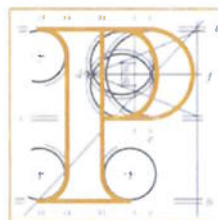


Our Case Number: ACP-323900-25

Your Reference: Uisce Éireann



An
Coimisiún
Pleanála

HW Planning
5 Joyce House
Barrack Square
Ballincollig
Co. Cork
P31 KP84

Date: 13 April 2026

Re: Proposed upgrades to Limerick Wastewater Treatment Plant and Regional Bioresource Centre
Bunlicky, Co. Limerick

Dear Sir / Madam,

I have been asked by An Coimisiún Pleanála to refer further to the above-mentioned pre-application consultation request.

Please find enclosed a copy of the written record of the meeting of the 10th of March 2026.

If you have any queries in relation to the matter, please contact the undersigned officer of the Commission.

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

PC07

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Láithreán Gréasáin
Ríomhphost

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D01 V902

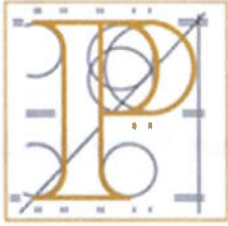
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An
Coimisiún
Pleanála

Record of Meeting ACP-323900-25

Case Reference / Description	Proposed upgrades to Limerick Wastewater Treatment Plant and Regional Bioresource Centre, Bunlicky, Co. Limerick		
Case Type	Pre Application Consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting		
Date	10/03/2026	Start Time	11:00am
Location	MS Teams	End Time	12:45pm

Representing An Coimisiún Pleanála

Stephen Rhys Thomas, Assistant Director of Planning, Chair

Alaine Clarke, Senior Planning Inspector

Lauren Griffin, Executive Officer

Representing the Prospective Applicant

Angus Hall, Uisce Éireann

Damien Conor, Uisce Éireann

Eamon Hutton, Uisce Éireann

Orla O'Brien, Egis

Mirela Sava, Egis

Paul Judge, Egis

Conor Frehill, HW Planning

Introduction

The Commission's representative welcomed the prospective applicant to the meeting and introduced those attending from the Commission.

The Commission's representative mentioned the following general procedures in relation to the pre application consultation process:

- To give an opinion as to whether the proposed development comes within the provisions of s.37A such that an application for approval should be made to the Board under s37E.
- To provide the Commission with an opportunity to give advice regarding the procedures around the making of any application and what considerations relating to proper planning and sustainable development and the environment may have a bearing on a decision.
- The Commission will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Commission once finalized, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Commission will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- Further meetings or meetings may be held in respect of the proposed development.
- Further information may be requested by the Commission, and public consultations may also be directed by the Commission.
- The Commission may hold consultations in respect of the proposed development with other bodies.

- The holding of consultations does not prejudice the Commission in any way and cannot be relied upon in the formal planning process or in any legal proceedings.
- The use of AI is strictly prohibited.

Presentation

The prospective applicant set out their presentation, which is attached to the file.

The following topics were discussed:

- Project Background
- Site Location
- The Project Need
- Stormwater Storage Capacity Upgrade
- Regional Bioresource Centre
- Wastewater Treatment Capacity Upgrade
- Benefits of the Combined Processes
- Planning Redline Boundaries
- Land Use Zoning Context
- Assessment on 'Strategic Infrastructure Development'
- Environmental Impact Assessment & Appropriate Assessment
- Waste & Resource Management
- Ecological Surveys
- Water Quality Assessment and Energy & Climate
- Consultations and Timelines

Discussion

- The Commission's representative queried if the prospective applicant planned to lodge the application in 2026, the prospective applicant confirmed it planned to lodge in Q1 2026.

- The Commission's representative queried would there be a review of the EPA licence required, the prospective applicant confirmed there would be a review.
- The Commission's representative queried would a MAC be required for the outfall/upgrade works the prospective applicant confirmed will be no work undertaken with the outfall and work will be completed within the red line boundary sites. The Commission's representative advised the prospective applicant to satisfy itself that a MAC was not required.
- When discussing the land use zoning, the Commission's representative queried whether the area around the Utilities is Enterprise and Employment or Industrial. The prospective applicant confirmed it is Industrial and Employment, having consulted the Limerick CDP online maps. The applicant will consider the provisions of the relevant land use zoning.
- The Commission's Representative pointed to the cover letter which referred to plant 'options' and queried if it was intended to submit one option or several. The prospective applicant advised that only one option would be assessed and presented.
- The Commission's representative sought clarification on how the prospective applicant was mitigating potential flood risk having regard to its location in 'Flood Zone A', as per the Limerick Development Plan 2022-2028, Strategic Flood Risk Assessment. The prospective applicant confirmed it had undertaken a flood risk assessment as part of the application process and considers Bunlicky WWTP can be considered 'Flood Zone C' having regard to the existing flood defence scheme to the north. It confirmed it had construction mitigation measures in place for the operational phase of the proposed development.
- The Commission's representative advised including a Water Framework Directive Assessment in the application and with sufficient detail on the combined approach, flows and ELVs. More stringent ELVs will be applied; while mass emissions will increase, nutrients will reduce, in addition, phosphorus will be removed.
- When discussing the Class A biosolids, the Commission's representative queried would the 3 days on site storage be sufficient. The prospective

applicant confirmed the 3-day storage is for logistics purposes for disposal from the site, the 3-day storage would be sufficient.

The Commission's representative queried if the proposed development would meet the requirements for the recast Wastewater Directive. The prospective applicant confirmed the recast Wastewater Directive was not currently being implemented for this proposed development, however the proposed WWTP is modular and can allow for compliance in the future/ quaternary treatment.

- The Commission's representative asked were there plans to upgrade the biogas to biomethane for transfer to national network. The prospective applicant advised it will upgrade the biogas to electrical energy using a CHP engine on site, for on-site purposes only.
- With respect to stormwater storage capacity, the prospective applicant confirmed that flows above 865 litres per second are diverted to the existing storm tank, and the new plant would be designed for flows up to 1100 litres per second, utilising the proposed stormwater storage tank.
- Traffic impacts were discussed. The prospective applicant advised that once operational, there will be reduction in traffic. The Commission's Representative pointed to an adjoining proposed development for a Waste Transfer Facility and to consider the proposed development in the EIAR.
- The prospective consultant advised on ecological surveys carried out to-date, and that they informed the proposed site layout plan. A NIS will be submitted. The Commission's representative advised that any derogation licences would be required to be place prior to consent.
- The Commission's representative advised that the EIAR submitted with the application should be robust and include a dedicated chapter on Risk of Major Accidents/Disasters. A dedicated table of mitigation measures should be submitted.
- The Commission's representative invited the applicant to attend a 2nd meeting with a representative of the Commission's Environment Team. The prospective applicant advised it would consult with the local authorities, while the Commission's representative advised that it would be useful to consult the HSE and TII.

- The prospective applicant queried if the proposal can be considered under RED III having regard to the renewable energy generation. The Commission's representative advised that the pre-application consultation is being carried out under Strategic Infrastructure Development legislative provisions and not RED III, but the prospective applicant is welcome to submit a letter seeking further clarification.
- The proposed applicant queried obligations relating to section 15 of the Climate Act having regard to the recent Supreme Court Judgement. The Commission's representative advised that the Commission's legal team were preparing advice for Inspectors. It was further advised that the Greater Dublin Drainage Project considered section 15 and may be useful for reference purposes.

Conclusion

The Commission's representatives advised that the record of the instant meeting will be issued in the meantime and that the prospective applicant can submit any comments it may have in writing or alternatively bring any comments for discussion at the time of any further meeting.

The meeting concluded at 12:45pm.



Stephen Rhys Thomas

Assistant Director of Planning.