal will not adversely affect the integrity of the European site before consent can be given.
- 7.8.8. The proposed development at Ballyfree West, Glenalely, Co. Wicklow, comprising alterations to previously approved planning register Ref. 17/706, is not directly connected to or necessary to the management of any European site and therefore is subject to the provisions of Article 6(3).

### **Description of the Plan or Project:**

- 7.8.9. The proposed development comprises alterations to previously approved planning register Ref. 17/706 including a revised clubhouse design with smaller footprint to that previously permitted, new Effluent treatment system design, revised carparking layout, repositioning of previously permitted playing pitch no. 02; together with all associated ancillary works.

## Information received with application

- 7.8.10. The application included submission of a Natura Impact Statement (dated 6<sup>th</sup> February 2025).
- 7.8.11. The submitted NIS outlines the methodology used for assessing potential impacts on the habitats and species within two Natura sites, i.e. The Murrough Wetlands SAC and Murrough SPA, that have the potential to be affected by the proposed development. It predicts the potential impacts for this site and its conservation objectives, it suggests mitigation measures, assesses in-combination effects with other plans and projects and it identifies any residual effects on the European site and its conservation objectives.
- 7.8.12. The submitted NIS concluded that *“This NIS has reviewed the predicted impacts arising from the Proposed Development and found that with the implementation of appropriate mitigation measures specifically with regard to surface water, significant effects on the integrity of The Murrough Wetlands SAC or The Murrough SPA can be ruled out. It is the conclusion of this NIS, on the basis of the best scientific knowledge available, and with the implementation of the mitigation and restriction measures set out under Section 3.6., that the possibility of any adverse effects on the integrity of the European Sites considered in this NIS (having regard to their conservation objectives), or on the integrity of any other European Sites (having regard to their conservation objectives,) arising from the proposed development, either alone or in combination with other plans or projects, can be excluded beyond reasonable scientific doubt. A final determination will be made by the competent authority in this regard”*.
- 7.8.13. Having reviewed the NIS and the supporting documentation, I am satisfied that it provides adequate information in respect of the baseline conditions, clearly identifies the potential effects and uses best scientific information and knowledge. Details of mitigation measures are provided, and they are summarised in Section 3.6 (pages 56 – 58) of the NIS. I am satisfied that the information is sufficient to allow for appropriate assessment of the proposed development. Set out below is my own independent assessment.

## Screening for Appropriate Assessment

### Natura 2000 Sites:

7.8.14. The proposed development is examined in relation to any possible interaction with European sites designated Special Areas of Conservation (SAC) and Special Protection Areas (SPA) to assess whether it may give rise to significant effects on any European site(s).

7.8.15. The site itself is not located within or border a designated European site. The nearest designated sites are:

<b>Special Areas of Conservation</b>	<b>Distance</b>
Deputy's Pass Nature Reserve SAC	0.67km
Vale of Clara SAC	3.82km
Murrough Wetlands SAC	7.03 km
<b>Special Protection Areas</b>	<b>Distance</b>
The Murrough SPA	7.03 km

7.8.16. European sites within the potential zone of influence (Zol) of the proposed development must be evaluated on a case-by-case basis. The preferred method of doing this is by using the Source-Pathway-Receptor (SRP) model. The Screening Report used this SRP model to establish or discount potential connectivity between the site of the proposed development and any European Sites. Figures 4 and 5 the submitted NIS details of all relevant European Sites as identified in the preceding steps and assesses which are within the potential likely Zone of Impact. Having regard to the nature of the proposed development, the nature of the receiving environment and the SPR model, it is considered that this is a reasonable approach to defining the Zol.

7.8.17. I note that the applicant considered the following Natura sites i.e. The Deputy's Pass Nature Reserve SAC and the Vale of Clara SAC could be ruled out for further examination due to lack of ecological connections. The applicant also considered

given the nature and scale of the works, there is no known vector, pathway or conduit for impacts between the proposed works and the remaining Natura 2000 sites. I agree with the applicant that the aforementioned sites can be removed from further consideration due to the unlikely event that these will have any significant direct or indirect impacts on the remaining Natura 2000 sites, and as such are not considered further in the screening assessment – this is assessed further in Table 7.1 below.

- 7.8.18. The overall site is drained by the Rathnew Stream, which is an intermittent link to both the Murrough Wetlands SAC and the Murrough SPA. Therefore, having regard to the information and submissions available; the nature, size and location of the proposed development; its likely direct, indirect and in-combination effects; the source-pathway-receptor model; and the sensitivities of the ecological receptors, I consider that two Natura 2000 sites are relevant to include for the purposes of initial screening for the requirement for Stage 2 Appropriate Assessment on the basis of likely significant effects, these are namely the Murrough Wetlands SAC (Site Code 002249) and the Murrough SPA (Site Code 004186).
- 7.8.19. Table 7.1 below lists the qualifying interests of the Natura Sites within the defined Zol, their conservation objectives and identifies possible connections between the proposed development (source) and the sites (receptors).

**Table 7.1: Table of European Sites Within a Possible Zone of Influence of the Proposed Development**

European Site	Qualifying Interests (summary)	Conservation Objectives	Distance	Connections	Considered further in screening
Deputy's Pass Nature Reserve SAC	Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]	To maintain the favourable conservation condition of Old sessile oak woods with Ilex and Blechnum in the British Isles in Deputy's Pass Nature Reserve SAC	0.67km	There is no direct or indirect connection from the site to the SAC	No
Vale of Clara SAC	Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]	To restore the favourable conservation condition of Old sessile oak woods with Ilex and Blechnum in the British Isles in Vale of Clara (Rathdrum Wood) SAC	3.82km	There is no direct or indirect connection from the site to the SAC	No
Murrough Wetlands SAC	Annual vegetation of drift lines [1210] Perennial vegetation of stony banks [1220] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Calcareous fens with Cladium mariscus and species of the Caricion davallianae [7210]	To restore the favourable conservation condition of: Annual vegetation of drift lines, of Perennial vegetation of stony banks, of Atlantic salt meadows (Glauco Puccinellietalia maritimae), of Calcareous fens with Cladium mariscus and species of the Caricion davallianae*, and of Alkaline fens in The Murrough Wetlands SAC	7km	There is no direct hydrological connection between the subject site and this SAC.  There is an indirect hydrological pathway to this SAC via the proposed foul drainage network.  Therefore, there is the potential for pollutants to enter Murrough SAC via the watercourse network and significantly impact on this SPA.  The potential for impact is considered whereby the Proposed Development would result in a significant	Yes

	Alkaline fens [7230]			<p>detrimental change in water quality either alone or in combination with other projects or plans as a result of indirect pollution of surface water. The effect would have to be considered in terms of changes in water quality which would affect the habitats or species for which the SAC are designated.</p> <p>In the absence of mitigation measures, this hydrological pathway has the potential to impact upon the conservation objectives of qualifying interests located within this SAC.</p> <p>Mitigation measures are required.</p>	
Murrough SPA	<p>Red-throated Diver (<i>Gavia stellata</i>) [A001]</p> <p>Greylag Goose (<i>Anser anser</i>) [A043]</p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</p> <p>Teal (<i>Anas crecca</i>) [A052]</p> <p>Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</p> <p>Herring Gull (<i>Larus argentatus</i>) [A184]</p> <p>Wigeon (<i>Mareca penelope</i>) [A855]</p>	<p>To maintain the Favourable conservation condition of Red-throated Diver, of Teal, of Black-headed Gull, of Herring Gull, of Little Tern in The Murrough SPA.</p> <p>To maintain the Favourable conservation condition of Wetland habitats in The Murrough SPA as a resource for the regularly-occurring migratory waterbirds that utilise these areas.</p> <p>To restore the Favourable conservation condition of Greylag Goose, of Light-</p>	7 km	<p>There is no direct hydrological connection between the subject site and this SAC.</p> <p>There is an indirect hydrological pathway to this SAC via the proposed foul drainage network.</p> <p>Therefore, there is the potential for pollutants to enter Murrough SAC via the watercourse network and significantly impact on this SPA.</p> <p>The potential for impact is considered whereby the Proposed Development would result in a significant detrimental change in water quality either alone or in combination with other projects or plans as a</p>	Yes



	<p>Little Tern (<i>Sternula albifrons</i>) [A885]</p> <p>Wetland and Waterbirds [A999]</p>	<p>bellied Brent Goose, of Wigeon, of Greylag Goose, in The Murrough SPA.</p>		<p>result of indirect pollution of surface water. The effect would have to be considered in terms of changes in water quality which would affect the habitats or species for which the SAC are designated.</p> <p>In the absence of mitigation measures, this hydrological pathway has the potential to impact upon the conservation objectives of qualifying interests located within this SAC.</p> <p>Mitigation measures are required.</p>	
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## **Screening Determination**

- 7.8.20. Based on my examination of the submitted AA Screening Report and NIS and supporting information, the NPWS website, the scale of the proposed development and likely effects, separation distance and functional relationship between the proposed works and the European Sites, their conservation objectives and taken in conjunction with my assessment of the subject site and the surrounding area, I conclude that a Stage 2 Appropriate Assessment is required for two European Sites: the Murrough Wetlands SAC (Site Code 002249) and the Murrough SPA (Site Code 004186).
- 7.8.21. This conclusion is consistent with the documentation submitted by the applicant.

## **Appropriate Assessment of Implications of the Proposed Development**

- 7.8.22. The proposed development will not result in any direct effects on either the SAC or SPA and no risk of habitat loss, fragmentation or any other direct impact.
- 7.8.23. However, the potential indirect sources of impact indirect impacts relate to surface water and potential indirect impacts on hydrologically linked habitats and aquatic species include:

### **Construction Impacts:**

- The likelihood of impacts on hydrologically connected environmental sites is low and will be avoided by best practice construction management.
- Accidental spillages and contaminated runoff and will be avoided by best practice construction management. Management measures will include appropriate site-specific measures from the CIRIA
- Report C532 Control of Water Pollution from Construction Sites.
- The placement of surface water drainage headwalls (of precast concrete) will be installed during a period of extended dry weather with standard best practice techniques to avoid significant sediment runoff to the Rathnew Stream.

### **Operational Impacts:**

- The proposed design features have been adequately assessed and designed to ensure no impacts on water quality of the Rathnew Stream and no

significant effect on The Murrough Wetlands: including Surface Water Drainage, SuDS, Permeable Car Parking, Tree Pits, Swales, Detention Basins, Filter Drains, Infiltration Soakaways, Orifice Plates, Interception Volume, and Treatment Volume.

7.8.24. The information contained in the following Table 7.2 is a summary of the objective scientific assessment of the implications of the proposed development on the qualifying interest features of The Murrough Wetlands SAC or The Murrough SPA using the best scientific knowledge in the field. All aspects of the proposed development which could result in significant effects are assessed and mitigation measures designed to avoid or reduce any adverse effects are considered and assessed.

Table 7.2 - Summary of Appropriate Assessment of implications of the proposed development on the integrity of the Baldoyle Bay SAC (Site Code: 0000199) and the Baldoyle Bay SPA (Site Code: 004016) alone and in combination with other plans and projects in view of the sites' Conservation Objectives.

Natura Site	Qualifying interest feature	Potential adverse effects	Mitigation measures	In-combination effects	Can adverse effects on site integrity be excluded?
Murrough Wetlands SAC	<p>Annual vegetation of drift lines [1210]</p> <p>Perennial vegetation of stony banks [1220]</p> <p>Atlantic salt meadows (Glauco-Puccinellietalia maritima) [1330]</p> <p>Mediterranean salt meadows (Juncetalia maritimi) [1410]</p> <p>Calcareous fens with Cladium mariscus and species of the Caricion davallianae [7210]</p> <p>Alkaline fens [7230]</p>	<p>Yes – the proposed works on site, in particular construction works, and operational works could result in indirect impacts relating to surface water and potential indirect impacts on hydrologically linked habitats and aquatic species.</p>	<p>Ground disturbance is unlikely to have indirect impacts the Rathnew Stream or The Murrough Wetlands SAC. However, as a precaution, mitigation measures and best practice construction methods are proposed to include standard site management to prevent local impacts. The standard best practices also outline methods for the prevention of chemical pollution of surface water, fuel/lubricant spillage from equipment, and concrete to ensure that no silt or pollution enters the Stream from</p>	<p>Having reviewed the information submitted and also having considered any possible residual impacts as outlined in the NIS, I am satisfied that no in-combination effects will occur as a result of the proposed development.</p>	<p>Yes – There is no doubt as to the effectiveness or implementation of mitigation measures proposed to prevent direct or indirect effects on integrity.</p>

			<p>the construction or operation phases of the proposed project and create localised pollution.</p> <p>See Section 3.6 of NIS and 1.9 below for more detail.</p>		
Murrough SPA	<p>Red-throated Diver (<i>Gavia stellata</i>) [A001]</p> <p>Greylag Goose (<i>Anser anser</i>) [A043]</p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</p> <p>Teal (<i>Anas crecca</i>) [A052]</p> <p>Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</p> <p>Herring Gull (<i>Larus argentatus</i>) [A184]</p> <p>Wigeon (<i>Mareca penelope</i>) [A855]</p> <p>Little Tern (<i>Sternula albifrons</i>) [A885]</p> <p>Wetland and Waterbirds [A999]</p>	<p>Yes – the proposed works on site, in particular construction works, and operational works could result in indirect impacts relating to surface water and potential indirect impacts on hydrologically linked habitats and aquatic species.</p>	<p>Ground disturbance is unlikely to have indirect impacts the Rathnew Stream or The Murrough Wetlands SPA. However, as a precaution, mitigation measures and best practice construction methods are proposed to include standard site management to prevent local impacts. The standard best practices also outline methods for the prevention of chemical pollution of surface water, fuel/lubricant spillage from equipment, and concrete to ensure that no silt or pollution enters the Stream from the construction or operation</p>	<p>Having reviewed the information submitted and also having considered any possible residual impacts as outlined in the NIS, I am satisfied that no in-combination effects will occur as a result of the proposed development.</p>	<p>Yes – There is no doubt as to the effectiveness or implementation of mitigation measures proposed to prevent direct or indirect effects on integrity.</p>

			<p>phases of the proposed project and create localised pollution.</p> <p>See Section 3.6 of NIS and 1.9 below for more detail.</p>		
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## Potential In-Combination Effects

7.8.36. In combination effects are examined within the submitted NIS report (Section 3.7) and have been also considered under Table 7.2 above. The proposed development was considered in combination with other developments collated from the Department of Housing, Local Government and Heritage's National Planning Database. I consider the list presented in the screening report (Table 2 – page 59 - 60 of NIS) adequate for the purpose of the assessment.

7.8.37. It is concluded that *“Given the inclusion of Best Practice Construction Measures, the proposed development will have no predicted impacts on local ecology and biodiversity or on hydrologically linked European sites, therefore in-combination impacts can be ruled out. The Wicklow County Development Plan in complying with the requirements of the Habitats Directive requires that all Projects and Plans that could affect the Natura 2000 sites in the same zone of impact of the Proposed Development site would be initially screened for Appropriate Assessment and if requiring Stage 2 AA, that appropriate employable mitigation measures would be put in place to avoid, reduce or ameliorate negative impacts. In this way any, in-combination impacts with Plans or Projects for the development area and surrounding townlands in which the development site is located, would be avoided. Any new applications for the Proposed Development area will be initially assessed on a case by case basis initially by Wicklow County Council which will determine the requirement for AA Screening as per the requirements of Article 6(3) of the Habitats Directive”*.

## Mitigation Measures

7.8.38. The mitigation measures that are proposed in the NIS to address the potential adverse effects of the construction and operation of the proposed development are listed in Section 3.6 of the NIS.

7.8.39. Ground disturbance is unlikely to have indirect impacts the Rathnew Stream or The Murrough Wetlands SAC or The Murrough SPA. However, as a precaution, best practice construction methods are proposed to include standard site management to prevent local impacts. The standard best practices also outline methods for the prevention of chemical pollution.

These can be summarised as follows:

#### Surface Water

- Prior to any works, all personnel involved will receive an on-site induction relating to operations adjacent to watercourses and the environmentally sensitive nature of the Rathnew Stream and re-emphasise the precautions that are required as well as the construction management measures to be implemented.
- The project proponent will ensure that the engineer setting out the works is fully aware of the ecological constraints and construction management requirements.

#### Pollution of watercourses

- Site boundary markings to safeguard features of interest/value, e.g. drainage connectivity with the Rathnew Stream will be established. The minimum setback distance of 9m from the drainage ditches and Rathnew Stream will be established by the erection of a temporary barrier where no ground distance will take place.
- The placement of surface water drainage headwalls (of precast concrete) will be installed during a period of extended dry weather with standard best practice techniques to avoid significant sediment runoff to the Rathnew Stream.
- The Contractor will include precautionary silt fencing on either side of the headwall.

#### Fuel/Lubricant spillage from equipment

- Chemicals used will be stored in sealed containers.
- Chemicals shall be applied in such a way as to avoid any spillage or leakage.
- All refuelling, oiling and greasing will take place above drip trays or on an impermeable surface which provides protection to underground strata and watercourses and away from drains and watercourses as far as reasonably practicable. Vehicles will not be left unattended during refuelling.



- Storage areas, machinery depots and site offices will be located within the site boundary.
- Spill kits will be made available, and all staff will be properly trained on correct use.
- All fuels, lubricants and hydraulic fluids required to be stored on site will be kept in secure bunded areas at a minimum of 10m from drainage ditches and water courses. The bunded area will accommodate 110% of the total capacity of the containers within it.
- Containers will be properly secured to prevent unauthorised access and misuse. An effective spillage procedure will be put in place with all staff properly briefed. Any waste oils or hydraulic fluids will be collected, stored in appropriate containers and disposed of offsite in an appropriate manner.
- All plant shall be well maintained with any fuel or oil drips attended to on an ongoing basis.
- Any minor spillage during this process will be cleaned up immediately.
- Should any incident occur, the situation will be dealt with and coordinated by the nearest supervisor who will be responsible for instructions by the Local Authority.

#### Concrete

- Wet concrete and cement are very alkaline and corrosive and can cause serious pollution to watercourses.
- Disposal of raw or uncured waste concrete will be controlled to ensure that the Rathnew Stream will not be impacted.
- Best practice in bulk-liquid concrete management addressing pouring and handling, secure shuttering / form-work, adequate curing times will be implemented.
- Wash water from cleaning ready mix concrete lorries and mixers may be contaminated with cement and is therefore highly alkaline, therefore, washing will not be permitted on site.

#### Mitigation Conclusion:

Subject to the implementation of the mitigation measures, I am satisfied that there would be no resultant adverse effects on qualifying interest species and habitats respect to its attributes and targets.

### **Residual Effects**

7.8.40. No adverse effects on the conservation objectives likely to occur from the project, post mitigation for each qualifying interest of the Murrough Wetlands SAC or the Murrough SPA have been identified in the submitted NIS.

7.8.41. No residual impacts have been identified post mitigation.

7.8.42. I am satisfied that the proposed development will not have any residual effects on the Murrough Wetlands SAC or the Murrough SPA.

### **Integrity Test**

7.8.43. Following the Appropriate Assessment and the consideration of mitigation measures, I am able to ascertain with confidence that the project would not adversely affect the integrity of the Murrough Wetlands SAC or the Murrough SPA, in view of the Conservation Objectives of that site. This conclusion has been based on a complete assessment of all implications of the project alone and in combination with other plans and projects.

### **Conclusion**

7.8.44. The proposed development has been considered in light of the assessment requirements of Sections 177U and 177V of the Planning and Development Act 2000, as amended.

7.8.45. Having carried out screening for Appropriate Assessment of the project, it was concluded that it may have a significant effect on the Murrough Wetlands SAC or the Murrough SPA. Consequently, an Appropriate Assessment was required of the implications of the project on the qualifying features of those sites in light of their conservation objectives of relevance to the proposed development. The possibility for likely significant effects was excluded for other European sites.

7.8.46. Following AA, it has been ascertained that the proposed development, individually or in combination with other plans or projects, would not adversely affect the integrity of the Murrough Wetlands SAC or the Murrough SPA, or any other European site, in view of the site's conservation objectives.

This conclusion is based on:

- A full and detailed assessment of all aspects of the proposed project including proposed mitigation measures.
- Detailed assessment of in-combination effects.
- No reasonable scientific doubt as to the absence of adverse effects on the integrity of the Murrough Wetlands SAC or the Murrough SPA.

## **7.9. Other Matters**

### **7.9.1. Legal and Procedural Issues**

The appellant references that the site is currently in use and queries who is monitoring the current situation on site. Reference is also made to compliance with conditions in respect of surface water, etc as per Condition 5 of the local authority grant of permission. I note that the matter of enforcement falls under the jurisdiction of the planning authority.

### **7.9.2. Conditions:**

As noted in Section 3.1.1 of the foregoing, the local authority recommended a grant of permission subject to 13 no. conditions.

The conditions of the planning authority are considered to be standard in nature, and I recommend that similar conditions are included in this instance.

## **8.0 Recommendation**

- 8.1. I recommend that planning permission should be granted, subject to conditions, as set out below, for the following reasons and considerations.

## **9.0 Reasons and Considerations**

- 9.1. Having regard to the rural location of the site, and the existing sporting facilities at the subject site, subject to the conditions set out below the proposed development would be an appropriate form of development on this site, would align with the policies and objectives of the Wicklow County Development Plan, 2022 - 2028 in

respect of sporting facilities, would not seriously injure the visual amenities of the area, by reasons of design, height and form, would not seriously injure the amenities of the adjoining residential property in the vicinity by reason of site works, public lighting or overbearing, and would be acceptable in terms of wastewater proposals, traffic and pedestrian safety. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

## 10.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application to the local authority as revised on the 21<sup>st</sup> day of February 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented.</p> <p>Reason: To protect the integrity of European Sites.</p>
3.	<p>Details of the materials, colours and textures of all the external finishes to the proposed club house shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.</p>
4.	<p>Prior to commencement of development, details of the proposed boundary treatments to all shared site boundaries shall be submitted to and agreed in writing with the planning authority and shall comply with the requirements of the planning authority for such works.</p> <p>Reason: In the interest of visual and residential amenity.</p>
5.	<p>Site development and building works shall be carried out only between the hours of 0700 and 1800 Mondays to Fridays inclusive, between 0800 to 1300 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p>

	Reason: In order to safeguard the amenities of properties in the vicinity.
6.	<p>That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.</p> <p>Reason: To protect the amenities of the area.</p>
7.	<p>Prior to the commencement of development, the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.</p> <p>Reason: In the interest of public health and to ensure adequate water/wastewater facilities.</p>
8.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health and surface water management.</p>
9.	<p>The landscaping scheme, as submitted to the planning authority on 10/02/2025 (drawing no. 4338-MHT-XX-ZZ-DR-C-0001) shall be carried out within the first planting season following substantial completion of external construction works.</p> <p>In addition to the proposals in the submitted scheme, existing shrub and tree vegetation on the site shall be retained, particularly along the entire roadside boundary, except those strictly required to be removed to carry out the development.</p> <p>All planting shall be adequately protected from damage until established. Any plants which die, are removed, or become seriously damaged or diseased, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interest of residential and visual amenity.</p>
10.	Prior to commencement of development, final design details for the proposed entrance and the proposed works on the public road shall be

	<p>submitted to and agreed in writing with the Planning Authority. All works shall comply with the requirements of the Road Authority.</p> <p>Reason: In the interests of traffic safety.</p>
11.	<p>Prior to occupation of the clubhouse, a minimum of 30no. cycle parking spaces, in the form of Sheffield stands or equivalent, shall be installed in proximity to the clubhouse.</p> <p>Reason: In the interests of sustainable travel.</p>
12.	<p>Details of any proposed public lighting to be installed within the internal roads, parking areas etc shall first be submitted to and agreed in writing with the Planning Authority. The design and layout shall comply with the document Guidance for Public Lighting Works for Developers: Wicklow County Council: 2017 and the requirements of the Road Authority. No floodlighting shall be erected on Pitch No.2 or the Juvenile pitch without a further grant of planning permission.</p> <p>Reason: In the interest of residential amenity and proper construction.</p>
13.	<p>(a) The septic tank/wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on [date] and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent <math>\leq 10</math>)" – Environmental Protection Agency, 2021.</p> <p>(b) Treated effluent from the septic tank/ wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent <math>\leq 10</math>)" – Environmental Protection Agency, 2021.</p> <p>(c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed</p>

	<p>and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.</p> <p>Reason: In the interest of public health and to prevent water pollution</p>
14.	<p>Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interest of public safety and amenity.</p>

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

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Emma Nevin  
Planning Inspector

21<sup>st</sup> August 2025



## Appendix A - Form 1 - EIA Pre-Screening

<b>Case Reference</b>	ABP-322463-25
<b>Proposed Development Summary</b>	Alterations to previously approved PI.Reg Ref. 17/706 for: 1. New clubhouse design. 2. New Effluent treatment system design. 3. New carparking layout. 4. Repositioning of Pitch no. 02 together with all associated ancillary works
<b>Development Address</b>	Ballyfree West , Glenealy , Co Wicklow
<b>In all cases check box /or leave blank</b>	
<b>1. Does the proposed development come within the definition of a ‘project’ for the purposes of EIA?</b>  (For the purposes of the Directive, “Project” means: - The execution of construction works or of other installations or schemes,  - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a ‘Project’. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
<b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input type="checkbox"/> Yes, it is a Class specified in Part 1.  <b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
<b>3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</b>	
<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	No screening required

development under Article 8 of the Roads Regulations, 1994.  <b>No Screening required.</b>	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.  <b>EIA is Mandatory. No Screening Required</b>	N/A
<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.  <b>Preliminary examination required. (Form 2)</b>  <b>OR</b>  <b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b>	N/A

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

## Appendix B: WFD IMPACT ASSESSMENT STAGE 1: SCREENING

### Step 1: Nature of the Project, the Site and Locality

<b>An Bord Pleanála ref. no.</b>	ABP-322463-25	<b>Townland, address</b>	In the townland of Ballyfree West , Glenealy , Co Wicklow
<b>Description of project</b>	Alterations to previously approved Pl.Reg Ref. 17/706 for: 1. New clubhouse design. 2. New Effluent treatment system design. 3. New carparking layout. 4. Repositioning of Pitch no. 02 together with all associated ancillary works.		
<b>Brief site description, relevant to WFD Screening,</b>	Site of development is cleared of all structures aside from some temporary containers used to provide changing facilities for the existing hurling pitch on site. The site is greenfield site.		
<b>Proposed surface water details</b>	It is proposed to drain the surface water from the roads, footpaths, roofs, pitches and hardstanding areas of the proposed development via road gullies and permeable surfaces to the existing Rathnew stream.		
<b>Proposed water supply source &amp; available capacity</b>	Public Water Supply and which has an Orange – ‘Potential Capacity Available - LoS improvement required rating, which indicates potential capacity available to meet 2033 population targets - Level of service (LoS) improvement required. Capacity constraints exist and additional analysis of Pre-connection Enquiries and Connection Applications will be undertaken as required by UÉ on an individual basis considering their specific load		

	requirements. Improvement proposals will include but are not limited to leakage reduction and/or capital investment. These proposals will be required to maintain/improve levels of service as demand increases. These proposals will be developed & prioritised through the National Water Resources Plan and investment planning process.					
Proposed wastewater treatment system & available capacity, other issues	N/A – on site Wastewater Treatment System proposed on site.					
Others?	N/A					
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
e.g. lake, river, transitional and coastal waters, groundwater body, artificial (e.g.	0M - To the south and southeastern	Rathnew Stream (IE_EA_10R020600 )	Good	Not At Risk	N/A	Surface water run-off

canal) or heavily modified body.	boundary of the site						
<b>Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.</b>							
<b>CONSTRUCTION PHASE</b>							
No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	<b>Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.</b>
1.	Site clearance & Construction	Rathnew Stream (IE_EA_10R02 0600)	Indirect impact via Potential hydrological pathway	Water Pollution	Use of Standard Construction Practice and CEMP	No	Screen out at this stage.
3.	Foul Drainage during construction phase of the on site wastewater	Rathnew Stream (IE_EA_10R02 0600)	Indirect impact via Potential hydrological pathway	Water Pollution	Installation of appropriate WWTS to cater for the proposed development	No	Screen out at this stage.

	treatment system (WWTS)				which will be subject to EPA standards.		
<b>OPERATIONAL PHASE</b>							
1.	Surface Water Run-off	Rathnew Stream (IE_EA_10R02 0600)	Indirect impact via Potential hydrological pathway	Water Pollution	Several SuDS features incorporated into development and proposed mitigation measures identified in the submitted NIS.	No	Screen out at this stage.
2	Foul Drainage during operation of on site wastewater	Rathnew Stream (IE_EA_10R02 0600)	Indirect impact via Potential hydrological pathway	Water Pollution	Monitoring of WWTS to appropriate standards,	No	Screen out at this stage.

	treatment system (WWTS)				subject to EPA standards.		
DECOMMISSIONING PHASE							
1.	N/A	N/A	N/A	N/A	N/A	N/A	N/A