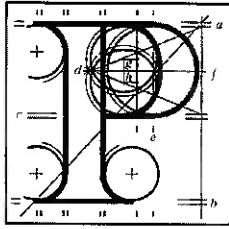


file M. Daly  
3rd Floor



An  
Bord  
Pleanála

**Memorandum  
ABP-319843-24 –  
Request for Further  
Information**

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**To:** Una Crosse, ADP  
**From:** Máire Daly, SPI  
**Re:** 319843-24 – Request for Further Information  
**Date:** 29<sup>th</sup> January 2025

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Following a site inspection and a review of the application documentation including drawings and having regard to the submissions received by the Board including those from the Department of Housing, Local Government and Heritage, Fáilte Ireland and the third party, I am of the opinion that further information is required from the Applicant in order to assist further with my assessment of this application, as detailed below.

**Request 1 – Drawings/Plans and Levels**

Ground elevation levels are absent from the submitted site layout drawings and therefore it is not clear what the changing levels are and the differing levels between the site entrance and the disabled access ramp. Likewise, with regard to the wastewater treatment plant, the relationship in level between the facility producing the wastewater and the treatment facility receiving the wastewater is also not clear. While noted that the Wastewater Treatment System document does provide invert levels on the Cross Sections (23173 MWP 00 00 DR A 0420) on page 40/41, there is no way of cross referencing these with actual ground levels.

There would also appear to be discrepancies on some of the drawings submitted and inconsistencies between those drawings provided with the application and those contained within the submitted Natura Impact Statement (NIS).

The applicant is therefore requested to:

- i. Submit an updated site layout plan clearly showing all ground elevation levels and in addition the location of the proposed construction compound.
- ii. Confirm the extent of fencing to be provided on site and identify where gates/access points are to be provided along the perimeter fencing and elsewhere.
- iii. Identify each unlabelled structure/item shown on the submitted Proposed Water Services Drawing no. 23173-MWP-00-01-DR-C-0105 including items within the vicinity of the underground percolation area and those along the northeastern part of the site, in particular that which is to be connected to the proposed foul drain. The existing toilet block on site should be removed and the updated site layout plan should reflect this.
- iv. Correctly identify the area where the proposed underground percolation system is to be located, this location should also be reflected on Drawing no. 23173-MWP-00-01-DR-C-0105 and referred to in an updated NIS. In addition the NIS should be updated to include the most up to date version of drawing no. 23173-MWP-00-01-DR-C-0101.

### **Request 2 – Wastewater Treatment**

No information has been provided regarding the water quality of the discharge from the proposed wastewater treatment system in terms of the removal or reduction of nutrients and other chemicals that will be expected to be found in the wastewater. The Project Explanatory Report does not go into any specific detail on this. The following is therefore requested:

- i. Details should be provided on the proposed quality of the discharge that the system can achieve and provide a summary of the key parameters and anticipated values.
- ii. Using the information determined under point i. above, an evaluation of the impact of treated wastewater treatment system on the receiving water should then be undertaken. This assessment should be undertaken by a competent professional and should also include an examination of the proposal in terms of compliance with the objectives of the Water Framework Directive (WFD). Details and results of this assessment to be submitted.

### **Request 3 – Construction and Environmental Management Plan**

The Construction and Environmental Management Plan (CEMP) provided with the application is lacking in terms of details on:

- Construction methodology detail for the proposed construction phase;
- Demolition/removal methodology for the septic tank;
- Waste management proposals during construction including detail on waste storage areas and the proposed construction compound; and

- Summary of mitigation proposals. Noting the ecological sensitivities of the adjacent designated site, this should include consistency with mitigation measures set out in the NIS.

The applicant is therefore requested to provide a more robust CEMP which as a minimum address the points raised above.

#### **Request 4 - Update Natura Impact Statement (NIS)**

The proposal appears to incorporate separate systems for wastewaters, grey waters and storm waters although there is a lack of consistency around this in the various documents submitted with the application.

The NIS refers to the Grey Water system throughout the document. An EPA definition of "Grey water" is water from your bath, shower, kitchen sink, washing machine and dishwasher (epa.ie).

Section 2.1.1 of the NIS refers to:

*A complete greywater system is to be installed as part of the proposed project, consisting of soak pit, and filter drains for stormwater and greywater drainage.*

This suggests discharge of sink waters to a soak pit without any level of treatment. There are though multiple references to separate grey and wastewater systems. In Section 2, it refers to:

*The main operational waste will be wastewater (foul and grey water) which will be discharged to the Fenit Wastewater Treatment plant via the existing connection to the public sewer.*

In summary, there are several conflicting statements around wastewater and grey management in the NIS regarding the discharges from the site.

In addition, in Table 4.1 of the NIS, a tailored CEMP is referred to multiple times which suggests the NIS is relying on a document not yet prepared. There is no reference to this tailored CEMP included with the application.

The Applicant is therefore requested to:

- Provide clarification and consistency across all documents;
- Provide a tailored CEMP to address those details referred to in the NIS.
- Address those points previously raised under **Request Point 1. Part iv** of this FI request above in relation to any updates required to Drawing no. 23173-MWP-00-01-DR-C-0105 and Drawing no. 23173-MWP-00-01-DR-C-0101.
- Having regard to the above, the NIS should be updated accordingly (including potential impacts from the provision of a temporary construction compound).

In addition to the above issues, there are also concerns regarding access to the adjoining designated Natura 2000 sites, in particular beach access which is facilitated from the subject site. Given that the facility would attract an increase in users and as a result increased visitors to the surrounding sensitive areas, a Visitor Management Plan is considered a necessary measure. The applicant is therefore requested to:

- v. Submit a Visitor Management Plan to address those concerns highlighted above.

The NIS should be updated accordingly to reflect the inclusion of those measures outlined in the Visitor Management Plan.

### **Request 5 – Environmental Impact Assessment (EIA) Screening**

The Environmental Impact Assessment (EIA) Screening included with the application undertakes a preliminary examination of the proposal and states that the local authority 'shall carry out a preliminary examination of, at least, the nature, size, or location of the development'. However, the submitted assessment does not follow this pattern. Instead a section is provided on 'Characteristics of the Plan or Project' which provides details on project description, construction methodologies, discharge volumes summary and a commitment to preparing a traffic management plan. The document also refers to a source-pathway-receptor approach to assessment, but such an examination is not provided.

The submitted Preliminary EIA Screening Assessment also states in the Table in Section 2 Project Description and Context;

*'The main operational waste will be wastewater (foul and grey water) which will be discharged to the Fenit Wastewater Treatment plant via the existing connection to the public sewer'.* Conflict with this statement is noted in other submitted documents.

Also it is noted that Section 3 states the following *'The nearest sensitive ecological receptors are the Natura 2000 sites and significant effects on same have been ruled out with certainty (refer to the AA Screening Report prepared)'*, this statement is incorrect as significant effects were determined at AA Screening stage and therefore a NIS was required to investigate these effects further.

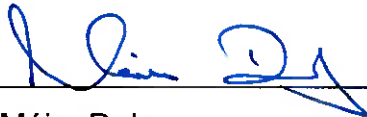
Given the ambiguity within the Preliminary EIA Screening Assessment submitted and also with respect to all further information requested by the Board, it is recommended that the applicant undertake a revised EIA Screening Assessment in accordance with Article 120 of the Planning and Development Regulations 2001 (as amended) providing a clear examination of the nature, scale and location of the development in accordance with various published guidance. As stated, the Preliminary Examination should also be updated to reflect the additional information provided by way of the FI response.

## Request 6 - Submissions

The applicant is invited to respond to the various matters raised in the submissions received by the Board. In particular, the Applicant is requested to provide additional information and address the following concerns from the Department of Housing, Local Government and Heritage in relation to:

1. The discharge by percolation of nutrients and shower chemicals on to the adjacent beach and tidal waters.
2. The increased use of the surrounding areas by visitors facilitated by the development, in particular the adjacent shingle bank (used by breeding ringed plover), the offshore islands (which may have increased kayak and recreational traffic), and the surrounding dunes in the area.
3. It would be preferable if a wildlife management plan was developed in tandem with this facility to ensure that users avoided sensitive habitats and species in the vicinity. Please submit details of this plan and timelines for delivery of same.

Please allow 4 months for response to this request.



Máire Daly  
Senior Planning Inspector

29/01/25



Una Crosse  
Assistant Director of Planning