



An  
Coimisiún  
Pleanála

## Inspector's Report ACP-323252-25

|                                     |   |
|-------------------------------------|---|
| <b>Development</b>                  | Wastewater Pumping station and all associated works                             |
| <b>Location</b>                     | IDA Drogheda North Business Park,<br>Mell and Moneymore, Drogheda, Co.<br>Louth |
| <b>Planning Authority</b>           | Louth County Council  |
| <b>Planning Authority Reg. Ref.</b> | 2460817   |
| <b>Applicant(s)</b>                 | IDA Ireland   |
| <b>Type of Application</b>          | Permission  |
| <b>Planning Authority Decision</b>  | Grant Permission  |
| <b>Type of Appeal</b>               | Third Party   |
| <b>Appellant(s)</b>                 | 1. Killineer & District Residents<br>Association<br>2. James & Eithne Carroll   |
| <b>Observer(s)</b>                  | None  |
| <b>Date of Site Inspection</b>      | 08/10/2025  |
| <b>Inspector</b>                    | Darragh Ryan  |

## 1.0 Site Location and Description

- 1.1.1. The site is located in the townland of Mell to the north west of Drogheda, 2.6km from the town centre. The site is on greenfield agricultural lands (scrub lands) accessed to the north of newly constructed internal access road to serve these lands.
- 1.1.2. The site is part of larger bank of lands owned by the IDA and is accessed off the R132. The site context includes a road network and other infrastructure installed on foot of permission Reg. Ref.: 071435 / An Bord Pleanála Ref.: PL15.228184 which were intended to serve lands in this area including the application site for the use of a business park/employment centre.
- 1.1.3. To the south, the site adjoins the L6323 road, beyond which is agricultural land. To the east, the site adjoins agricultural land, beyond which is the R132 road. To the west, the site adjoins existing dwellings and the L6323 road. The access road to the north meets the R132 road at an uncompleted junction to the north-east of the site. To the south, the R132 road connects to the N51 road which connects to Junction 10 of the M1 motorway. The site of the proposed pumping station occupies 420m<sup>2</sup>.

## 2.0 Proposed Development

- 2.1. New wastewater pumping station, rising main and all associated and ancillary development works, including new hardstand areas, kiosks, vent columns, light poles, underground tanks and chambers, landscape reinstatement works, connections to electricity supply network and water supply network and site drainage.
  - 2.1.1. The applicant has submitted a Pumping Station Engineering Design Report, revised in response to a request for further information. The following key elements of the project are noted:
    - The pumping station serves the IDA Drogheda North Business Park, comprising approx. 15.5 ha of lands zoned E1 – General Employment.
    - The pumping station site is located at the eastern side of the Business Park and occupies approx. 420 m<sup>2</sup>.

- A new connection is required between the existing internal drainage network and the Uisce Éireann wastewater system.

#### Receiving Infrastructure

- The proposed system will discharge to a standoff manhole approx. 240 m north of Cement Road, from which point Uisce Éireann will construct a gravity sewer linking to the existing network.

#### 2.1.2. Hydraulic Design

- The development generates a Dry Weather Flow (DWF) of 0.79 L/s. Applying a peaking factor of 8, the design flow is 6 L/s.
- In accordance with Uisce Éireann standards, the pumping station will provide 24-hour emergency storage, ensuring continuity of service in the event of pump failure.
- Storage is provided in an adjacent chamber with isolation via a gate valve for maintenance purposes.

#### 2.1.3. Rising Main

- The rising main comprises a DN110 HDPE PN10 pipeline, approx. 1,420 m in length, with an internal diameter of 97 mm and a total volume of 10.5 m<sup>3</sup>.
- The design achieves a flow velocity of 0.81 m/s, within the UÉ Code of Practice recommended range of 0.75–1.8 m/s.
- Pump cycling is consistent with both manufacturer recommendations (6–12 starts/hour) and UÉ guidelines (maximum 10 starts/hour).

### 3.0 Planning Authority Decision

#### 3.1. Decision

The planning authority issued a decision to grant permission subject to 6 planning conditions. The conditions of note include:

C2 - The developer shall enter into water and wastewater connection agreements with Uisce Éireann

prior to commencement of development and all development shall be carried out in compliance with Uisce Éireann Standards codes and practices.

Reason: In the interest of public health

C6 - The site shall be landscaped strictly in accordance with the submitted scheme of landscaping. All planting shall be adequately protected from damage until established. Any plants which die, are removed, or become seriously damaged or diseased, within a period of 5 years from the completion of the development shall be replaced within the next planting season with others of similar size and species unless otherwise agreed in writing with the Planning Authority'.

Reason: In the interest of visual amenity.

### **3.2. Planning Authority Reports**

3.2.1. There are two Planning Reports on file. The first planning report accepted the principle of development at this location and sought further information for the following:

- Based on the information provided with the application, and in the absence of a screening report, the Planning Authority cannot be satisfied that the development individually, or in combination with other plans or projects would not be likely to have a significant effect on River Boyne and River Black Water SAC any other European site, in view of the site's Conservation Objectives. The applicant is thus requested to undertake screening for appropriate assessment and submit an NIS if required for the proposed development having regard to Section 6 of the Habitats Directive in order to determine the likelihood of any significant adverse effects on the integrity of the aforementioned European sites in view of the sites' conservation objectives.
- 2. (a) The Pumping Station Design Engineering Report submitted contains numerous errors. The applicant is requested to submit a revised report rectifying this matter to enable that planning authority to make a full evaluation of the proposed development.  
  
(b). The applicant is requested to submit details of odour treatment on site to protect the amenity of the area.

- The applicant is required to engage with Uisce Eireann through the submission of a Pre-Connection Enquiry (PCE) to determine the feasibility of the proposed development and connection to the public water/wastewater infrastructure. The Confirmation of Feasibility (COF) is to be submitted to the Planning Authority as the response to this further information request.
- 4.(a)The submitted site plan does not clearly demonstrate the site topology, the applicant is requested to complete a topographical survey of the existing site, including any roads, cycle lanes, bridges, drainage channels, boundary fences etc that will be affected by the installation of the rising main. The topographical survey will be used as a basis for a revised site plan.
  - (b)The applicant is requested to submit cross sections, at 5m centres, of the existing and proposed ground levels. The cross sections shall illustrate the depth of and location of the proposed trench in relation to road edges, footways, and cycle lanes.
  - (c)The applicant is requested to submit a road condition survey for the proposed route.
  - (d)The applicant is requested to complete a Road Safety Audit for the proposed route taking into account the existing cycle lane on the R132

3.2.2. The planning authority assessed the response to the further information submitted and was satisfied that the information as provided was acceptable. It was considered that there will be no impact on any European Site. The planning authority is satisfied with the design and odour management of the proposed pumping station. The planning authority was satisfied with respect to information provided with regard to correspondence between the applicant and Uisce Eireann. The updated details provided with regard to the topography of the site were also accepted.

### 3.2.3. Other Technical Reports

- Placemaking & Physical Development – no objection subject to standard conditions in relation to construction
- Environment Department – no objection subject to standard conditions in relation to construction, construction hours and noise monitoring.

### 3.3. Prescribed Bodies

- None

### 3.4. Third Party Observations

Four number third party submissions were received:

- Multiple errors in the Pumping Station Design Engineering Report and as such, the proposal cannot be evaluated properly.
- Project Splitting. The infrastructure outlined in this application is required to facilitate two planning applications previously approved by LCC. This is evidence that the two previous applications were premature pending the provision of wastewater treatment.
- The Business Park is very close to homes and farms. It is considered that an EIAR is required. The previous application ref no: 2360115 (Hibernia Steel) was the subject to an EIAR but it did include the wastewater services aspect of the project. Planning Application ref no: 2360388 for the IDA Light Industrial unit on site was not the subject to an EIAR and therefore it would appear that this planning application for wastewater services and ref no; 2360388 have been split off from the overall project and appear to be avoiding an EIA.
- The proposed pumping station will require the developer to carry out works on land outside the ownership of the IDA.
- It is the policy of Louth County Development Plan that development will only take place in areas where a Masterplan has been agreed in writing with the Planning Authority in accordance with the requirements set out in Section 13.5 'Masterplans' in Chapter 13 - Development Management Guidelines." It is understood that no Masterplan document has been drawn up by Louth County Council and no Masterplan document has been agreed in writing for the wider area of lands at North Drogheda. Therefore, this planning application is premature pending the agreement of a suitable Masterplan for the area.

- There is a significant deficiency in the traffic and transportation assessment undertaken which is devoid of an analysis of the potential impact to junction 10 of the M1 which is of strategic importance throughout the county.
- The Appropriate Assessment screening report does not consider that the proposed junction will facilitate access to the employment generating lands and therefore, the proposal could be considered to be project splitting.
- Confirmation for Feasibility from Uisce Eireann not submitted.
- An odour treatment unit should be installed prior to the operation of the proposed wwts.
- Lack of information in regard to if the 24-hour capacity of the emergency storage is exceeded.
- The site is located over the Wilkinstown ground waterbody. This waterbody is at poor chemical status. The proposed facility would therefore introduce further pollution into an already polluted ground waterbody.

## 4.0 Planning History

### 4.1.1. Reg. Ref.: 071435 / An Bord Pleanála Ref.: PL15.228184

Permission was granted in February 2008 for development including a new entrance off the R132, upgrade to the L6323 road and construction of access roads.

Conditions of the decision were amended by An Bord Pleanála decision ref.: PL15.228184

### 4.1.2. Reg. Ref.: 09425 / An Bord Pleanála Ref.: PL15.235714

Permission was granted in October 2010 for development including 12 no. light industrial starter units – never constructed

### 4.1.3. Reg. Ref.: 18822

Permission was granted in December 2018 for development including a light industrial / warehouse building – never constructed. Revisions for modifications/revisions to existing

### 4.1.4. Reg Ref: 2360388/ ACP Ref - 320192

Permission Granted for a new Advanced Building Solution consisting of office and light industrial/production spaces, at the IDA Drogheda North Business Park, Mell, Drogheda, Co. Louth Permission for vehicular/pedestrian entrance, signage, car parking, cycle shelters, landscaping, underground water storage tank, independent ESB substation & switch room building, access road and all associated site works. The development has been the subject of a Screening for Appropriate Assessment in accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and the Planning and Development Act 2000 as amended.

4.1.5. PA reg ref 23/60115 (ACP – 319281-25)

Decision pending – Construction of approx. 5,719 sq. m. gross floor area (GFA) main building to house hot dip metal galvanising plant and all associated site works. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) were submitted with the application. The proposed development will require an Industrial Emissions (IE) Licence under the EPA Act 1992, as amended.

## 5.0 Policy Context

### **National Planning Framework First Revision 2025**

The NPF has been revised and updated to take account of changes that have occurred since it was published in 2018. The latest research and modelling by the Economic and Social Research Institute (ESRI), forecasts substantial population growth over the next decade. The NPF now plans for a population of between 6.1 to 6.3 million people by 2040, and for approximately 50,000 units per annum over that period, to meet additional population growth over and above the original 2018 NPF projections.

#### 5.1.1. **National Development Plan 2021-2030**

The National Development Plan (NDP) sets out the level of investment which will underpin the National Planning Framework (NPF). It is estimated that an annual average of up to approximately 47,000 direct and 33,000 indirect construction jobs will be sustained by the investment over the course of the NDP.

#### 5.1.2. **National Biodiversity Action Plan 2023 – 2030**

Ireland's 4<sup>th</sup> National Biodiversity Action Plan (NBAP) sets the national biodiversity agenda for the period 2023-2030 and aims to deliver the transformative changes required to the ways in which we value and protect nature. The 4<sup>th</sup> NBAP strives for a "whole of government, whole of society" approach to the governance and conservation of biodiversity. The aim is to ensure that every citizen, community, business, local authority, semi-state and state agency has an awareness of biodiversity and its importance, and of the implications of its loss, while also understanding how they can act to address the biodiversity emergency as part of a renewed national effort to "act for nature".

#### 5.1.3. **Climate Action and Low Carbon Development (Amendment) Act 2021**

This Act amends the Climate Action and Low Carbon Development Act 2015. It sets out the national objective of transitioning to a low carbon, climate resilient and environmentally sustainable economy in the period up to 2050. The Act commits us, in law, to a move to a climate resilient and climate neutral economy by 2050. An Coimisiún Pleanála is a relevant body for the purposes of the Climate Act. As a result, the obligation of the Commission is to make all decisions in a manner that is consistent with the Climate Act.

#### 5.1.4. **Climate Action Plan, 2025**

The Climate Action Plan was first published in June 2019 by the Department of Communications, Climate Action and Environment. The Climate Action Plan 2025 (CAP24) is the third annual update under the Climate Action and Low Carbon Development (Amendment) Act 2021. Climate Action Plan 2025 builds upon last year's Plan by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings and it should be read in conjunction with Climate Action Plan 2024. Key targets include a decrease in embodied carbon in construction materials by 10% for 2025 and 30% by 2030.

#### 5.1.5. **Regional Spatial and Economic Strategy for the Eastern and Midland Region**

Drogheda is identified as a Regional Growth Centre within the Core Region of the Eastern and Midland Region and was the fastest growing town in the most recent inter-census period. An element of the growth strategy for the Eastern and Midland Region is to target growth of the regional growth centres, including Drogheda, as regional

drivers and to facilitate the collaboration and growth of the Dublin-Belfast Economic Corridor, which connects the large towns of Drogheda, Dundalk and Newry.

The RSES aims to enable Drogheda to realise its potential to grow to city scale, with a population of 50,000 by 2031 through the regeneration of the town centre, the compact and planned growth of its hinterland and through enhancement of its role as a self-sustaining strategic employment centre on the Dublin-Belfast Economic Corridor. It is anticipated Drogheda will accommodate significant new investment in housing, transport and employment generating activity.

A Joint Urban Area Plan is to be jointly prepared by Louth and Meath County Councils (given the town lies within the functional area of these two local authorities), in collaboration with EMRA, as a priority.

## **5.2. Louth County Development Plan 2021 – 2027**

The operational Development Plan for this area is the Louth County Development Plan 2021 – 2027,

as varied:

The site is located within the urban area of Drogheda on lands which are zoned “E1 – General Employment”, with the objective “To provide for general enterprise and employment generating activities”.

- 5.2.1. EE 1 To maximise the economic potential of Louth by building on its locational advantage along the Dublin-Belfast Economic Corridor and promoting and marketing the Regional Growth Centres of Drogheda and Dundalk for economic investment.
- 5.2.2. EE 2 To engage and work closely with the Eastern and Midlands Regional Authority and adjoining Local Authorities in promoting economic development along the Dublin-Belfast Economic Corridor.
- 5.2.3. EE 3 To facilitate and support the sustainable growth of the economy in County Louth whilst maintaining and improving environmental quality. This economic development policy shall strive to deliver the following key aims:
  - To strengthen existing employment centres supported by enterprise, innovation, and skills.

- To strengthen the integration between employment, housing, and transportation with a view to promoting compact urban areas and reducing car dependency.
- To promote measures to improve the County's attractiveness as a location for investment and increase entrepreneurial activity.
- To improve the cluster-specific business environment by putting in place a favourable business ecosystem for innovation and entrepreneurship that supports the development of new industrial value chains and emerging industries.
- To facilitate economic growth by consolidating existing industrial and commercial areas and by ensuring that there is an adequate supply of serviced employment lands at suitable locations.

5.2.4. EE 63 To ensure that all applications for industrial and enterprise development submit a carbon footprint calculation and demonstrates how the new buildings and processes/activities will seek to achieve the targets set out in the Climate Action Plan 2019 or any amendments to targets.

### 5.3. Natural Heritage Designations

5.3.1. River Boyne and River Blackwater SAC 002299 - c. 1.5km south

River Boyne and River Blackwater SPA 004232 - c. 2km south

Boyne Estuary (east direction) SPA (004080) 4.2km east

River Nanny Estuary and Shore (southeast direction) SPA (004158) 10.7km southeast

Clogher Head (Northeast direction) SAC (001459) 11.5km Northeast

5.3.2. Natural heritage Areas

Blackhall Woods – 10km to the North

Mellifont Abbey Woods 11.5km north east

## 6.0 The Appeal

6.1. There are two third party appeals made in relation to the proposed development. The appeals have been made by Killineer & District Residents Association & James & Eithne Carrol.

6.1.1. The Grounds of Appeal for Killineer & District Residents Association are as follows:

- Masterplan

The proposed development is premature pending the provision of a masterplan for the undeveloped zoned land per section 13.13.1 of the development plan. The masterplan provided by the IDA and presented with the application shows outlines of buildings, car parking areas, water features, grass etc. This indicative layout only relates to part of the employment zoned land and ignores vast swathes of adjoining employment zoned land that should also be part of any masterplan. The proposal also fails to have regard to proposed Hibernia Steel application

There needs to be a coherent approach to the development of the IDA lands. What the IDA is providing is a piecemeal development which is premature, as there is no detailed comprehensive masterplan in place that deals with infrastructure and support systems required in the future.

- Project Splitting –

Two unconnected planning applications, one by Hibernia Steel (Manufacturing) Limited and the other by the IDA Ireland are clearly part of the same development and to submit these two applications separately is project splitting, as well as an attempt to belatedly “fix” two previous (clearly incomplete) planning applications which are currently before An Coimisiun Pleanala. The proposed wastewater infrastructure outlined in this application is to facilitate the proposed IDA business park within which two planning applications have already been approved by Louth County Council and which are both currently before An Coimisiun Pleanála

- EIAR –

The applicant should be required to provide an EIAR for the entire site, owing to the size & design of the development, the cumulative impacts with other approved or existing developments, the use of natural resources including land, soil, water &

biodiversity, waste production and pollution & nuisances. The planning authority in screening out the development did not have regard to other development proposals for IDA lands, therefore the cumulative impact has not been assessed.

- Overflow Control –

There is only a vague agreement between the IDA and Uisce Eireann. There is no report from Uisce Eireann, therefore the development proposal cannot be quantified. There is no details of what the masterplan entails to know if the proposed development has capacity to cater for the remainder of the development of IDA lands. As local residents have a relatively shallow wells at depths to 12m , the proposed development could negatively impact the quality of local water resources.

#### 6.1.2. Appeal of James & Eithne Carroll

- Project Splitting & Lack of Strategic Masterplan

The proposed wastewater infrastructure is being retrofitted into a site where two large -scale industrial developments (Ref 23/60115 and 23/60388) are currently under appeal with An Coimisiun Pleanala. The Louth County Development Plan requires the adoption of a statutory masterplan for the area. The requirement has not been fulfilled. Proceeding with the wastewater pumping station in the absence of such a masterplan facilities fragmented, ad hoc planning and undermines the principles of coordinated and sustainable development.

Furthermore the consideration of the pumping station in isolation from the wider industrial context constitutes unlawful “project splitting” under the EIA directive. This approach fails to assess the cumulative environmental effects of interconnected developments.

- Lack of EIA assessment

Louth county Council failed to require an EIA despite the scale, sensitivity and cumulative impact of the proposed development. The site lies within a hydrological connection to the River Boyne and River Blackwater SAC. The screening reports as provided are not based on scientifically certain data and do not account for potential sedimentation, runoff, or construction -phase risks.

- Inadequate Appropriate Assessment

The Appropriate Assessment Screening does not adequately consider the downstream impacts on European Sites. The precautionary principle demands a more rigorous evaluation given the sites proximity to sensitive habitats and the lack of confirmation on wastewater infrastructure connections at the time of screening.

- Absence of Strategic Environmental Assessment

The broader zoning and development framework for the area, including the IDA industrial development should have been subject to SEA.

- Issues with Environmental and Engineering Reports

The Pumping Station Engineering Design Report lacks robust site-specific modelling for flows, odour control, retention time and flood risk. Pump specifications are not finalised, and essential infrastructure assumptions are based on unverified data. Odour mitigation references only general guidance without site-specific modelling and no air quality assessments were undertaken.

- Public Participation and Procedural Defects

Supporting documents were introduced late in the planning process, limiting effective public consultation. This breaches the principles of transparency & public participation under the Aarhus Convention and Directive 2003/35/EC. There has been no independent review or public stakeholder engagement regarding the environmental implications.

- Cumulative Impact and Planning Fragmentation

Multiple overlapping applications (Refs 23/60115, 2360388 and 2460817) have been submitted for the site each addressing only partial elements of the development. This fragmentation prevents an integrated environmental or infrastructural assessment, violating the principles of sustainable coherent land use planning.

## 6.2. Applicant Response

The agent for the applicant has submitted a response to the appeal information as follows:

- A wastewater pumping station has been granted permission at this location under expired planning permission 18/822 as part of employment related

development. The current planning application 24/60817 proposes a wastewater pumping station to accommodate the full development of Drogheda North Business Park.

- The masterplan provided to the planning authority was accepted and satisfies the requirement for a masterplan as set out in the Louth County Development Plan.
- AA screening report submitted with the application satisfies the requirements of the Habitats Directives.
- The pumping station has been designed to provide capacity for the expected quantum of development at Drogheda North Business Park. The design of the pumping station has been undertaken in line with Uisce Eireann's Code of Practice for Wastewater Infrastructure. The applicant has been engaged in discussions with Uisce Eireann for two years and has worked proactively with Uisce Eireann to identify appropriate improvements to the sewerage network in North Drogheda. Correspondence with Uisce Eireann has been submitted in the applicants response to further information.

### 6.3. Planning Authority Response

Response submitted on the 28<sup>th</sup> of August 2025

- The masterplan as submitted is deemed acceptable by Louth County Council.
- The development as proposed is sub-threshold development, having regard to the size, scale and location of the development there is no real likelihood of significant effects on the environment and as such a mandatory EIS/EIAR is not required in this instance.
- The applicant has engaged with Uisce Eireann for a period of two years. This planning application and the proposals for waste water pumping station and rising main are a direct result of the applicants engagement with Uisce Eireann.
- It has been conditioned that the developer shall enter into water and wastewater connection agreements with Uisce Éireann prior to

commencement of development and all development shall be carried out in compliance with Uisce Éireann Standards codes and practices.

#### 6.4. Observations

- None

#### 7.0 Assessment

Having examined the application details and all other documentation on file, including the grounds of appeal and observation, and inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issues in this appeal, other than those set out in detail within the EIA, AA, and WFD are as follows:

- Principle of Development
- Masterplan
- Correspondence with Irish Water
- Project Splitting
- Other Issues
- Appropriate Assessment

##### 7.1. Principle of Development

- 7.1.1. The lands at this location are zoned General Employment zoned E1. The site in the ownership of the IDA and is being developed incrementally to provide businesses and infrastructure associated with this use. As per the zoning matrix as set out in the Louth County Development Plan 2021 to 2027, “Utilities” are identified as a generally permitted use within the zoning for the site. I note under previous planning application 18/822, Louth County Council granted permission for the construction of a pumping station as part of revision/modifications to parent permission 07/1435 for the IDA business park. As per the site zoning, I consider the provision of a wastewater pumping station to be consistent with the zoning objectives for the site. The principle of development at this location is therefore considered to be acceptable.

## 7.2. Masterplan

Appellants on file have raised concerns regarding the masterplan provided by the applicant and the acceptance of same by Louth County Council. It is set out that the approach to development at this location is piecemeal and a full detailed masterplan should be provided for development. I note as part of previous planning application for hot dip galvanising under planning application 24/60817 (APB 319281-24,) that Louth County Council accepted the detail supplied in relation to the masterplan provided.

- 7.2.1. The appellants maintain that the lands at this location should be subject to an appropriate and fully detailed masterplan. Reference is made to Policy Objective EE38 of the Development Plan, which states that development of the lands at Mell shall only take place in areas where a masterplan has been agreed in writing with the planning authority. It is submitted that the IDA concept masterplan lacks sufficient detail to be considered a masterplan as prescribed in the development plan. The applicant sets out that a “concept” masterplan has been provided as part of previous application 24/60817 with the application, under Drawing No. IE0312732-48-SK-0004, together with a “Site Fit Test” plan, and that this material was accepted by the planning authority in its assessment of the application.
- 7.2.2. Having reviewed the “concept” masterplan, I note that the plan, prepared by the IDA, functions at an overview or indicative level. The planning authority has confirmed that it was satisfied with the masterplan as submitted.
- 7.2.3. Chapter 13.5 of the Louth County Development Plan outlines the requirements for preparation of masterplans. With respect to these, I note the following:
- Masterplan area and land use breakdown: Not expressly quantified, though the lands are stated to be in IDA ownership.
  - Landowners: IDA Ireland own the subject lands.
  - Conceptual layout and design brief: A detailed conceptual layout has been provided. A formal design brief has not been submitted.
  - Key challenges: Not explicitly identified, though no major constraints are set out.

- Building types and design: Details of proposed building forms and unit sizes have been submitted.
- Connectivity and permeability: Vehicular access is shown; the Traffic Assessment separately outlines pedestrian and cycle connectivity to the site.
- Services (water, wastewater, surface water): Indicative SUDS measures are included; wastewater infrastructure is to be brought to the redline boundary.
- Infrastructure upgrades: The applicant has outlined expected upgrades and proposals in the planning statement.
- Environmental constraints: No significant constraints identified in respect of flooding, archaeology or European sites.
- Phasing: No phasing plan is provided, though infrastructure upgrades are described.
- SUDS: Indicative SUDS proposals have been included.

7.2.4. While I note the third party's concerns regarding a potential lack of detail, I consider, on balance, that the masterplan as submitted provides a reasonable indicative platform for the future development of these IDA lands.

7.2.5. Overall, I consider the submitted masterplan to be consistent with the requirements of Section 13.5 of the Development Management Standards of the Louth County Development Plan.. In my view the applicant has complied with Policy Objective EE38 of the Louth County Development Plan 2021 – 2027. The planning authority accepted the masterplan as submitted by the IDA for these lands and are satisfied with the level of detail provided. In my view no material contravention has occurred of policy objective EE38 of the Louth County Development Plan as a masterplan has been provided by the applicant and its detail accepted by the local authority. I do not consider the matters raised regarding master-planning to be of such substance as to justify a refusal of permission in this instance.

### 7.3. Correspondence with Irish Water

7.3.1. Appellants contend that only limited and vague correspondence has occurred between Uisce Éireann (Irish Water) and the IDA regarding the proposed pumping station. They argue that insufficient detail has been provided to understand the true

nature and extent of the works. Particular concerns relate to the potential risk of groundwater pollution in an area with extreme groundwater vulnerability, where a number of domestic properties rely on shallow wells.

7.3.2. The applicant has submitted a Pumping Station Engineering Design Report, revised in response to a request for further information. The following key elements of the project are noted:

- The pumping station serves the IDA Drogheda North Business Park, comprising approx. 15.5 ha of lands zoned E1 – General Employment.
- The pumping station site is located at the eastern side of the Business Park and occupies approx. 420 m<sup>2</sup>.
- A new connection is required between the existing internal drainage network and the Uisce Éireann wastewater system.

#### Receiving Infrastructure

- Wastewater from the north side of Drogheda ultimately conveys to the Drogheda Wastewater Treatment Works at Marsh Road, via an inverted siphon beneath the Boyne Estuary and onward pumping at Newton Pumping Station.
- The proposed system will discharge to a standoff manhole approx. 240 m north of Cement Road\*\*, from which point Uisce Éireann will construct a gravity sewer linking to the existing network.

7.3.3. Hydraulic Design

- The development generates a Dry Weather Flow (DWF) of 0.79 L/s. Applying a peaking factor of 8, the design flow is 6 L/s.
- In accordance with Uisce Éireann standards, the pumping station will provide 24-hour emergency storage, ensuring continuity of service in the event of pump failure.
- Storage is provided in an adjacent chamber with isolation via a gate valve for maintenance purposes.

#### Rising Main

- The rising main comprises a DN110 HDPE PN10 pipeline, approx. 1,420 m in length, with an internal diameter of 97 mm and a total volume of 10.5 m<sup>3</sup>.
- The design achieves a flow velocity of 0.81 m/s, within the UÉ Code of Practice recommended range of 0.75–1.8 m/s.
- Pump cycling is consistent with both manufacturer recommendations (6–12 starts/hour) and UÉ guidelines (maximum 10 starts/hour).

#### 7.3.4. Pumping Station Structure

- The main chamber is 2.4 m in diameter, with a 1.8 m effective sump diameter within the cut-in / cut-out range.
- The wet-well duty volume is 0.76 m<sup>3</sup>.
- The installation is predominantly below ground, with only kiosks, vent columns and lighting columns above ground.
- All access covers are to be secured.
- A hardstanding area is proposed to facilitate maintenance vehicles.

#### 7.3.5. As part of the applicant's further information response, correspondence from Uisce Éireann confirms:

- Ongoing and active engagement with the IDA in relation to the design and delivery of the pumping station and associated infrastructure.
- The design approach adopted is considered appropriate for the scale and nature of the proposed development.
- The works comply with Uisce Éireann Standards and procedural requirements.

#### 7.3.6. I am satisfied that the applicant has provided adequate and reliable information demonstrating that the wastewater infrastructure can be delivered to the required technical standards. Based on the design measures and the regulatory oversight of Uisce Éireann, I am satisfied that the development does not present an unacceptable risk of groundwater pollution, notwithstanding the vulnerability rating of the underlying aquifer. Accordingly, the concerns raised by appellants in relation to insufficient detail or lack of engagement with Uisce Éireann have been satisfactorily

addressed, and the proposed wastewater infrastructure is considered acceptable in principle and in detail.

#### 7.4. Project Splitting

- 7.4.1. Third-party appellants contend that the proposed development constitutes project splitting, on the basis that the proposed development when taken into account with other development proposals for the site, including Hot dip Galvanizing plant and other additional enabling works required by the IDA to facilitate the development of these lands require a full Environmental Impact Assessment Report. Reference is made to the judgment in O’Grianna v. An Bord Pleanála in support of this argument.
- 7.4.2. A separate planning application (PA Reg. Ref 24/60817; ABP Ref. ACP–319281-24), seeks permission for a Hot dip Galvanizing plant located immediately opposite the appeal site. This proposal was subject to an Environmental Impact Assessment Report. A decision on this application is currently pending before the Coimisiún.
- 7.4.3. Having reviewed the submitted documentation and the nature of the associated works, I do not consider that the proposed wastewater treatment facility when viewed in conjunction with other development proposals on zoned lands, gives rise to project splitting within the meaning of the EIA Directive. The development of the IDA’s industrial park lands represents a broader strategic objective that is functionally and operationally independent of the applicant’s proposal. The lands at this location are zoned under the Development Plan process and have been subject to a Strategic Environmental Assessment under that specific proposal. The delivery of a waste water pumping station is permitted under the zoning for the site and the requirement for assessment under the EIA directive is based on the project specifications.
- 7.4.4. Furthermore, I note the Office of the Planning Regulator’s guidance in Advice Note PN02 Environmental Impact Assessment Screening, which cautions against extending the findings of O’Grianna beyond the context of wind energy and other power-generation projects. The relationship between a windfarm and its grid connection is materially different from the provision of utilities or internal services to an industrial or commercial development. In this context, the circumstances presented here do not align with those in O’Grianna and do not, in my view, necessitate their application.

Having regard to the above considerations, I am satisfied that the proposed development does not constitute project splitting and that the documentation submitted appropriately addresses the environmental effects of the project.

## 7.5. Other Issues

- 7.5.1. Water Framework Directive - The nearest surface waterbody to which the site of the proposed development has connectivity is the Mell stream (or Tullyeskar\_010 as referenced by the EPA) (IE\_EA\_07T270880) which is located c.340m northwest and west of the site at its nearest point. The Yellowbatter stream (also referenced by the EPA as Tullyeskar\_010) (IE\_EA\_07T270880) is located closer at c.265m east of the site at its nearest point but it does not appear to be hydrologically connected to the site.

The bedrock aquifer underlying the site is classified as a (PI) Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones. The site is underlain by the Wilkinstown (IE\_EA\_G\_010) groundwater body. The groundwater vulnerability across the site is Low.

I have assessed the proposed development 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. Having considered the nature, scale and location of the project, I consider that a precautionary approach is warranted and a Stage 1 Water Framework Directive Stage 1 Screening Assessment is required. Please refer to Appendix 1.

## 8.0 **EIA Screening**

### 8.1.1. Project Types / Class of Development

The classes in Schedule 5 within which the development is considered to fall, including:

- Schedule 5, Part 2, Class 11 (c) Waste Water Treatment Plants
- Schedule 5, Part 2, Class 10 (b) (iv) Urban Development

- Schedule 5, Part 2, Class 15 'Sub-Threshold' Projects

8.1.2. Having reviewed the details of the proposed development, the relevant legislation and guidance, and the documentation on file, it is considered that the following classes of development may be applicable.

- Waste water treatment plants with a capacity greater than 10,000 population equivalent as defined in Article 2, point (6), of Directive 91/271/EEC not included in Part 1 of this Schedule. It is not considered that this class of development is applicable. This is not a treatment plant; it is a pumping station and associated pipeline connecting into a wider existing network.
- Schedule 5, Part 2, Class 10 (b) (vi) Urban development which would involve an area greater than 2hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.) It is considered that this class of development may be applicable. The proposed development is on zoned lands in the CCDP and will be connected to existing infrastructure.

8.1.3. It is considered that the proposed development is of a class for the purposes of EIA, including:

- Schedule 5, Part 2, Class 10 (b) (iv) Urban Development
- Schedule 5, Part 2, Class 15 'Sub-Threshold' Projects The threshold cited under Class 10 (b) (iv) is 10 hectares. The site of the proposed pumping station occupies 420m<sup>2</sup>. Therefore, it is 'subthreshold', and a mandatory EIA is not required. In such instances where the development is 'subthreshold', an assessment should be made against the criteria for determining whether development listed in Part 2 of Schedule 5 which are set out in Schedule 7 of the PDR.

8.1.4. Assessment of the Characteristics, Location and Potential Impacts The adopted development plan has been subject to SEA and AA and considered the land use and specific objectives for this site. The SEA for the plan concluded that its implementation would not result in significant effects on the environment. It is also noted that the development is on serviced lands and does not constitute a significant urban development in the context of the wider town and the other projects which may occur in the vicinity.

The development is not associated with any significant loss of habitat or pollution which could act in a cumulative manner to result in significant negative effects to any ecological site.

Should the construction of the proposed development occur in tandem with other development, in particular other IDA development, any impacts would be of a temporary nature and short-term given:

- the limited nature of works (i.e., no significant structures),
- the expected duration of the works,
- the location of lands to be developed (zoned lands),
- the location and distance to the other existing and/or approved projects.
- the likelihood of temporal overlap of construction works between projects.
- the implementation of standard and best practice construction and operation measures.

It is considered unlikely that cumulative impacts with other existing and/or approved projects would arise. Having regard to the nature and scale of the proposed development, the environmental impacts are not complex or intense. Furthermore, the implementation of standard best practice methodologies during the construction and operation phase of the proposed development will result in a reasonable possibility of effectively reducing potential impacts. Having regard to the nature and scale of the proposed development, it is expected that the impacts will be on-going, long term and will generally only be reversible if the constructed elements of the scheme are removed. The construction phase impacts, will be of relative short duration and limited frequency.

On this basis and when considering:

1. Characteristics of proposed development.
2. Location of proposed development.
3. Types and characteristics of potential impacts it is considered unlikely that there would be significant effects on the environment arising from the proposed development.

## 8.2. Appropriate Assessment Screening

- 8.2.1. I have considered the construction of a pumping station in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is located 15km north of the River Boyne and River Blackwater SAC 002299 and 2km north of River Boyne and River Blackwater SPA 004232. Boyne Estuary (east direction) SPA (004080) lies 4.2km east of the site. In response to further information request the applicant submitted an appropriate assessment screening report which concluded that the upgrade of site infrastructure at the IDA Drogheda North Business Park in are unlikely to impact the nearest Natura site, the River Boyne and River Blackwater SAC due to the scale, nature, duration of the works, and distance between the site and the SAC(1.46km).

The proposed development comprises:

- 8.2.2. The construction of a pumping station including new hardstand areas, kiosks, vent columns, light poles, underground tanks and chambers, landscape reinstatement works, connections to electricity supply network and water supply network and site drainage.

- Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows:
- The proposed works are located on a greenfield site adjacent to serviced land, the applicant has demonstrated connections into public sewer. There are no impacts/effects predicted in this regard.
- Surface Water will be managed through connections in to public waste water network with filter paths proposed to be utilised for the internal road network. Due to the distance of the site and intervening land uses from any SAC and SPA, no impacts/ effects are predicted in this regard.
- There are no identifiable hydrological/ecological connector pathways between the application and the SAC or SPA. This combined with the distance and built up intervening environment

between the application site and the SAC & SPA removes any potential connector/receptor pathways. Therefore no impacts/effects are predicted.

- 8.2.3. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

## 9.0 Recommendation

It is recommended that the Coimisiun grant planning permission for the proposed development subject to the reasons and considerations below and subject to the conditions set out.

## 10.0 Reasons and Considerations

Having regard to the following:

- the nature and scale of the proposed development,
- the consideration of main grounds of appeal and observations in relation to the proposed development set out in Section 8.1 of this report,
- the likely consequences for the proper planning and sustainable development in the area arising from the proposed development and the location of the site on lands zoned residential in the Louth County Development Plan 2021-2027, other related policies and objectives and the results of the Strategic Environmental Assessment and Appropriate Assessment of this plan undertaken in accordance with the SEA Directive (2001/42/EC),
- the planning application particulars submitted by the applicant including the response to Further Information and submissions on the appeal,
- the submissions made by the Louth County Council in respect of the proposed development,

It is considered that:

- the proposed development would not be likely to have significant effects on the environment the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Site, in view of the site's conservation objectives the proposed development would be in accordance with the proper planning and sustainable development of the area.

## 11.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 20<sup>th</sup> of December 2024 & 20<sup>th</sup> of June 2025 by the further particulars received by An Coimisiun Pleanála on the 5<sup>th</sup> of August 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.

Reason: In the interest of clarity

2. The developer shall enter into water and wastewater connection agreements with Uisce Éireann prior to commencement of development and all development shall be carried out in compliance with Uisce Éireann Standards codes and practices.

Reason: In the interest of public health.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works in respect of both the construction and operation phases of the proposed development. Where such measures 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.

Reason: In the interest of environmental protection and public health.

4. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times will only be

allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity

5. The public road at the entrance to and adjacent to the site, shall be kept free of soil, clay, gravel, mud or dust or other debris at all stages while the development is taking place. Care shall be taken to ensure that all vehicles leaving the site are free of any material that would be likely to deposit on the road and in the event of such deposition occurring, immediate steps shall be taken to remove the material from the road surface. Public roads and footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.

Reason: In the interests of traffic safety and to protect the visual amenities of the area

6. The developer shall undertake and be responsible for the full cost of carrying out of road and footpath cleaning work under Planning Authority supervision or alternatively, shall pay to the Planning Authority the full cost of cleaning any such debris.

Reason: To protect the amenities of the area

7. The site shall be landscaped strictly in accordance with the submitted scheme of landscaping. All planting shall be adequately protected from damage until established. Any plants which die, are removed, or become seriously damaged or diseased, within a period of 5 years from the completion of the development shall be replaced within the next planting season with others of similar size and species unless otherwise agreed in writing with the Planning Authority'.

Reason: In the interest of visual amenity.

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.

---

Darragh Ryan

Planning Inspector

12<sup>th</sup> January 2026

## Appendix 1

| <b>WFD IMPACT ASSESSMENT STAGE 1: SCREENING</b>              |  |                          |                          |
|--|--|--------------------------|--------------------------|
| <b>Step 1: Nature of the Project, the Site and Locality</b>  |  |                          |                          |
| <b>An Coimisiún Pleanála ref. no.</b>                        | <b>323252-25</b>   | <b>Townland, address</b> | Mell, Drogheda Co. Louth |
| <b>Description of project</b>                                | The development will consist of a provision of a new wastewater pumping station, rising main and all associated and ancillary development works.   |                          |                          |
| <b>Brief site description, relevant to WFD Screening,</b>    | <p>The topography of the site varies from 47mAOD to 38mAOD with an average difference in level of 10m falling from north to south, The site comprises poorly drained impermeable soils with a high density of drainage channels in the wider area with existing drainage channels located along the east and southern boundaries of the site. This drainage channel eventually discharges to the Mell Stream c.530m southwest of the site.</p> <p>The lands to the south, west and east are predominantly used for agricultural use, mainly tillage and grazing with some reliance on drainage channels. There are two residential properties within 200m of southern boundary of the site The surrounding lands are under the control of the IDA with some initial infrastructural works having been completely with the remainder of the lands undeveloped and with similar areas of overgrowth to that on the site of the proposed development.</p> |                          |                          |
| <b>Proposed surface water details</b>                        | Not Applicable   |                          |                          |
| <b>Proposed water supply source &amp; available capacity</b> | Proposed connection to the public mains supply.  |                          |                          |

|   |  |
|---|--|
| <p><b>Proposed wastewater treatment system &amp; available capacity, other issues</b></p> | <ul style="list-style-type: none"> <li>Wastewater from the north side of Drogheda ultimately conveys to the Drogheda Wastewater Treatment Works at Marsh Road, via an inverted siphon beneath the Boyne Estuary and onward pumping at Newton Pumping Station.</li> <li>The proposed system will discharge to a standoff manhole approx. 240 m north of Cement Road, from which point Uisce Éireann will construct a gravity sewer linking to the existing network.</li> <li>The development generates a Dry Weather Flow (DWF) of 0.79 L/s. Applying a peaking factor of 8, the design flow is 6 L/s.</li> <li>In accordance with Uisce Éireann standards, the pumping station will provide 24-hour emergency storage, ensuring continuity of service in the event of pump failure.</li> <li>Storage is provided in an adjacent chamber with isolation via a gate valve for maintenance purposes.</li> </ul> |
| <p><b>Others?</b></p>   | <p>Not applicable</p>  |

**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 runoff, drainage, groundwater) |
|-----------------------|-----------------|---------------------------|------------|---|---|---|
|                       |                 |                           |            |   |   |   |

|                 |      |                |          |              |              |   |
|-----------------|------|----------------|----------|--------------|--------------|---|
| River Waterbody | 340m | Tullyeskar_010 | Moderate | Under review | No pressures | Hydrologically connected to the surface watercourse via the drainage channel to which stormwaters will discharge to in the south of the site. |
|-----------------|------|----------------|----------|--------------|--------------|---|

|                       |                 |                         |      |         |             |                           |
|-----------------------|-----------------|-------------------------|------|---------|-------------|---------------------------|
| Groundwater waterbody | Underlying site | Wilkinstown IE_EA_G-010 | Poor | At risk | Agriculture | Infiltration and seepage. |
|-----------------------|-----------------|-------------------------|------|---------|-------------|---------------------------|

**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.**

**CONSTRUCTION PHASE**

| 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 | Determination ** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2. |
|-----|-----------|--------------------------------|----------------------------|---|-------------------------------------|-------------------------------|--|
|-----|-----------|--------------------------------|----------------------------|---|-------------------------------------|-------------------------------|--|

|                          |         |                        |   |  |   |    |              |
|--------------------------|---------|------------------------|---|--|---|----|--------------|
| 1.                       | Surface | Tullyeskar_010         | Drainage and uncontrolled runoff during works | Siltation in the watercourse.<br>Hydrocarbon Spillages | Standard Construction Measures / Conditions, pollution controls, fuel storage etc.  | No | Screened out |
| 2.                       | Ground  | Wilkestown IE_EA_G-010 | Drainage                                      | Hydrocarbon Spillages                                  | Standard Construction Measures / Conditions, pollution controls, fuel storage etc.  | No | Screened out |
| <b>OPERATIONAL PHASE</b> |         |                        |   |  |   |    |              |
| 3.                       | Surface | Tullyeskar_010         | Drainage                                      | Hydrocarbons and chemicals from impermeable areas      | Standard Control Measures / Conditions, pollution controls, fuel storage etc.<br>Hydrocarbon interceptors prior to discharge. | No | Screened out |
| 4.                       | Ground  | Wilkestown IE_EA_G-010 | Drainage                                      | Hydrocarbons and chemicals from impermeable areas      | Standard Control Measures / Conditions, pollution controls, fuel storage etc.   | No | Screened out |

|                              |     |     |     |     |  |     |     |
|------------------------------|-----|-----|-----|-----|--|-----|-----|
|                              |     |     |     |     | Hydrocarbons<br>interceptors<br>prior to<br>discharge. |     |     |
| <b>DECOMMISSIONING PHASE</b> |     |     |     |     |  |     |     |
| 5.                           | n/a | n/a | n/a | n/a | n/a  | n/a | n/a |

### Form 1 - EIA Pre-Screening

|   |   |
|---|---|
| <b>Case Reference</b>   | 323252-25   |
| <b>Proposed Development Summary</b>   | Provision of a pumping station  |
| <b>Development Address</b>  | Mell Drogheda, Co Louth   |
| <b>In all cases check box /or leave blank</b>   |   |
| <p><b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b></p> <p>(For the purposes of the Directive, "Project" means:<br/>         - The execution of construction works or of other installations or schemes,<br/><br/>         - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)</p> | <p><input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.</p> |
| <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>   |   |
| <p><input type="checkbox"/> Yes, it is a Class specified in Part 1.</p> <p><b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b></p>  |   |
| <p><input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3</p>   |   |
| <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>   |   |
| <p><input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road</p>   |   |

|  |   |
|--|---|
| <p>development under Article 8 of the Roads Regulations, 1994.</p> <p><b>No Screening required.</b></p>  |   |
| <p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p><b>EIA is Mandatory. No Screening Required</b></p>   |   |
| <p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p><b>Preliminary examination required. (Form 2)</b></p> <p><b>OR</b></p> <p><b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b></p> | <p>Schedule 5, Part 2, Class 11 (c) Waste Water Treatment Plants</p> <p>Schedule 5, Part 2, Class 10 (b) (vi) Urban development</p> <ul style="list-style-type: none"> <li>• Waste water treatment plants with a capacity greater than 10,000 population equivalent as defined in Article 2, point (6), of Directive 91/271/EEC not included in Part 1 of this Schedule. It is not considered that this class of development is applicable. This is not a treatment plant; it is a pumping station and associated pipeline connecting into a wider existing network.</li> <li>• Schedule 5, Part 2, Class 10 (b) (vi) Urban development which would involve an area greater than 2hectares in the case of a business district,</li> </ul> |

|  |  |
|--|--|
| <p><b>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)?</b></p> |  |
| <p>Yes <input checked="" type="checkbox"/></p>   | <p><b>Screening Determination required (Complete Form 3)</b><br/><i>[Delete if not relevant]</i></p> |
| <p>No <input type="checkbox"/></p>   |  |

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

## Form 2 - EIA Preliminary Examination

|  |  |
|--|--|
| <b>Case Reference</b>  | 323252-25  |
| <b>Proposed Development Summary</b>  | Wastewater Pumping station & ancillary site works  |
| <b>Development Address</b>   | Mell Drogheda, Co Louth  |
| <b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>  |  |
| <p><b>Characteristics of proposed development</b></p> <p>(In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>   | <p>The proposal comprises the development of a pumping station and ancillary site works.</p> <p>The size of the development would not be described as exceptional in the context of the existing environment.</p> <p>The proposal will not produce significant waste, emissions or pollutants. By virtue of its development type, it does not pose a risk of major accident and/or disaster, or is vulnerable to climate change.</p> |
| <p><b>Location of development</b></p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p> | <p>The proposed development is situated in a zoned land north of the town of Drogheda.</p> <p>There are no significant environmental sensitivities in the vicinity – potential impacts on the SACs is addressed under Appropriate Assessment (Screening).</p>  |
| <p><b>Types and characteristics of potential impacts</b></p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>  | <p>Having regard to the limited nature and scale of the proposed development (i.e. pumping station on zoned lands), there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>  |

| <b>Conclusion</b>  |                                     |
|--|-------------------------------------|
| <b>Likelihood of Significant Effects</b>   | <b>Conclusion in respect of EIA</b> |
| There is no real likelihood of significant effects on the environment.                                       | EIA is not required.                |
| There is significant and realistic doubt regarding the likelihood of significant effects on the environment. |                                     |
| There is a real likelihood of significant effects on the environment.  |                                     |

**Inspector:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**DP/ADP:** \_\_\_\_\_ **Date:** \_\_\_\_\_

(only where Schedule 7A information or EIAR required)