

An Bord Pleanála Oral Hearing

Irish Water

Greater Dublin Drainage

Response to Inspector's Questions

Planning – Lara Gough

Update to Planning Report in Respect of Planning Application History

- 1 Section 2.2 of the Planning Report, outlines the majority of the planning history of the Proposed Project, with additional planning history associated with the RBSF also contained within Section 2.3 of Volume 4 of the EIAR.
- 2 A question has been posed by the ABP Inspector as to the most recent planning history, and in this regard whether there are any updates to the Planning Report. The Inspector's query made specific mention to a planning application by the Peter McVerry Trust, and a new sub-station to the south-east of the WwTP.
- 3 I set out below my response to those matters and provide an update to the Planning Report in respect of planning applications in the vicinity of the RBSF, and to the Response issued to ABP in January in regard to the Dalata submission.

Peter McVerry Trust Application

- 4 With regard to planning applications associated with the Peter McVerry Trust, this is generally covered in section 2.3 (subsection 2.3.2.5) of Volume 4 (RBSF) of the EIAR. In the section Ref. FW14A/0162 (granted on 24th April 2015), is associated with the Peter McVerry Trust, and aspects of the application considered to be of relevance to the Proposed Project are discussed.



Figure 2-4: Planning Permissions adjoining site of Proposed RBSF Component

- 5 It is noted that a planning application (Ref. FW18A/0038 – amendments to previously approved application FW14A/0162 – was lodged and granted permission in 2018. The application related to amendments to FW14A/0162 which consisted of six residential units and a community facility, and was for the addition of a detached building which would accommodate 2 residential units in a single storey building of 99.8m². The application was granted permission by FCC on 9 May 2018.

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Having considered the nature and scale of the permitted development, this planning application is regarded as a minor subsequent amendment to the parent permission (FW14A/0162) which was already previously assessed as described in the EIAR. It is considered that the slightly revised permitted development would have no impact on the assessment already undertaken and reflected in the submitted EIAR.

Additional Recent Planning Applications within the Vicinity of the RBSF

- 6 The table below, and supporting Appendix 1, outlines planning applications lodged and permitted since lodgement of the Proposed GDD Project with ABP.

FW18A/0038 (alteration to FW14A/0162)	Peter McVerry	beside the RBSF	alteration to previous application for 2 additional residential units, bringing total to 8.
F17A/0769	Coldwinters Devco Ltd.	400 to 500m south of the RBSF	construction of two single storey units for industrial and/or warehousing use with ancillary two storey offices with a gross floor area of 9422sq
FW18A/0159 (alteration to FW13A/0089)	Viridian Renewables ROI	700m to south of RBSF	increase in the annual volume of waste to be imported to the permitted bioenergy plant at Huntstown. EIS submitted for FW13A/0089.
F18A/0139	Dublin Port Company	500m east of site	internal access road, container storage

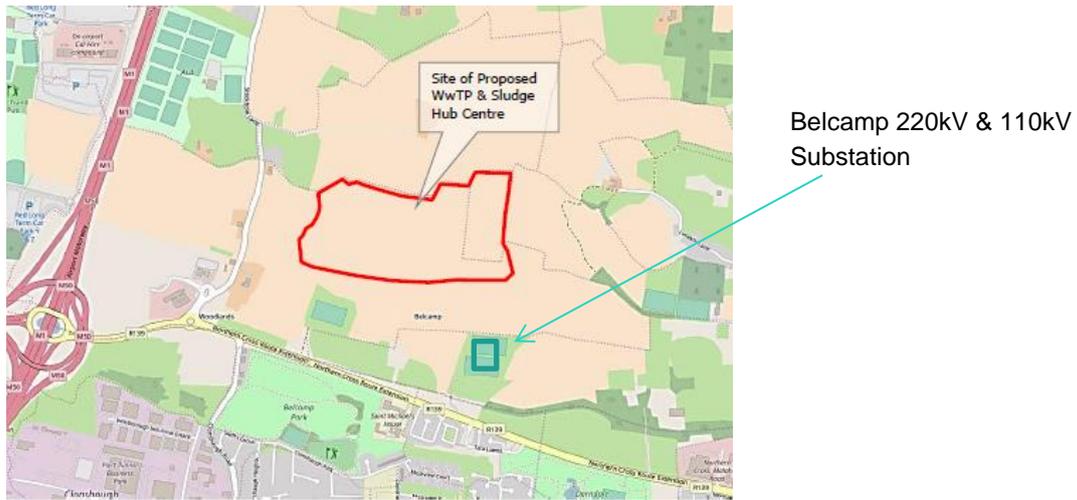
In consideration of these applications, traffic and associated noise would be the main issues likely to have an impact. This has been assessed and it is considered that there is no additional impact to those already assessed, and none of the new developments would have a material effect on either the traffic or noise assessments carried out for the EIA of the Proposed Project.

Belcamp Substation

- 7 The Substation referred to by the Inspector is assumed to be the existing constructed (but not yet energised¹) EirGrid Belcamp 220/110 kV Substation (ABP Ref. VA0014 & PL06F.VM0011 – noted in Table 2.1 of the Planning Report). This substation is located c.315m south of the proposed WwTP at Clonsaugh, and on the opposite (south) side of the proposed realigned east-west distributor road. It is situated to the immediate west of the proposed access road (from the R139) to the proposed WwTP. The location context is illustrated in the figure below.

¹ energising is anticipated July 2019

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- 8 In undertaking a planning search in respect of this substation, it is noted that following a SID pre-application consultation process (Ref. PL29N.300793), a further SID application has been submitted to ABP. This application was lodged on 11 February 2019, by Amazon Data Services Ireland Ltd (ADSIL), for a double circuit 110kv underground transmission line between the Belcamp 220kV and 110kV substation and the Darndale 110kV substation. This application is due to be decided by ABP by 08/08/2019. The context and location of this development proposal is illustrated in the diagrams copied below and extracted from the submitted ADSIL SID Planning Report.

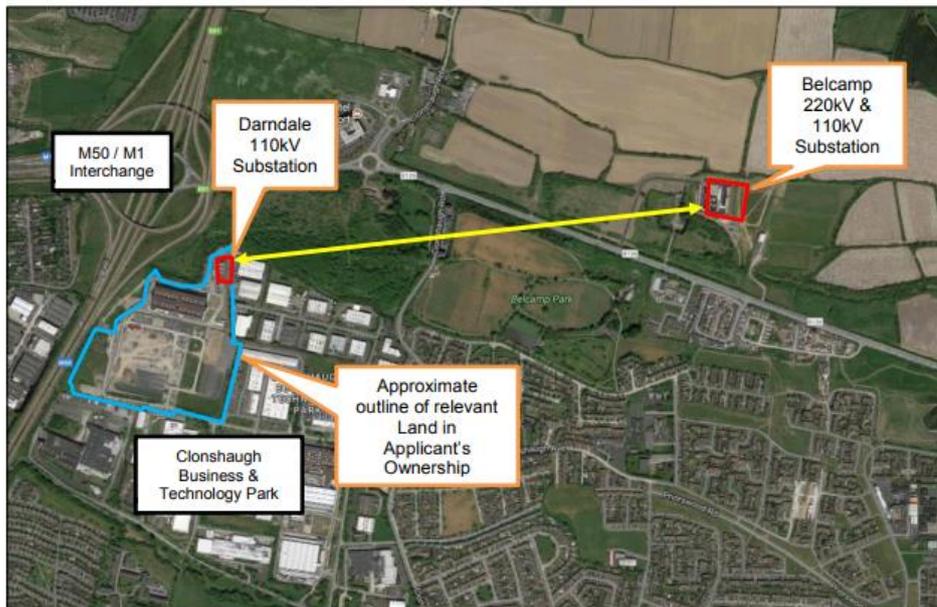


Figure 1: Location and Context of the Darndale 110kV and Belcamp 220kV and 110kV Substations

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S.182A SID Planning Report

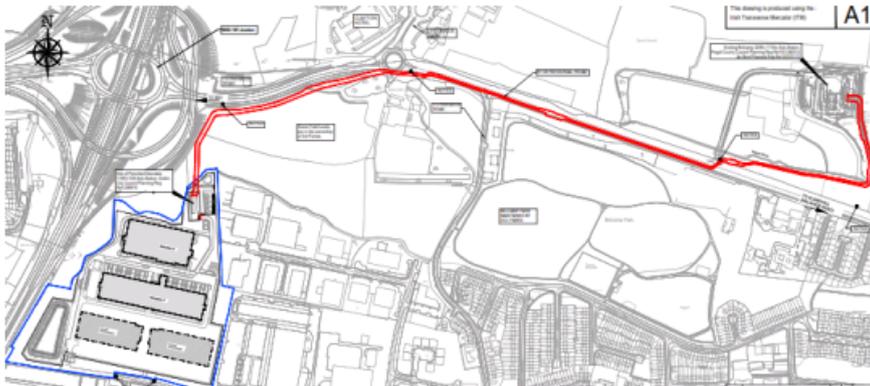


Figure 2: Extract from site location map

This application has not yet been approved. Notwithstanding, the following observations are made:

- The proposed development is located to the south of the existing Belcamp substation and thus in excess of 315m south of the proposed WwTP;
- It will be located on the opposite side (south) of the proposed realigned east-west distributor road.
- The trench works (requiring closure of one or more traffic lanes) associated with the proposed underground transmission line are proposed to be undertaken in the R139 carriageway at night, between 7pm and 6am.
- The proposed undergrounded cable route has no interaction nor impact on the Proposed Project (GDD) route or its above-ground elements, and will be situated outside of the Proposed Project access route (from the R139) and wayleave area.

The subject planning application is not therefore considered to provide any new material which would alter any of the assessments or findings already undertaken and presented in the EIAR.

Dalata Submission

- 9 At paragraph 72 of the Response to ABP dated 11 January 2019, I had clarified a number of aspects in relation to planning permissions noted by the Dalata submission to be relevant to the Proposed Project.
- 10 To further update that statement and paragraph, it is noted that an extension to the duration of planning permission for the application noted as F08A/1305 (ABP Ref. PL06F.232704, was subsequently applied for (Ref. F08A/1305/E1) on 13 October 2014, and granted by FCC on 4th December 2014, subject to all works being completed by 3 September 2019. It is noted that the Planning Report submitted for this extension of time application states that the hotel development would be "*on an undeveloped site which has no special visual, amenity or ecological/ biodiversity qualities.*"
- 11 Subsequent to the above application, a further planning application (Ref. F17A/0748) was lodged with FCC on 13 December 2017 for Revisions to F08A/1305/E1. In summary, the revised proposed hotel development comprised a 10 storey, 421 bedroom hotel with reduced gross floor area to 16,059sqm, and a reduction of proposed car parking spaces to 417: F17A/0748. This application was granted planning permission, following a withdrawn planning appeal to ABP, on 10 July 2018.

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- 12 A site visit to the area confirms that development has commenced on this site, and this has been confirmed through the local government commencement notice system (Notice number SN0003412FL; Commencement Date: Friday 10 August 2018). This development is situated to the north-west of the Clayton Hotel Dublin Airport.

I have considered the presence of an additional, second hotel in this immediate area, in close proximity to the Clayton Hotel Dublin Airport. In the submitted TTA traffic generation was stated to be less than 2.5% of the existing flow at the Topaz roundabout, and Fingal County Council Transportation Planning Section assessed the proposed development to have no material negative traffic impact. It is therefore considered that there is no addition impact to those already assessed and presented in the EIAR. It is also considered that the points made in the Response to ABP in relation to the hotel service offer; any purported pattern of development, or use and character of the area and likely visual impact as a result of the proposed WwTP, remain valid, and that the Proposed Project would not have an unduly negative impact on the operation of a hotel use in the area.

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Appendix 1 Location and Details of Planning Applications



Planning Reference:FW18A/0038

Date of Application:21-Mar-2018

Date of Registration:21-Mar-2018

Applicant:The Peter McVerry Trust

Location:Kilshane, Newtown North Road (R135), Finglas, Co. Dublin.

Proposal:Amendments to previously approved application (ref FW14A/0162) which consisted o [View full text](#)

....the amendments to this scheme include the provision of a single storey detached building (Block C 117m2) which accommodates 2no. one bedroom units, and the provision of additional parking and site, drainage and ancillary works associated with the development.t

Fingal Co Co Decision:GRANT PERMISSION

Date of FCC Decision:09-May-2018

Final Grant Date:11-Jun-2018

Current Status:**Decision Made by Fingal County Council**

This application was received by Fingal County Council on 21-Mar-2018 and registered on 21-Mar-2018. On 09-May-2018, the decision GRANT PERMISSION was made by Fingal County Council.

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Planning Reference:F17A/0769

Date of Application:22-Dec-2017

Date of Registration:27-Apr-2018

Applicant:Coldwinters Devco Ltd.

Location:Coldwinters, St. Margaret's, Co. Dublin

Proposal:Development will consist of the construction of two single storey units [View full text](#)

Development will consist of the construction of two single storey units for industrial and/or warehousing use with ancillary two storey offices with a gross floor area of 9422sq.m.

Fingal Co Co Decision:GRANT PERMISSION

Date of FCC Decision:21-May-2018

Final Grant Date:26-Jun-2018

Current Status:**Decision Made by Fingal County Council**This application was received by Fingal County Council on 22-Dec-2017 and registered on 27-Apr-2018. On 21-May-2018, the decision GRANT PERMISSION was made by Fingal County Council.

Submission/Observation:

The submission/observation period for this application expired on 05-Feb-2018

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Planning Reference:FW18A/0159

Date of Application:26-Oct-2018

Date of Registration:26-Oct-2018

Applicant:Viridian Renewables ROI Limited

Location:Huntstown, North Road, Finglas, Dublin 11

Proposal:Planning Permission is sought for an increase in the annual volume of waste to be [View full text](#)

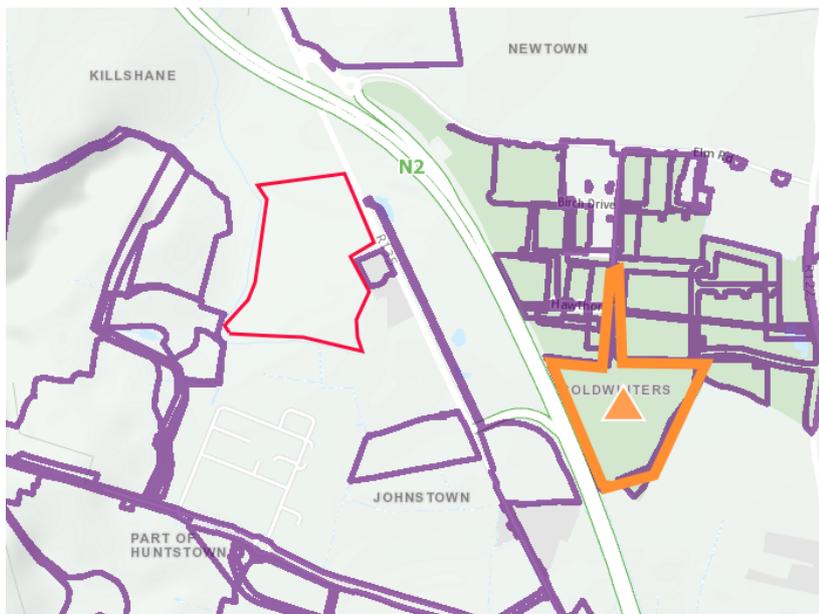
Fingal Co Co Decision:GRANT PERMISSION

Date of FCC Decision:13-Dec-2018

Final Grant Date:30-Jan-2019

This application was to increase the volume of biodegradable waste imported to bioenergy plant from 90,000 to 99,000 tonnes per annum. The 2018 traffic impact assessment determined that the proposal would be “traffic neutral”. This was on the basis that estimates for traffic in the original EIS were conservative because lower HGV payloads were assumed than have transpired in the operation of the facility.

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Planning Reference:F18A/0139

Date of Application:20-Mar-2018

Date of Registration:29-Jun-2018

Applicant:Dublin Port Company

Location:Plots 2 and 9, Dublin Inland Port, South of Dublin Airport Logistics Park, Off Maple Avenue, Coldwinters, St. Margarets, Co. Dublin.

Proposal:The construction of an extension to internal access road from Maple Avenue with [View full text](#)

...extension to internal access road from Maple Avenue with associated works including public lighting and the development of 2 no. plots generally for industrial, warehouse, storage and logistic use. Plot 2 (c.5.42 ha) will consist of a maintenance/repair/service workshop building of c.1,050 sq.m. and an ancillary two storey office and reception building of c.297 sq.m; 3 no. container storage gantries of 250 sq.m. each;....

Fingal Co Co Decision:GRANT PERMISSION

Date of FCC Decision:24-Jul-2018

Final Grant Date:25-Jan-2019

Current Status:**Appeal decided**