

**LARGE RESIDENTIAL  
DEVELOPMENT  
CORRESPONDENCE FORM**

Appeal No: ABP 319657-24

ols Flynn

Please treat correspondence received on 22/5/24 as follows:

1. Update database with new agent for Applicant/Appellant _____	
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<b>Amendments/Comments</b>
<u>AA response to qds of appeal</u>

<b>4. Attach to file</b> (a) SHD/LRD Unit <input type="checkbox"/> (b) Inspector <input type="checkbox"/>	<b>RETURN TO EO</b> <input type="checkbox"/>
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EO: <u>P. Tucker</u>	AA: <u>C. Flynn</u>
Date: <u>27/5/24</u>	Date: <u>29/5/24</u>





# Comhairle Contae Chill Mhantáin Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
Planning, Economic and Rural Development

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22 MAY 2024

Fee: € \_\_\_\_\_ Type: \_\_\_\_\_

Time: 9.00am By: Reg Post

17<sup>th</sup> May 2024

RE: Appeal Ref. ABP 319657-24  
Large Scale Residential Development, Blessington, Co. Wicklow

Dear Ms. Flynn,

I refer to your letter of 10/05/24 in relation to the above mentioned Appeal. The Planning Authority considers that its reasons and considerations in relation to the proposed development are fully set out in its planning report previously forwarded to the Board. However, the Planning Authority would like, in the interests of clarification, to comment on the submitted Appeal as follows.

The Planning Authority strongly refutes the allegation contained in the Appeal that its attachment of Condition 22 to the permission is a convenient and dis-ingenuous sleight of hand. The condition is a standard condition that is attached to permissions where a future connection to water services is proposed. The condition is attached in accordance with Ministerial Guidelines, albeit that it relates to matters that are not controlled by the Planning Authority and are covered under the Water Services Acts.

In accordance with the Water Services Acts and other relevant legislation, Uisce Éireann (UE) are responsible for all aspects of public water services planning, delivery and operation, with the responsibility for same transferred from local authorities to Irish Water by Ministerial Order on 1st January 2014. As the body responsible for the Blessington Wastewater Treatment Plant, including the collection network and the discharges from the plant to waterbodies, and as a Prescribed Body for the purposes of the planning application process, UE submitted a report to the Planning Authority (copy previously forwarded to the Board) on the 14/11/24 during the planning process. In this report, UE stated that the connection of the proposed development was feasible subject to upgrades by UE to the wastewater network, which would involve the upsizing of existing sewers. UE raised no objections to the proposed development, and in particular, did not identify any constraints in relation to the capacity of the wastewater treatment process or associated discharge.

It is also noted that, UE control all connections to the wastewater network and the Applicant/Developer of the proposed development would be required to enter a Connection Agreement with UE prior to any connection, irrespective of Condition 22. Therefore, it is the responsibility of UE to ensure that it does not allow connections to the network where the treatment capacity for such connections does not exist.

Furthermore, any discharges from the Blessington WWTP are subject to a Discharge Licence, which is a matter for the EPA to grant and condition and UE to comply with.



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Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísí, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe.  
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development.



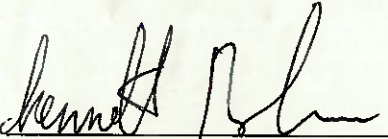
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The Planning Authority would note that, whilst the Appeal relates to the proposed development, which would be intrinsically linked to/ reliant on the Blessington WWTP, it effectively is an argument against the permitted upgraded Blessington WWTP. As the Board is aware, it granted permission for the upgraded plant on the 26/02/19, ref. ABP-302732-18, and hence, the Appellant is incorrect in asserting that the Planning Authority granted permission for the upgraded WWTP.

The Planning Authority would request the Board to have regard to its comments above.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Fergal Keogh', written over a horizontal line.

Fergal Keogh  
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