

# SITE NOTICE

AN BORD PLEANÁLA PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

## Notice of Direct Planning Application to An Bord Pleanála in Respect of a Strategic Infrastructure Development

(A Proposed Wastewater Treatment Plant, Orbital Sewer, Outfall Pipeline,  
Sludge Hub Storage Centre and Regional Biosolids Storage Facility)

### County Fingal & Dublin City

In accordance with Section 37E of the Planning and Development Act 2000, as amended, Irish Water gives notice of its intention to make an application for permission to An Bord Pleanála in relation to the following proposed development:

The proposed development will consist of: the development of a new wastewater treatment plant, sludge hub centre, orbital sewer, outfall pipeline and regional biosolids storage facility and is referred to as the Greater Dublin Drainage project. The proposed Project will be located in County Fingal and with a 60m section of pipeline in Dublin City and is approximately 25km long and consists of the following principal elements:

Proposed Project Element	Outline Description of Proposed Project Element
Proposed Wastewater Treatment Plant (WwTP)	<ul style="list-style-type: none"> <li>Regional WwTP to be located on a 29.8-hectare (ha) site in the townland of Clonshagh (Clonshaugh) in Fingal.</li> <li>500,000 Population Equivalent (PE) wastewater treatment capacity.</li> <li>Maximum structure height of 18m.</li> <li>Sludge Hub Centre (SHC) to be co-located on the same site as the WwTP with a sludge handling and treatment capacity of 18,500 tonnes of dry solids (TDS)/annum.</li> <li>Bio-gas produced during the sludge treatment process will be utilised as an energy source for the WwTP.</li> <li>6no. odour control units with discharge flues (discharge flue heights vary between 9m and 24m).</li> <li>Access road from the R139 Road, approximately 500m to the southern boundary of the site.</li> <li>Egress road, approximately 230m from the western boundary of the site to the Clonshaugh Road.</li> <li>Internal circulation roads and associated hard standing.</li> <li>Connection to the local electricity supply grid at the R139, adjacent to the junction with the proposed access road to the WwTP.</li> <li>Connection to the local gas supply network at the Clonshaugh Road, adjacent to the junction with the proposed egress road from the WwTP.</li> <li>Connection to the local water supply network at the Clonshaugh Road, adjacent to the junction with the proposed egress road from the WwTP.</li> <li>Landscaping and ancillary works.</li> <li>A temporary construction compound located within the site boundary.</li> </ul> <p>The WwTP will require a wastewater discharge authorisation licence in accordance with the requirements of the Waste Water Discharge (Authorisation) Regulations 2007, as amended.</p>
Proposed Abbotstown Pumping Station	<ul style="list-style-type: none"> <li>Pumping station to be located on a 0.4ha site in the grounds of the National Sports Campus (NSC) at Abbotstown.</li> <li>Abbotstown pumping station will consist of a single 1-storey building above basement with a ground level floor area of approximately 305m<sup>2</sup> and maximum height of 10m and a below ground basement 17m in depth with floor area of approximately 524m<sup>2</sup> incorporating the wet/dry wells.</li> <li>Access from the internal road network of the National Sports Campus at Abbotstown,</li> <li>Associated hard standing</li> <li>Connection to local electricity supply grid at the National Sports Campus, Abbotstown,</li> <li>Connection to local water supply network at the National Sports Campus, Abbotstown</li> <li>Landscaping, and other ancillary works</li> <li>Temporary construction compound adjacent to the Abbotstown pumping station site.</li> </ul>
Proposed Orbital Sewer Route	<ul style="list-style-type: none"> <li>An underground orbital sewer, the route of which will intercept the existing sewer at Blanchardstown and divert it from this point to the WwTP at Clonshagh.</li> <li>13.7km in length; (5.2km of a 1.4m diameter rising main and 8.5km of a 1.8m diameter gravity sewer), constructed within the boundary of a temporarily acquired construction corridor.</li> <li>Manholes / service shafts / vents along the route.</li> <li>Odour Control Unit (OCU), located adjacent to the R122 at the rising main/gravity sewer interface, with 5m high discharge flue</li> <li>Temporary construction compounds within the proposed construction corridor, at Abbotstown, Cappoge, east of Silloge, Dardistown and west of Collinstown Cross.</li> </ul>
Proposed Diversion of the North Fringe Sewer (NFS)	<ul style="list-style-type: none"> <li>The NFS diversion sewer will be constructed from the junction of the access road to the WwTP with the R139 Road (Dublin City Council administrative area).</li> <li>600m length gravity sewer; 1.5m in diameter.</li> </ul>
Proposed Outfall Pipeline Route (Land Based Section)	<ul style="list-style-type: none"> <li>To be constructed from the northern boundary of the WwTP to the R106 Coast Road at Maynetown (townland). It will comprise a 5.4km pressurised gravity sewer, 1.8m in diameter, and include manholes / service shafts / vents along the route.</li> <li>Temporary construction compounds (east of Malahide Road and east of Saintdoolaghs) to be located within the proposed construction corridor.</li> </ul>
Proposed Outfall Pipeline Route (Marine Section)	<ul style="list-style-type: none"> <li>The Outfall pipeline route (marine section) is to be constructed from the R106 Coast Road (at Maynetown), and will terminate at a discharge location approximately 1km north-east of Ireland's Eye (island)</li> <li>It will comprise a 5.9km pressurised gravity tunnel/ subsea (dredged) pipeline, 2m in diameter.</li> <li>A Multipoint marine diffuser is to be located on the final section of the outfall pipeline (marine section)</li> <li>Temporary construction compounds (west and east of Baldoyle Bay) to be located within the proposed construction corridor.</li> </ul>
Proposed Regional Biosolids Storage Facility (RBSF)	<ul style="list-style-type: none"> <li>Located on an 11ha site at Newtown, Dublin 11.</li> <li>Demolition of existing single storey structures on site comprising of a security kiosk (approx. 22 sq.m gfa), the weighbridge kiosk (approx. 19 sq.m gfa), an ESB Sub-Station (approx. 16 sq.m gfa) and an administration building (approx. 85 sq.m gfa), together with the partial removal of existing internal roads and partial removal / diversion of existing drainage infrastructure as appropriate to accommodate the development.</li> <li>2no. biosolids storage buildings, each approximately 50m wide, 105m long and 15m in height, including solar panels on the roof of one building. These buildings have a combined capacity to store up to 48,000 cubic metres of biosolids waste at any one time.</li> <li>4no. odour control units, each with 18.2m high discharge flues</li> <li>Mechanical and electrical control building (approx. 35 sq.m gfa, 4 m high).</li> <li>Provision of a single storey site administration building for office, welfare facilities and meeting rooms (approx. 130 sq.m gfa) and associated staff car parking.</li> </ul>

Proposed Project Element	Outline Description of Proposed Project Element
Proposed Regional Biosolids Storage Facility (RBSF) (Continued)	<ul style="list-style-type: none"> <li>• Use of the existing vehicular access off the R135, including provision of new 2.7m high entrance gates to serve the Regional Biosolids Storage Facility.</li> <li>• All ancillary landscape and site development works, including: Provision of 2no. new weighbridge facilities (1no. weighbridge on entry and exit of the Regional Biosolids Storage Facility).</li> <li>• Provision of new ESB Sub-Station (approx. 40 sq.m gfa).</li> <li>• Landscaping and boundary treatments, including new 2.7m high boundary to North Road/R135.</li> <li>• Provision of fire protection holding tank (approx. 6.7m high).</li> <li>• Provision of a HGV cleaning and set down area.</li> <li>• Formation of new footpath and landscaped verge to R135 along site frontage.</li> <li>• Provision of drainage, water, external lighting, and other utilities.</li> <li>• Diversion of 450mm surface water pipe.</li> <li>• 1no. signage structure, 5.2m in height erected on posts accommodating 2no. signage zones: 2.4m x 1.7 and 2.4m x 1.2m, located at the site entrance.</li> </ul> <p>The Regional Biosolids Storage Facility will require a Certificate of Registration for the activity of storing biosolids (treated wastewater sludge)</p>

The proposed new orbital sewer will extend across the following townlands in Fingal:

- Deanstown, Abbotstown, Dunsink, Sheephill, Cappogue, Kildonan, Part of Huntstown, Coldwinters, Baleskin, Dubber, Merryfalls, Silogue, Ballymun, Ballystruan, Turnapin Great, Collinstown, Commons, Dardistown, Toberbunney and Clonshagh.

The proposed new outfall pipeline (land based section) will extend across the following townlands in Fingal

- Clonshagh, Middletown, Bohammer, Kinsaley, Saintdoolaghs, Snugborough, Drumnigh and Maynetown.

The proposed new outfall pipeline (marine section) will extend across the following townlands in Fingal

- Maynetown and Burrow.

The proposed NFS diversion sewer will extend across the following townlands in Fingal

- Belcamp and Clonshagh.

The proposed NFS diversion sewer will extend across the following wards in Dublin City

- Belcamp

The works necessary to implement the above will entail:

- Conventional construction techniques at the WwTP; Abbotstown Pumping Station and RBSF
- Open cut excavation along the orbital sewer route and along the outfall pipeline (land based section) route;
- Sub-sea (dredging) pipelaying techniques along the route of the outfall pipeline (marine section);
- Micro-tunnelling (trenchless excavation technique) along the route of the outfall pipeline (marine section) route across the Baldoyle Bay SAC and across the grounds of Portmarnock Golf Club;
- Micro-tunnelling through the grounds of Connolly Hospital
- Micro-tunnelling under 5 watercourses comprising (i) a tributary of the Tolka, (ii) Santry, (iii) Mayne (2 number crossings) and (iv) Cuckoo Stream,
- Micro-tunnelling at 12 road crossings including under the M1, N2, Cappagh Road, R135, R122, R108, R132, Clonshaugh Road, R107, R124, R106 and Golf Links Road.
- A 40m wide temporary construction corridor, along the orbital sewer route and the outfall pipeline (land based section) route;
- 10 no. temporary construction compounds, including associated site works, access to public roads, associated 2.4m high boundary palisade fencing (with noise barrier affixed) and associated ancillary staff facilities and parking; and
- All associated and ancillary development including works comprising or relating to permanent and temporary construction and excavation site boundaries and landscape reinstatement works.

As provided for in Section 41 of the Planning and Development Act 2000, as amended, planning permission is sought for a period of 10 years.

The planning application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement (NIS).

The planning application and the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours at the following locations:

- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1 from Thursday 28th June 2018 for a period of 7 weeks until 17th August 2018
- The Offices of Fingal County Council, County Hall; Main Street Swords, Co Dublin, K67 X8Y2 from 2pm Wednesday 20th June until 17th August 2018

- The Offices of Fingal County Council, Grove Road, Blanchardstown, Dublin 15, D15 W638; from 2pm Wednesday 20th June until 17th August 2018
- The Offices of Dublin City Council, Civic Offices, Wood Quay, Dublin 8, D08 RF3F from 2pm Wednesday 20th June until 17th August 2018

The application may also be viewed/ downloaded on the following website: [www.gddapplication.ie](http://www.gddapplication.ie).

Submissions or observations may be made only to An Bord Pleanála (‘the Board’) 64 Marlborough Street, Dublin 1 during the above-mentioned period of 7 weeks, commencing 28th June 2018, relating to -

- (i) the implications of the proposed development for proper planning and sustainable development, and
- (ii) the likely effects on the environment of the proposed development, if carried out.
- (iii) the likely adverse effects (if any) on the integrity of a European Site of the proposed development, if carried out

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5.30p.m. on the 17th of August 2018. Such submissions/observations must also include the following information:

- (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- (ii) the subject matter of the submission or observation, and
- (iii) the reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations refers).

Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

The Board may at its absolute discretion hold an oral hearing on the application. (For further details see ‘A Guide to Public Participation in Strategic Infrastructure Development’ on the Board’s website [www.pleanala.ie](http://www.pleanala.ie))

The Board may in respect of an application for permission decide to -

- (a) (i) grant the permission, or
  - (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or
  - (iii) grant permission in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind),
- and any of the above decisions may be subject to or without conditions, or
- (b) refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Tel. 01-8588100)

- A person may question the validity of any such decision by the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.
- Practical information on the review mechanism can be accessed under the heading Information Cases – Judicial Review of Planning Decisions on the Board’s website [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website [www.citizensinformation.ie](http://www.citizensinformation.ie)

Signed:



**Ciarán O'Keefe, Jacobs Engineering Ireland Ltd (Agents), Merrion House, 4 Merrion Road, Dublin 4, DO4 R2C5**

Date: 20th June 2018