

Comhairle Chontae Atha Cliath Theas

PR/0268/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0272

Application Date: 04-Oct-2021

Submission Type: Additional
Information

Registration Date: 01-Feb-2022

Correspondence Name and Address:

Ryan Hanley Consulting Engineers 1, Galway
Business Park, Dangan, Co. Galway, H91A3EF

Proposed Development:

Demolition of existing workshop and (defunct) Activated Carbon Building adjacent the old/northern Treatment Plant Building; construction of a Sulphuric Acid Storage and Dosing Facility Building (single storey up to approximately 8.7 metres in height) adjacent the new/southern Treatment Plant Building; construction of a Lime Storage & Dosing Facility Building (single storey up to approximately 11 metres in height) adjoining the old/northern Treatment Plant Building, associated external storage silos (2) with external staircase (up to approximately 12.3 metres in height) partially enveloped with a perforated metal architectural screen, and ancillary plant and equipment; reconfiguration and repurposing for use as a De-Alkalisation Plant of existing (disused) High-Lift Pump Hall within the old/northern Treatment Plant Building; construction of a new ancillary Workshop Building (single storey up to approximately 4.5 metres in height) to the rear/south of the 'old/northern Treatment Plant Building; temporary and enabling works to facilitate construction and continued / uninterrupted operation of the Treatment Plant site; associated network of underground pipelines/connections, and redirection of existing where necessary, throughout the site; provision of additional car parking (to the rear/south of the old/northern Treatment Plant Building), modification and extension of existing drainage, utility and services infrastructure and connections to serve and facilitate new and reconfigured buildings, and all other associated and ancillary development and works above and below ground level.

Location:

Leixlip Water Treatment Plant Site, Cooldrinagh & Backwestonpark lands, Leixlip, Co. Dublin

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Applicant Name: Irish Water

Application Type: Permission

(SW)

Description of Site and Surroundings

Site Area: 0.65 Hectares.

Site visited: 5 November 2021

Site Description

The site is an existing Water Treatment Plant (WTP), located to the south-east of Leixlip. The River Liffey wraps around the site along the western and northern boundaries. The entire site is bounded by the M4 to the south and by the River Liffey which provides the boundary between South Dublin County and Kildare County Council. There are numerous Protected Structures in the vicinity of the site and there are two monuments identified to the south-west. A section of the site is situated above the Salmon Leap Inn (a Protected Structure).

The application areas are represented by three separate red lines:

1. To the rear of the car park attached to the Salmon Leap Inn, within the currently built-up element of the WTP
1. Slightly to the south of (1) but also within the existing built-up element of the WTP
2. South west side of the existing WTP, currently open land. Close to River Liffey

The applicant has also indicated the extent of their ownership within the blue line. The site within the blue line contains significant areas that are open and undeveloped. Some structures are present in the south west corner. A number of protected structures are situated along the eastern boundary, both within and adjacent to the site.

It is noted that some elements of the 'proposed lime delivery route' (11118-RHL-LP2-XX-DR-PL-0020 Rev01) and 'proposed acid delivery route' (11118-RHL-LP2-XX-DR-PL-0021 Rev01) are not within the red or blue lines. The Proposed Swept Path Analysis Acid Delivery Sheet 1/2 11118-RHL-LP2-XX-DR-PL-0022 Rev01), Proposed Swept Path Analysis Acid Delivery Sheet 2/2 11118-RHL-LP2-XX-DR-PL-0023 Rev01) and Proposed Swept Path Analysis Lime Delivery 11118-RHL-LP2-XX-DR-PL-0024 Rev01).

Proposal

The proposal would consist of the following:

- **Demolition of existing workshop** and (defunct) Activated Carbon Building adjacent the old/northern Treatment Plant Building;

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- **construction of a Sulphuric Acid Storage and Dosing Facility Building** (single storey up to approximately 8.7 metres in height) adjacent the new/southern Treatment Plant Building;
- construction of a **Lime Storage & Dosing Facility Building** (single storey up to approximately 11 metres in height) adjoining the old/northern Treatment Plant Building,
- associated **external storage silos (2)** with external staircase (up to approximately 12.3 metres in height) partially enveloped with a perforated metal architectural screen, and ancillary plant and equipment;
- reconfiguration and repurposing for use as a **De-Alkalisation Plant of existing (disused) High-Lift Pump Hall** within the old/northern Treatment Plant Building;
- construction of a new ancillary Workshop Building (single storey up to approximately 4.5 metres in height) to the rear/south of the 'old/northern Treatment Plant Building';
- **temporary and enabling works** to facilitate construction and continued / uninterrupted operation of the Treatment Plant site;
- associated network of underground pipelines/connections, and redirection of existing where necessary, throughout the site;
- provision of **additional car parking** (to the rear/south of the old/northern Treatment Plant Building),
- modification and extension of existing drainage, utility and services infrastructure and connections to serve and facilitate new and reconfigured buildings, and
- all other associated and ancillary development and works above and below ground level.

Zoning:

The site is designated 'HA-LV' – 'To protect and enhance the outstanding character and amenity of the Liffey Valley'.

Site is located within the 'Inner Horizontal Surface Elevation 91.3 OD for Weston Aerodrome.

Consultations

Roads:	Request additional information
Water Services:	Request additional information.
Pollution control:	No report received at time of writing.
Parks:	No comment.
Heritage Officer:	Additional information
Architectural Conservation Officer:	Raised concerns; offered conditions
Kildare County Council:	No report received at time of writing.
Irish Water:	No objection, subject to conditions.
Irish Aviation Authority:	No report received at time of writing.
Inland Fisheries Ireland:	No report received at time of writing.
DoH LG & H:	No report received at time of writing.
Comm for Regulation of Utilities:	No report received at time of writing.

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An Taisce: No report received at time of writing.
EHO: Request additional information.

SEA Sensitivity Screening

Overlap with High Amenity Liffey Valley. Overlap with Record of Monuments and Places.

Record of Monuments (adjacent to site 2 to the south west)
DU017-079 – Prehistoric site, Lithic Scatter
DU017-075001 – Ring Barrow and Iron Working

Site is close to the Liffey Valley pNHA and a number of Protected Structures (sites 1 and 2, to the north):

- RPS No.4 – Stonebridge & Former Bridge Site (RM)
- RPS No.5 – Ashlar Limestone Gate Piers
- RPS No.9 – Salmon Leap Inn

Protected structure to the east:

- RPS026-01 – 1 Cooldrinagh Lane
- RPS026-02 – 2 Cooldrinagh Lane
- RPS026-03 – 3 Cooldrinagh Lane
- RPS014 – Milestone
- RPS018 – single storey farm buildings
- RPS040 – Becketts Hotel
- RPS021 – Gate Piers

Submissions/Observations /Representations:

None.

Relevant Planning History:

Subject site

North element (part 1 and part 2):

SD10A/0130 Construction of the following elements: Main Treatment Building including: Sedimentation Tanks; Filters; 1 no. Flash Mixer; Internal ESB substation; Chemical Storage and Plant Machinery; 2 no. Sludge Holding Tanks; 1 no. Clearwater Tank; 2 no. Washwater Recovery Tanks; 1 no. Balancing Tank; 1 no. Stores Building; associated site development works and interconnecting pipework, with all services connected to existing public services at this location; ancillary chambers and pumping stations; 1 no. infiltration pond to collect the surface water run-off from the proposed site, supernatant from washwater recovery tanks and overflow from the Clearwater tank and New Flash mixer and scours (the pond shall drain to the existing site surface water system). It is proposed to construct a temporary construction compound and site offices for the duration of the construction period. An existing entrance

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immediately south of Leixlip Bridge on the R148 Leixlip Road will be used during construction. **Permission Granted.**

SD06A/0500 Construction of (1) main treatment building including sedimentation tanks, filters, 1no. Flash Mixer, internal ESB substation, chemical storage and plant machinery, (2) 2no. sludge holding tanks, (3) 1no. clearwater tank, (4) 2no. washer recovery tanks, (5) 1no. balancing tank, (6) 1no. stores building, (7) associated site development works and interconnecting pipework with all services connected to existing public services, (8) ancillary chambers and pumping stations, (9) infiltration pond to handle surface water run-off. It is proposed to construct a temporary construction compound and site offices for the duration of the construction period. An existing entrance immediately south of Leixlip Bridge on the R148 Leixlip Road will be used during construction. **Permission Granted**

S00A/0230 Alterations and extensions to the existing main administration building. The development will provide additional offices, laboratories and welfare facilities and will also incorporate a Regional Training Centre. The proposed development includes for the following items: (1) Demolition of existing workshop and toilets (69m²). (2) Change of use of existing laboratories and pump hall to training rooms. (3) Alterations to the existing administration building incorporating the provision of new entrance foyer, reception area, conference room, lecture hall and training rooms. (4) Alterations to the eastern elevation of the existing main administration building. (5) The construction of a two storey extension to the main administration building (714m²) incorporating offices, laboratories, workshop, store and associated facilities. (6) The construction of a new retaining wall along the southern boundary. (7) Provision of car parking spaces, general site works and associated site services. **Permission Granted**

South west element:

SD10A/0130 and SD06A/0500 apply.

Relevant Enforcement History:

S5188 Non-compliance with SD06A/0500 Closed

Pre-Planning Consultation:

None.

Relevant Policy in South Dublin County Council Development Plan (2016-2022):

Policy IE1 Water & Wastewater It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.

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IE1 Objective 1: To work in conjunction with Irish Water to protect, manage and optimise water supply and foul drainage networks in the County

IE1 Objective 2: To work in conjunction with Irish Water to facilitate the timely delivery of ongoing upgrades and the expansion of water supply and wastewater services to meet the future needs of the County and the Region

IE1 Objective 6: To protect the natural resources of the County which are the foundation for the Green Infrastructure network and a basis for growth and competitive advantage in the tourism, food and fisheries sectors

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation

Policy IE5 Waste Management

7.7.0 Environmental Quality

Policy IE6 Environmental Quality

Policy IE9 Weston Aerodrome It is the policy of the Council to have regard to the advice of the statutory bodies responsible for the control and safety of operations at Weston Aerodrome, to prevent encroachment of development around the Aerodrome which may interfere with its safe operation, in the context of the proper planning and sustainable development of the area and the protection of amenities.

Section 8.0 Green Infrastructure

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites

Policy HCL1 Overarching It is the policy of the Council to protect, conserve and enhance natural, built and cultural heritage features, and to support the objectives and actions of the County Heritage Plan

Policy HCL2 Archaeological Heritage

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Policy HCL3 Protected Structures

Policy HCL7 Landscapes

Policy HCL10 Liffey Valley and Dodder Valley It is the policy of the Council to protect and enhance the visual, recreational, environmental, ecological, geological and amenity value of the Liffey Valley and Dodder Valley, as key elements of the County's Green Infrastructure network.

HCL10 Objective 1: To restrict development within areas designated with Zoning Objective 'HA – LV' (To protect and enhance the outstanding character and amenity of the Liffey Valley) and 'HA – DV' (To protect and enhance the outstanding character and amenity of the Dodder Valley) and ensure that new development is related to the area's amenity potential and is designed and sited to minimise environmental and visual impacts.

HCL10 Objective 2: To ensure that development within the Liffey Valley and Dodder Valley will not prejudice the future creation and development of uninterrupted and coherent parklands including local and regional networks of walking and cycling routes.

HCL10 Objective 3: To ensure that development proposals within the Liffey Valley and Dodder Valley, including local and regional networks of walking and cycling routes, maximise the opportunities for enhancement of existing ecological features and protects and incorporates high value natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches, as part of the County's Green Infrastructure network. greenway and an area of special amenity, recreational, heritage, geology, biodiversity and conservation value to include for the completion of the Dodder Green Route along the full length of the Dodder River.

HCL10 Objective 7: Within areas designated 'High Amenity – Liffey Valley' and 'High Amenity – Dodder Valley' non-residential development will only be permitted where it: Relates to the area's amenity potential or to its use for agriculture or recreational purposes, including recreational buildings; or Comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity; and Preserves the amenity value of the river valley including its landscape value, views or vistas of the river valley and its biodiversity value.

Policy HCL12 Natura 2000 Sites

Policy 13 Natural Heritage Areas It is the policy of the Council to protect the ecological, visual, recreational, environmental and amenity value of the County's proposed Natural Heritage Areas and associated habitats.

Section 10.0 Energy

Policy E3 Energy Performance in Existing Buildings

Policy E4 Energy Performance in New Buildings

Policy E5 Waste Heat Recovery & Utilisation

Section 11.2.1 Design Statements

Section 11.2.5 Enterprise and Employment Areas

Section 11.2.7 Building Height

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Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.23: Maximum Parking Rates (Non Residential)

Section 11.4.4 Car Parking Design and Layout

Section 11.4.6 Travel Plans

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.6.3 Environmental Hazard Management

Section 11.6.3 (i) Air Quality

Section 11.6.3 (ii) Noise

Section 11.6.3 (iii) Lighting

Section 11.6.4 Major Accidents – Seveso Sites

Section 11.6.5 Waste Management

Section 11.6.6 Aerodromes

Section 11.7.2 Energy Performance In New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines:

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy, Eastern & Midland Regional Assembly, 2019-2031

Traffic and Transport Assessment Guidelines, National Roads Authority, (2007).

National Waste Management Plan (2012)

The Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021 (2015).

Waste Management Plan for the Dublin Region 2005-2022

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Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

The Planning System and Flood Risk Management – Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009)

National Cycle Manual – National Transport Authority (June 2011)

Assessment

The main issues for assessment are compliance with:

- Zoning and Council policy
- Environmental Impact
- Landscape and visual impact
- Protected Structures
- Environmental Health
- Roads
- Services and Drainage
- Aviation Safety

Zoning and Council Policy

The site is located in an area zoned 'HA-LV' – 'To protect and enhance the outstanding character and amenity of the Liffey Valley'. Public Services are 'Open for Consideration' within this zoning. It is noted that a workshop and other smaller structures are proposed. However, these are indicated as being ancillary and are therefore considered to fall under 'Public Services' also. The zoning matrix details that such a proposal is acceptable subject to acceptable landscape impact assessment. Section 4 of the Planning Submission provides a Landscape and Visual Impact Assessment, prepared by Land Planning and Design. The assessment submitted is considered to be acceptable in terms of detail and method (results are discussed below). The proposed development would not have a direct impact on the River Liffey. The visual impact will be assessed as part of the overall assessment below. Policy IE1 states "*It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County*". Having regard to the proposed development and use on an established site with a similar use and subject to the visual and environmental assessment carried out below, it is considered that the principle of the proposed development is generally in compliance with the zoning objective of the site.

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Design Statement

In accordance with Section 11.2.0 of the Development Plan 2016 – 2022: *‘All medium to large scale development proposals (10 dwellings and above and/or commercial, retail or community developments of 1,000sq.metres and above, or as otherwise required), shall be accompanied by a Design Statement.*

The applicant has submitted a design statement, prepared by Taylor McCarney Architects. This sets out the following:

- Viewpoints
- Alternatives

The applicant has not provided a design statement that can be considered to be in compliance with Section 11.2 of the County Development Plan. A revised statement should therefore be requested that accords with the CDP requirements. . This revised statement is necessary due to the sensitivities of the site and the high amenity value of the lands. This should be provided via **additional information.**

Environmental Impact

Appropriate Assessment Screening Report

1. Appropriate Assessment Screening Report, prepared by Ryan Hanley Consulting Engineers has been submitted with the application. It raises a number of issues that require clarification:
 - a. Item of concern – Section 3 (8) of the report states “the following temporary works are envisaged...the silos are to be placed in a depressed bund, approximately 1m below existing ground level, in order to reduce the visual impact of the height of the structures; **this will be investigated through the detailed design of the project**’. Concerns are raised that the screening has been carried out using information that may not represent the final design of the project. Furthermore, it is unclear if a scenario of leakages occurring or a catastrophic event taking place has been taken into consideration. The likelihood of damage that may occur to the River Liffey and the receiving environment and potential impact on Natura 2000 sites at Dublin Bay and residential amenity should form part of the screening process.
 - b. Information required on the potential of the River Liffey flooding and the implications of chemicals materials leeching into the river and ground.
 - c. Undergrounding pipeline. It is unclear what measures are to be in place to prevent failure in pipes and the possible negative impact on the environment.
 - d. The report suggests sub-optimal surveys were carried out in February 2021. The Planning Authority would require a more recent survey at an appropriate time. Although it is not ideal, an ecological walkover in December would be better than

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a survey carried out in February due to the stages in plant growth. Additional information

- e. Section 3.2 – Proposed Design Compartmentalised building – The structure contains tankage within bunds for the storage of 96% sulphuric acid. Delivery of the acid will take place by trucks. It is unclear what safeguards will be in place for any potential spillage or catastrophic event.
- f. Construction of an acid dosing chamber on the existing 1,400 raw water supply. It is unclear what safeguards will be in place for any potential spillage or catastrophic event.
- g. Relocation of key pipework infrastructure to the front of the control building at Old Leixlip WTP and construction of ancillary chambers. It is unclear what safeguards will be in place for any potential spillage or catastrophic event.

Comment from the Heritage Officer:

“The AA Screening report needs to have regard for the downstream Natura 2000 sites also, particularly in the event of accidental discharge of toxic materials from the site as the source/pathway issue is the river. I would suggest that any proposals to prevent spillages or catastrophic events and/or to deal with the consequences of a potential incident need to be very robust - not just for possible impacts to Natura 2000 sites but also to the general ecological resource on the site itself and in the site's adjoining vicinity.

While...[the applicant]indicate[s] in...[the screening report] ... that the intervening areas like the dry woodland could assist with seepage of such materials, I see no details in the application of the habitats on the site or those adjacent to the site which could be impacted. I note that the only ecological survey undertaken refers only to invasive species, and this was undertaken in February, which is generally an inappropriate time of the year for ecological surveys. The woodland strip along the River Liffey is noted for the presence of rare plants, insect species, otter, and bats, so a more detailed survey at the correct time of the year would be desirable.”

Comments from Inland Fisheries:

“The application states that the shut of valve from the chemical delivery area will be normally open to allow uncontaminated surface water drain to the site infiltration area, the shut off valve will be closed during chemical delivery ,with emergency storage in the oversized infrastructure for tanker spillages, We consider this inadequate and suggest that this facility be monitored using an online pH probe with automatic shut down when the pH deviates from an acceptable range as agreed with SDCC .

All construction should be in line with a detailed site specific Construction Environmental Management Plan (CEMP). The CEMP should identify potential impacts and mitigating measures, it should provide a mechanism for ensuring compliance with environmental legislation and statutory consents. The application states that de-watering from excavations will be via siltation boxes and silt bags before discharging to the local sewer network. Further detail

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is required here is this surface or foul network? Any discharge to surface water and the River Liffey must comply with Surface Water Regulations 2009”.

The Planning Authority shares the concerns raised by the Heritage Officer and Inland Fisheries and will request additional information, to include an Ecological Report to be submitted.

ADDITIONAL INFORMATION.

Environmental Impact Assessment Screening Report

The applicant has set out a rationale within the EIA Screening Report why an EIAR is not required for the development. However, additional information is required to enable the screening out of the need for an EIAR for this proposed development. In particular, it is not clear if the proposed works will result in an increase in capacity at the site or if it will increase in size greater than 25% or an amount equal to 50% of the appropriate threshold. The applicant should be requested to clearly lay out what is being proposed on the site and what its purpose is and if it will increase in size greater than 25% or an amount equal to 50% of the appropriate threshold.

ADDITIONAL INFORMATION.

2. Environmental Impact Assessment Screening Report – Archaeology

The Archaeological Section of the Environmental Impact Assessment Screening Report was prepared by Ryan Hanley Consulting Engineers. The following issues arise:

- a. Text, similar to that stated in the Appropriate Assessment Screening Report, prepared by Ryan Hanley Consulting Engineers, is included in Section 2.3(8) of this report and states ‘the following temporary works are envisaged...the silos are to be placed in a depressed bund, approximately 1m below existing ground level, in order to reduce the visual impact of the height of the structures; **this will be investigated through the detailed design of the project**’. Again, the Planning Authority require that all screening should take place on the detailed design.
ADDITIONAL INFORMATION.
- b. Archaeology, specifically relating to the 195m pipeline. This pipeline, it is stated, has ‘the potential to have a **permanent, direct, negative impact** on previously unrecorded archaeology across the western side of the general site within an area of high archaeological potential’. Section 6 Site Investigations states ‘a programme of advance site investigations may be undertaken to inform the detailed design of the proposed development’. Again, the Planning Authority require that all screening should take place on a proposed detailed design.
ADDITIONAL INFORMATION. Furthermore, alternative routes for this pipework should be investigated and relocated away from the two recorded monuments. An existing roadway is located to the west of the boundary, this

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should be investigated for a possible conduit of the piping – the ground at this location has already been disturbed.

- c. The conclusions in this report states that the landscape is an ‘area of high archaeological sensitivity as attested by the numerous archaeological finds, features and deposits encountered over previous development-led excavations’...the majority of the [subject site(s)] have been subject to intensive archaeological investigations in advance of various construction phases...the proposed acid storage building and dosing facility...are to be located in a greenfield area...this area has been substantially altered and disturbed...as indicated in previous planning applications...where dosing lines are proposed, as indicated in [sic] Figure 1, Figure 2 & Figure 5...there remains moderate archaeological potential given the density of previously recorded archaeology in the immediate area...Although there is anecdotal evidence of an existing pipeline...which might indicate this area has been previously disturbed, this has yet to be confirmed. Again, the Planning Authority is concerned that not enough detail and investigations have been carried out and submitted with this application for an informed decision to be taken. The proposed final design should be based on a programme of advance site investigations which should clearly inform the detailed design of the proposed development. **ADDITIONAL INFORMATION**

The Heritage Officer Report states:

“...the site is potentially rich in archaeology, given the results of previous excavations...The mitigation outlined in Section 5.1 refers in particular. As the pipeline will impinge on the Zone of Influence of important archaeological features, there is a Statutory requirement to notify the National Monuments Service under Section 5 930 of the National Monuments (Amendments) Act (1994), and detailed mitigation will need to be agreed with NMS...I suggest the views of NMS are sought on this one

Having regard to the potential for rich archaeology on this site and in proximity to the site(s) of the proposed development the Planning Authority seeks the applicant to contact the NMS and submit documentation and mitigation measures by way of **ADDITIONAL INFORMATION**.

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In Summary, in relation to Environmental Impact, the following Additional Information is required:

- Clarification of matters detailed in the Appropriate Assessment Screening
- Further details of mitigation in place for accidental discharge of toxic materials
- Ecological Surveys
- Potential to monitor chemicals with pH probe with automatic shutdown
- Further details on surface water discharge, relating to silt and the potential to impact the River Liffey.

Additional Planning Concerns:

1. The Planning Authority seeks the following information:
 - a. The volume of storage of sulphuric acid
 - b. The volume of storage lime
 - c. Details of the processes of de-alkalisation
 - d. Environmental protections provided for each of the above.
2. It is noted that there are features indicated on the plans that lie outside the redline. If so, then a revised Site Layout Plan which clearly shows all proposed works within the red line boundary should be provided for full assessment, and if deemed to be significant the application should be readvertised. *The applicant may wish to investigate the possibility that the associated network of underground pipelines/connections (or part thereof) may potentially be exempted development. If so, this should be clarified and stated under which section of the Primary or Secondary legislation it may be deemed exempted development. **Additional information.**
3. A bat survey of the proposed *existing workshop and (defunct) Activated Carbon Building*, which is to be demolished.

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Landscape and Visual Impact

A Landscape and Visual Impact Assessment was submitted with the application. In accordance with the Landscape Character Assessment of South Dublin County, the site is located within the 'Urban' character area, although it is immediately adjacent to the Liffey Valley Landscape Character Area. The Planning Authority has assessed the proposed development and consider that a number of buildings would have a significant visual impact:

1. *Demolition of existing workshop and (defunct) Activated Carbon Building*

Adjacent the old/northern Treatment Plant Building -

This is located within the larger red line to the north of the site, adjacent to the Salmon Leap Inn. Details of this are set out on dwg 11118-RHL-LP2-XX-DR-PL-0007 and 11118-RHL-LP2-XX-DR-PL-0016. No plans or elevations have been provided. The applicant is requested to address this via **additional information**. It was not apparent from the site inspection that the buildings could be viewed from the public road.

2. *Sulphuric Acid Storage and Dosing Facility Building*

A single storey structure with an approximate overall height of 8.7 metres proposed adjacent to the new/southern Treatment Plant Building.

This is located within the red line to the south of the site. Details of this are set out on dwg 11118-RHL-LP2-XX-DR-PL-0015 and 11118-RHL-LP2-XX-DR-PL-0016.

It is noted that this building has not been included within the visual assessment presented in the photomontages. The applicant is requested to address this via **additional information**. It is understood that there are public rights of way through the site and the applicant is requested to provide details of the impact from public viewpoints only.

3. *Lime Storage & Dosing Facility Building*

A single storey up to approximately 11 metres in height) adjoining the old/northern Treatment Plant Building. This is located within the larger red line to the north of the site, adjacent to the Salmon Leap Inn. Details of this are set out on dwg 11118-RHL-LP2-XX-DR-PL-0012 and 11118-RHL-LP2-XX-DR-PL-0013.

This building, along with number 4 below, would have a significant visual impact from the north. Mitigation measures should be included to reduce the visual impact of this building. **ADDITIONAL INFORMATION**.

4. *External storage silos (2) with external staircase*

The storage silos have an approximate height of 12.3 metres and are partially enveloped with a perforated metal architectural screen, and ancillary plant and equipment. This is located within the larger red line to the north of the site, adjacent to the Salmon Leap Inn. Details of this are set out on dwg 11118-RHL-LP2-XX-DR-PL-0012 and 11118-RHL-

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LP2-XX-DR-PL-0013. An assessment of these structures is included in the 'Impact on the Salmon Leap Protected Structure' section of this report.

5. *Reconfiguration and repurposing for use as a De-Alkalisation Plant of existing (disused) High-Lift Pump Hall*

Located within the old/northern Treatment Plant Building. The applicant is requested to indicate the location of this and provide plans and elevations. If this is included within already approved plans, then the area should be delineated. This should be addressed via **additional information**. As this area seems to be located within an existing building, it is unlikely to cause a significant visual impact. Notwithstanding this, the use of the structure is changing to become a de-alkalisation plant. The Planning Authority require further details to understand how the use will be operated and the potential environmental impact that it may have: volume of materials, how the materials enter/exist the building, details of the processes. **ADDITIONAL INFORMATION.**

6. *New ancillary Workshop Building*

A single storey structure up to approximately 4.5 metres in height and located to the rear/south of the 'old/northern Treatment Plant Building. This is located within the smaller red line to the north of the site. Details of this are set out on dwg 11118-RHL-LP2-XX-DR-PL-0011. It is not apparent from the photomontages submitted that this structure would be visible from public viewpoints. The building would be constructed adjacent to existing built areas and would not encroach upon open spaces. There are concerns regarding the noise from this element of the proposal. Noise has also been raised as a concern by the EHO, as set out below.

7. *Temporary and enabling works to facilitate construction and continued / uninterrupted operation of the Treatment Plant site*

The applicant states that these are set out in Section 1.8 of the Planning Statement (prepared by Ryan Hanley). However, this is not apparent, and the applicant is requested to submit a schedule of these works via **additional information**.

The report submitted by the applicant concludes:

"Landscape Impacts and Effects

The magnitude of change of the Landscape Character is considered low (in its immediate environs) to Negligible in the wider Liffey Valley landscape. The landscape sensitivities range from Medium to high resulting in a landscape effect of Moderate and Adverse Importance. However this effect is primarily visual and very localised... The land use is already established and similar structures are present in the WTP site".

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Visual Impacts and Effects

Three viewpoints were assessed representative of this localised landscape change.

Viewpoint 1 from the Leixlip Road experiences an effect of Moderate and Neutral importance reflecting the fact that the current view is not of a high quality.

Viewpoint 3 at the entrance to the Leixlip Hydro Station also experiences an effect of Moderate and Neutral Importance for similar reasons and also due to the mitigating effect of the proposed architectural screening simplifying the form and design language of the industrial structures.

Viewpoint 2 has been analysed in some depth and reflects a sequence of views from north of the river, across Leixlip Bridge to the Salmon Leap Inn. It illustrates a change in visibility and therefore effect from Important and Adverse to Low Importance and Neutral and then no change. This reflects the typical movement experienced (by vehicles and pedestrians) along a road corridor albeit in a highly scenic and recognised location and corridor.

Mitigation in the form of architectural screening has not reduced the visibility of the proposed development, however it has altered them ore industrial language and character of the silos (now enclosed), to a more neutral, simple and acceptable form, where visible as a backdrop in the generally scenic composition of the pub, bridge and river landscape”.

In terms of landscape character, it is noted from the Landscape Character Assessment for South Dublin (Minogue and Associates with Aegis Archaeology, Michael Cregan and Geoscience Ltd), 2015, that the area is characterised as ‘Urban’ and is not included within the ‘Liffey Valley’ landscape character area. It is however, adjacent to it and the introduction of significant structures, whilst not changing the overall landscape impact, has an impact on the character of the immediate area.

VP1 – The Protected Structure (Salmon Leap Inn) is visible within this area. However, it is noted that other industrial structures are also highly visible. The Planning Authority are of the opinion that the proposed development would not have a significant impact from this view.

VP2 – The Planning Authority concurs that the mitigation has not altered the visibility of the structures, however, it is still considered to have a significant industrial appearance, in a sensitive context.

VP3 – Whilst not as sensitive as VP3, VP2 is less industrial than VP1, with lower buildings similar to agricultural sheds. Additional screening would be beneficial in this area.

The applicant has not provided sufficient details of the visual impact regarding the some features proposed, as has focussed on the structure to the rear of the Salmon Leap Inn. The applicant should be requested to submit revised proposals that comprise elements that mitigate the visual

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impact that each of the structures may have. **ADDITIONAL INFORMATION.** The applicant's response to the Additional Information request should include additional photomontages.

It is noted that a single contiguous elevation has been provided. The applicant should be requested to submit further contiguous elevations via **additional information**. This should include side and rear contiguous elevations.

Impact on the Salmon Leap Protected Structure

The Planning Authority had discussions with Irish Water representatives 28th July 2021. At this meeting the visual aspect of the proposed two-silos to be located above and behind the Salmon Leap public house, a Protected Structure (Salmon Leap Public House, RPS Ref. 009), was discussed. The Planning Authority requested that these structures, due to their immense visual impact should be either 'greened' through the provision of a green wall and if this was not practical for the proposed use, that the materials proposed for the structure (or a curtain wall) should reflect the contextual cues of the immediate area. The Planning Authority suggested the use of stone and wrought iron, which are found on the Salmon Leap Bridge. The applicant has included three options but has proposed Option 3 which comprises '*a perforated metal architectural screen*', which would encase the storage silos.

The Architectural Conservation Officer (ACO) has stated that '*the insertion of the 2 no. storage silos at this location is an unfortunate consequence of the proposed development, however the Waste Treatment is an established use on the adjoining site and the proposed works are required as part of essential upgrade works*' and concludes '*it is considered that final detail of the design and size of the perforations should be submitted for agreement and approval by the undersigned. A sample of the material and finish should be provided along with images of the final design elements.*'

The Planning Authority is of the opinion that the proposed development would have a significant impact on the visual amenity of the area, especially viewed from Salmon Leap Bridge. It is noted from Section 1.7 (1) of the planning statement that the location of the building is fixed. It is, therefore, considered that the only matter which can be influenced is the visual appearance. Having regard to the initial discussion that took place with Irish Water, the issues raised by the ACO and that additional information is being sought for other issues, that the applicant should be requested to reconsider the proposed materials and curtaining of the two silos and seek to incorporate contextual cues from the area, specifically the use of stone and wrought iron should be the primary consideration. The re-design of each of these structures/curtain wall of these structures should incorporate stone and wrought iron. Revised photomontages to be submitted.

Additional Information.

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Environmental Health

The EHO has stated

In Summary, in relation to design, the following Additional Information is required:

1. The proposed two-silos to be located above and behind the Salmon Leap public house, a Protected Structure (Salmon Leap Public House, RPS Ref. 009) should be redesigned and be constructed of/curtain wall to be constructed of stone and wrought iron to complement the Salmon Leap bridge.
2. It is noted that the *Sulphuric Acid Storage and Dosing Facility Building* has not been included within the visual assessment presented in the photomontages. Provide details of the impact from public viewpoints only.
3. Mitigation measures should be submitted to reduce the visual impact of the *Lime Storage & Dosing Facility Building*.
4. The proposed *reconfiguration and repurposing for use as a De-Alkalisiation Plant of existing (disused) High-Lift Pump Hall*:
 - a. has not been fully detailed in the documentation/drawings submitted. It is located within the old/northern Treatment Plant Building. The applicant is requested to indicate the location of this and provide plans and elevations. If this is included within already approved plans, then the area should be clearly delineated.
 - b. the use of the structure is changing to become a de-alkalisation plan. The Planning Authority require further details to understand how the use will be operated and the potential environmental impact that it may have: volume of materials, how the materials enter/exist the building, details of the processes should be submitted.
5. The *temporary and enabling works to facilitate construction and continued / uninterrupted operation of the Treatment Plant site* have not been clearly scheduled or detailed. The applicant is requested to submit a schedule of these works
6. *Demolition of existing workshop and (defunct) Activated Carbon Building* no plans or elevations have been provided for the structures to be demolished
7. *Contiguous elevations* It is noted that contiguous elevations have been provided along the principal elevations to north and west. The applicant is requested to submit further contiguous elevations. This should include side and rear contiguous elevations.

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“The proposed development is quite substantial and proposes to expand and intensify the existing water treatment plant. Whilst this is likely to have an overall positive impact by providing greater capacity to treat water this intensification could generate a higher noise output to the area.

The components outlined below have the potential to increase the noise output:

- *Construction of a new dosing facility up to 8.7metres height*
- *Construction of a second dosing facility up to 11 metres in height*
- *Repurposing of disused high lift pump*

The main concerns from Environmental Health relate to noise from the proposed structure and its potential impact on the residential property located directly across the street. There is a residential dwelling situated on the R148 road across from the Salmon Leap Inn. The newly proposed lime dosing facility is within 50 metres from this residential receiver and therefore it is important to ensure that this proposal will generate a noise impact on this location.

The Environmental Health Department note that under section 3.15 of the planning report submitted by Irish Water the report makes a brief reference to noise. It states that Noise emissions will not ‘materially alter’ from the existing pattern. However the report fails to provide any further detail with regard to the proposed noise impact.

Given the close proximity of the new proposed plant to the existing residential receiver the Environmental Health Department require an acoustic assessment to be carried out”.

Additional information is requested.

Roads

The Roads Department has requested Additional Information and the report states:

1. “Traffic and Transport Assessment (TTA)

“In terms of traffic arising from the proposed development the applicant submitted planning report state that no material change to the existing pattern of activity would arise. Staff movements would not be anticipated to alter as a result of the proposed development, with existing workplace patterns remaining largely as existing, i.e., no additional employment is envisaged on site.

1. Access

The applicant has proposed existing accesses one at R-148 beside ESB grid station of the proposed development and second existing access is at Cooldrinagh Lane to the south east of the proposed development and a third access for the proposed development is at the north of the water treatment plant beside river Liffey.

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a. Fire Tender and Bin Collection Access

Swept path analysis has been submitted which demonstrates that an HGV can access and egress the development from all existing excesses.

2. Car Parking:

No details have been provided in relation to proposed and existing no. car parking spaces at the proposed development.

a. The maximum car parking standards are set out below:

please refer to SDCC car parking spaces standards (Table 11.23: Maximum Car Parking Rates).

b. EV Parking

No details have been provided in relation to proposed EV charging parking spaces at the proposed at the proposed car parking, 10% of the total no. vehicular parking spaces to be equipped with electrical charging points.

c. Mobility Impaired parking

No details have been provided in relation to proposed Mobility impaired parking. The applicant shall provide a 5% of the total no. vehicular parking spaces for mobility impaired users.

3. Bicycle Parking:

The application did not include any details on bicycle parking spaces. The applicant shall provide details on bicycle parking spaces for the proposed development. please refer to SDCC bicycle parking spaces standards (Table 11.22: Minimum Bicycle Parking Rates)

4. Pedestrian Permeability:

No details of proposed road or footpath build-ups have been provided. A dimensioned drawing should be submitted which shows the proposed dimensions of footpaths, parking bays, roads and entrance widths. In addition, a swept path analysis should be submitted which shows that a standard large car can access and egress the perpendicular parking spaces to be provided.

5. Bin Collection:

The applicant state that waste collections would not materially alter as a result of the proposed development, with exiting arrangements remaining as existing.

6. Public Lighting:

No site lighting design has been submitted with this application. Prior to commencement of the development a developed site lighting design shall be submitted and agreed in writing with South Dublin County Council Lighting Department. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department".

Additional information has been requested.

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Services and Drainage

Irish Water has raised no objections, subject to conditions. Water Services has requested **additional information** regarding SuDS, surface water attenuation calculations.

Aviation Safety

The file was referred to the Irish Aviation Authority. No comments were received.

11.6.6(iii) states:

“Generally, development will be acceptable in this zone, subject to the development having an OD height below the height restriction of the Inner Horizontal Surface (generally 45 metres above the elevation datum of the Aerodrome). In general, this will be applicable to development above the prevalent building height (based on OD) of the area. The Inner Horizontal Surface of Casement is 86.6 metres OD and Weston is 91.3 metres OD. Similar to development within the Outer Approach Surface, the applicant should demonstrate that the proposed development is not an obstacle to the Aerodrome airspace. The applicant shall be required to detail the OD height of the proposed development, in the context of the relevant Aerodrome”.

IE9 Objective 3 is: *“To prohibit and restrict development in the environs of Weston Aerodrome in the following ways:*

...

b). By applying height restrictions to development in the environs of the Aerodrome.

...”.

The elevations provided indicate that the buildings would be significantly below 91.3 OD

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022,
- the sensitivities of the site and its proximity to the River Liffey, Protected Structures, National Monuments and the potential for seepage into the river which reaches Dublin Bay,
- the established character of the area, and
- the scale, design and standard of the proposed development,

it is considered that **Additional Information** is required to ensure that the proposed development would be in compliance with Council policy, would provide be in accordance with the proper planning and sustainable development of the area.

Recommendation

Request Further information.

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Further Information

Further information was requested on 29 October 2021

Further information was received on 1 February 2022

Consultations:

Water Services: No objection, subject to conditions.

Irish Water: No objection, subject to conditions.

Roads: No objection, subject to conditions.

Item 1:

The applicant is requested to:

(1) Clarify and provide further detail on the following matters, raised in the Appropriate Assessment Screening Report:

(a) Section 3 (8) of the report states 'the following temporary works are envisaged...the silos are to be placed in a depressed bund, approximately 1m below existing ground level, in order to reduce the visual impact of the height of the structures; this will be investigated through the detailed design of the project'. The Planning Authority are concerned that the screening has been carried out using information that may not represent the final design of the project. Furthermore, it is unclear if a scenario of leakages occurring or a catastrophic event taking place has been taken into consideration. The likelihood of damage that may occur to the River Liffey and the receiving environment and potential impact on Natura 2000 sites at Dublin Bay and residential amenity should form part of the screening process.

(b) The potential of the River Liffey flooding and the implications of chemicals materials leeching into the river and ground.

(c) Undergrounding pipeline - It is unclear what measures are to be in place to prevent failure in pipes and the possible negative impact on the environment.

(d) The report suggests sub-optimal surveys were carried out in February 2021. The Planning Authority request a more recent survey at an appropriate time. Although it is not ideal, an ecological walkover in December is preferred to a survey carried out in February due to the stages in plant growth.

(e) Section 3.2 – Proposed Design Compartmentalised building – The structure contains tankage within bunds for the storage of 96% sulphuric acid. Delivery of the acid will take place by trucks. It is unclear what safeguards will be in place for any potential spillage or catastrophic event.

(f) Construction of an acid dosing chamber on the existing 1,400 raw water supply. It is unclear what safeguards will be in place for any potential spillage or catastrophic event.

(g) Relocation of key pipework infrastructure to the front of the control building at Old Leixlip WTP and construction of ancillary chambers. It is unclear what safeguards will be in place for any potential spillage or catastrophic event.

The applicant is requested to liaise with the Heritage Officer and Inland Fisheries prior to responding to all items raised in Item 1.

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(2) Clarify the following:

(a) Whether it is possible for the facility to be monitored using an online pH probe with automatic shut down when the pH deviates from an acceptable range.

(b) The application states that de-watering from excavations will be via siltation boxes and silt bags before discharging to the local sewer network. The applicant is requested to set out further details of the surface and foul network. The applicant is requested to note that any discharge to surface water and the River Liffey must comply with Surface Water Regulations 2009.

Applicant's Response:

1(a) Revised AA screening provides further details and clarification of proposed works and details design standards re: health and safety – all standard at water treatments plants across Ireland. These ensure leakage and catastrophic events do not occur. The final design is assessed in the AA, which states that the development as proposed would not impact on any site within the Natura 2000 network.

(b) Flood Risk Assessment carried out – flood zone C. No potential for chemical material to leech.

(c) Pipelines will be double contained dosing pipelines.

(d) Walkover undertaken 14 December 2021 – confirmed no invasive species. Some proposed works located adjacent to amenity grassland – no signs of mammal activity. Areas to be reinstated in accordance with Irish Water BAP.

(e) For deliveries, the concrete apron will have a contained drainage arrangement and will direct spillages to a dedicated corrosion resistant collection tank, isolated from the environment and sufficiently sized to take full volume of delivery tanker.

(f) lines will be double contained. Dosing pumps mounted on a separate bunded area.

(g) Precise details to be set out in CEMP. No chemicals pass through these pipes, hence no issue of spillage or catastrophic event. No particular sensitivity to the local environment or protected sites. The pipes need to be upgraded

The applicant has liaised directly with the Planning Authority in relation to the above and agreed the scope of revisions / update to the Screening Assessment, as reflected in the enclosed document.

2(a) pH monitoring will occur. This is an important process. Mitigation measures set out in the event of spillage.

(b) No dewatering will be discharged to surface water and the River Liffey.

Assessment:

Point 1a: Use of the final design in the AA is welcomed. Noted that there is no potential to impact River Liffey.

Points 1b, c: Noted there will not be impacts.

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Point 1d: Results have been provided but survey has not. This should be secured via condition.
Points 1e, f, g: the response of the applicant is considered to be acceptable.
Point 2: Clarification of operation noted.

The applicant has addressed each of the specific concerns of the Planning Authority and has provided more detail in each instance. It is noted that the submitted Appropriate Assessment Screening Report has utilised the Source- Pathway – Receptor model and has set out that the subject site is not located within, nor is it connected to any designated sites. Furthermore, the applicant has confirmed that no specific mitigation measures are required to reach the conclusion that the development as proposed would not impact any designated sites within the Natura 2000 network. This is considered acceptable.

Item 2:

(1) The applicant has set out a rationale within the EIA Screening Report why an EIAR is not required for the development. However, additional information is required to enable the screening out of the need for an EIAR for this proposed development. In particular, it is not clear if the proposed works will result in an increase in capacity at the site or if it will increase in size greater than 25% or an amount equal to 50% of the appropriate threshold. The applicant is requested to clearly lay out what is being proposed on the site and what its purpose is and if it will increase in size greater than 25% or an amount equal to 50% of the appropriate threshold. If it does increase the size or amount an EIAR should be submitted.

(2) The applicant is also requested to clarify the following matters, set out in the EIAR Screening:

(a) Environmental Impact Assessment Screening Report – Archaeology

The Archaeological Section of the Environmental Impact Assessment Screening Report was prepared by Ryan Hanley Consulting Engineers. The following issues arise:

i. Text, similar to that stated in the Appropriate Assessment Screening Report, prepared by Ryan Hanley Consulting Engineers, is included in Section 2.3(8) of this report and states ‘the following temporary works are envisaged...the silos are to be placed in a depressed bund, approximately 1m below existing ground level, in order to reduce the visual impact of the height of the structures; this will be investigated through the detailed design of the project’. The Planning Authority request that all screening should take place on the detailed design.

ii. Archaeology, specifically relating to the 195m pipeline. This pipeline, it is stated, has ‘the potential to have a permanent, direct, negative impact on previously unrecorded archaeology across the western side of the general site within an area of high archaeological potential’. Section 6 Site Investigations states ‘a programme of advance site investigations may be undertaken to inform the detailed design of the proposed development’. The Planning Authority request that all screening should take place on a proposed detailed design. Furthermore, alternative routes for this pipework should be investigated and relocated as far away from the two recorded monuments as possible. An existing roadway is located to the west of the

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boundary, this should be investigated for a possible conduit of the piping as the ground at this location has already been disturbed.

iii. The conclusions in this report states that the landscape is an 'area of high archaeological sensitivity as attested by the numerous archaeological finds, features and deposits encountered over previous development-led excavations'...the majority of the [subject site(s)] have been subject to intensive archaeological investigations in advance of various construction phases...the proposed acid storage building and dosing facility...are to be located in a greenfield area...this area has been substantially altered and disturbed...as indicated in previous planning applications...where dosing lines are proposed, as indicated in [sic] Figure 1, Figure 2 & Figure 5...there remains moderate archaeological potential given the density of previously recorded archaeology in the immediate area...Although there is anecdotal evidence of an existing pipeline...which might indicate this area has been previously disturbed, this has yet to be confirmed. The Planning Authority is concerned that insufficient detail and investigations have been carried out and submitted with this application for an informed decision to be taken. The proposed final design should be based on a programme of advance site investigations which should clearly inform the detailed design of the proposed development. The applicant is requested to address this.

(3) Archaeology: Having regard to the potential for rich archaeology on this site and in proximity to the site(s) of the proposed development the Planning Authority requests that the applicant contact the NMS and submit documentation to indicate this has taken place. Appropriate mitigation measures, as agreed with the NMS, should be detailed in the Additional Information response.

Applicant's Response:

1) the purpose of the proposal is not to expand the capacity, but improve the treatment process. There will be no increase in water abstraction. The 25% reference is not applicable to this type of development. Notwithstanding this, it will not be breached. For the 50% reference, there is also no 'threshold' applicable, hence test is moot, however this will also not be breached. Legislative background detailed. Class 13 only applies to Annex I and Annex II projects. The proposed development is not Annex I or II. EIA is therefore not proposed.

2(2)(i) the EIAR screening report has been carried out using the final design. The above reference to investigations is not relevant and does not affect the veracity of the Screening Report.

(ii) Addendum to AIA provided. Alternative routes have been investigated however there are no appropriate routes. Roads are outside control of applicant. The completion of the project is subject to strict deadline (imposed by EPA).

(iii) AIA addendum provided. There is definitive evidence of an existing pipeline in this area, the ground is disturbed. Original excavator Archaeology report provides evidence also. Notification has been submitted to NMS, who will advise whether monitoring or advance works is required. Condition could be imposed in event of grant.

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Assessment:

The Planning Authority is satisfied that EIAR is not required. A condition regarding archaeology should be applied in this instance.

Item 3:

In accordance with Section 11.2.0 of the Development Plan 2016 - 2022: 'All medium to large scale development proposals (10 dwellings and above and/or commercial, retail or community developments of 1,000sq.metres and above, or as otherwise required), shall be accompanied by a Design Statement. The Design Statement should consist of:

- A Site Analysis
- A Concept Plan and/or Masterplan
- A statement based on the design criteria set out in the relevant National Planning Guidance documents listed in Section 11.2.0 and/or tables 11.17 and 11.18 as outlined below.
- A statement or Quality Audit addressing street design as outlined within the Design Manual for Urban Roads and Streets'.

The applicant is requested to provide a revised design statement, in accordance with the requirements of the CDP.

Applicant's response:

A design statement was provided as part of the original submission. Development is unique and guidelines not relevant. The submitted design statement, planning statement and LVIA together set out the rationale for the proposal. Alternatives and mitigation are detailed. No roads or streets are proposed.

Assessment:

The Planning Authority's notes the type of development and the resultant detail in the Design Statement.

Item 4:

(1) The Planning Authority had discussions with Irish Water representatives 28th July 2021. At this meeting the visual aspect of the proposed two-silos to be located above and behind the Salmon Leap Public House, a Protected Structure (Salmon Leap Public House, RPS Ref. 009), was discussed. The Planning Authority requested that these structures, due to their immense visual impact in proximity to a Protected Structure and highly visible site should be either 'greened' through the provision of a green wall and if this was not practical for the proposed use, that the materials proposed for the structure (or a curtain wall) should reflect the contextual cues of the immediate area. The Planning Authority suggested the use of stone and wrought iron, which are found on the Salmon Leap Bridge. The applicant has included three options but has proposed Option 3 which comprises 'a perforated metal architectural screen', which would encase the storage silos. The Planning Authority is of the opinion that the proposed development would have a significant adverse impact on the visual amenity of the area, especially viewed from Salmon Leap Bridge.

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It is noted from Section 1.7 (1) of the planning statement that the location of the building is fixed. It is, therefore, considered that the only matter which can be influenced is the visual appearance. Having regard to the initial discussion that took place with Irish Water and the issues raised by the Architectural Conservation Officer that the applicant is requested to submit a redesign of the structures/curtaining of the two silos, which incorporate contextual cues from the area, specifically the use of stone and wrought iron found at the Salmon Leap Bridge. Revised photomontages to be submitted.

(2) It is noted that the Sulphuric Acid Storage and Dosing Facility Building has not been included within the visual assessment presented in the photomontages. Provide details of the impact from public viewpoints only.

(3) Mitigation measures should be submitted to reduce the visual impact of the Lime Storage & Dosing Facility Building.

(4) The proposed reconfiguration and repurposing for use as a De-Alkalisation Plant of existing (disused) High-Lift Pump Hall:

(a) has not been fully detailed in the documentation/drawings submitted. It is located within the old/northern Treatment Plant Building. The applicant is requested to indicate the location of this and provide plans and elevations. If this is included within already approved plans, then the area should be clearly delineated.

(b) the use of the structure is changing to become a de-alkalisation plant. The Planning Authority require further details to understand how the use will be operated and the potential environmental impact that it may have: volume of materials, how the materials enter/exist the building, details of the processes should be submitted.

(5) The temporary and enabling works to facilitate construction and continued / uninterrupted operation of the Treatment Plant site have not been clearly scheduled or detailed. The applicant is requested to submit a schedule of these works

(6) Demolition of existing workshop and (defunct) Activated Carbon Building no plans or elevations have been provided for the structures to be demolished

(7) Contiguous elevations It is noted that contiguous elevations have been provided along the principal elevations to north and west. The applicant is requested to submit further contiguous elevations. This should include side and rear contiguous elevations.

Applicant's response:

Noted in the planning report that consideration was given to a landmark type structure. This approach was not favoured (including the stone and wrought iron). Preference given to less prominent options. Stone and wrought iron would be more prominent. While the materials match the bridge the scale and massing would be incongruous. The proposed materials are acceptable given the prevailing character of the existing WTP. The silos cannot be amended in scale. 'Green screens' are inappropriate within a facility producing food-grade drinking water, due to risk of attracting birds, insects and other vermin and could result in contamination. The Conservation Officer notes the plant is an established use. The final detail and design should be submitted for approval via condition. Our opinion is that the proposed solution is the best.

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2) *the LVIA was based on a scoping exercise and only most sensitive views taken. Sulphuric Acid Building will be viewed in context of existing plant and will not be out of context. It has therefore been excluded.*

3) *The submitted scheme is appropriate.*

4) *location of de-alkalisation plant clarified as being within High-lift pump hall. No material change of use is taking place and permission is not being sought for change of use. The storage tanks will be bunded to contain 110% of their volume. Salt will be delivered as solid. Design standards mitigate against potential impacts.*

5) *the following temporary works:*

- *sheet piling and bracing of the Lime Building area*
- *works compound*
- *temporary heras type security fencing*
- *temporary traffic management plan*
- *trench boxes*
- *spoil removed*

A CEMP would be provided. At all times one of Leixlip's WTP will remain functional. Irish water and the construction team have extensive experience in completing upgrades.

6) *details provided on 1118-RHL-LP2-XX-DR-PL-005. Floorplans not required in accordance with regulations.*

7) *submitted contiguous elevations meet the requirements of the regulations, as they are taken from public viewpoints. No further elevations / photomontages have been provided.*

Assessment:

Points 1, 2 and 3: The Planning Authority note that the form of development is unique and does not expect it to meet the same requirements of a housing development. Nevertheless, the Planning Authority had concerns regarding the visual impact of the proposal. No further viewpoints / photomontages have been provided, nor has the design of the proposal changed. The applicant cites a planning decision from 2010, with regards not providing details of the visual impact of the Sulphuric Acid building. This was some time ago and the area may have undergone significant changes in this time. Notwithstanding this, on balance it is considered that the Sulphuric Acid building is in a less prominent location. With regards to the structure adjacent to the Salmon Leap, it is noted that 'greening' is cited as impractical due to the potential to attract birds etc to the structure. The Planning Authority notes the response of the applicant. The comments of the Architectural Conservation Officer on the screening design are noted and the Planning Authority considers that the impact of the proposed development is acceptable in this instance, subject to details of the screening being agreed with the Planning Authority.

Point 4: location of de-alkalisation plant noted. Noted that there would be no material change in use. Some details of the volume of materials as well as safety measures have been provided. This is considered acceptable.

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Point 5: Schedule of works noted. A condition is recommended restricting temporary works to the measures as set out.

Point 6: comments regarding plans noted.

Point 7: it is noted that the most prominent elevations have been provided. Whilst it would be preferable to have more views, this is considered acceptable.

Item 5:

(1) The Planning Authority seeks the following information:

- a. The volume of storage of sulphuric acid
- b. The volume of storage lime
- c. Details of the processes of de-alkalisation
- d. Environmental protections provided for each of the above.

(2) It is noted that there are features indicated on the plans that lie outside the redline. If this is the case, then a revised Site Layout Plan which clearly shows all proposed works within the red line boundary should be provided for full assessment, and if deemed to be significant the application should be readvertised.

*The applicant may wish to investigate the possibility that the associated network of underground pipelines/connections (or part thereof) may potentially be exempted development. If so, this should be clarified and stated under which section of the Primary or Secondary legislation it may be deemed exempted development.

(3) A bat survey of the proposed existing workshop and (defunct) Activated Carbon Building, which is to be demolished.

(4) The following plans, elevations and photomontages are requested:

- i. elevations / plans for structures to be demolished
- ii. details / location of the De-Alkalisation Plant of existing (disused) High-Lift Pump Hall
- iii. full contiguous elevations, including side and rear contiguous.
- iv. revised screening of the Lime Storage & Dosing Facility Building and silos. The Planning Authority has significant concerns regarding the visual impact of the proposal and the applicant is requested to reconsider the materials used in the screen. This should be redesigned and be constructed of/curtain wall to be constructed of stone and wrought iron to complement the Salmon Leap bridge. Revised plans and photomontages should be provided indicating any changes.

v. The applicant is requested to provide a revised photomontage to include the Sulphuric Acid Storage and Dosing Facility Building. Viewpoints should be publicly accessible.

(5) The applicant is requested to provide a schedule of temporary and enabling works to facilitate construction and continued/uninterrupted operation of the Treatment Plant site.

Applicant's response:

Details of volumes provide in S1.4 of the submitted report. 350m³ of lime, volume of sulphuric acid not stated – 36m³ given as capacity of storage tank for spillage from deliveries. The de-alkalisation process is a common process used across Ireland treating high alkalinity raw waters. The sulphuric acid building will provide this function, providing the facility to sulphuric

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dose. It is then necessary to increase the pH of the treated water prior to distribution, to comply with the drinking water regulations. Lime dosing facility will enable pH correction. Environmental protection measures set out.

2. No works proposed outside redline. Revised plans were provided indicating a difference between vehicle routes and dosing line routes. All elements of surface water connection points are now indicated. Surface water design has not altered. No physical changes in the design save a short section of surface water from the acid building to manhole S_13.

The redline has been updated to include minor elements previously excluded and otherwise to reflect the relocated lime dosing line position.

3. bat survey undertaken 14 December 2021. No evidence of bats.

4. see response to 4(6), 4(4)(a), 4(7), 4(1) and 4(2). No changes are proposed to design. Additional information provided where relevant.

Assessment:

Point 1: Measures noted.

Point 2: No development is proposed outside the redline. Redline has been amended to include minor elements previously excluded.

Point 3: Results of the survey stated but full survey details not provided. A condition is recommended to secure this.

Point 4 and 5: these matters have been addressed elsewhere in the AI response and conditions are recommended in relation to design/materials.

Item 6:

The applicant is requested to provide an acoustic assessment undertaken by a suitably qualified acoustic consultant describing and assessing the impact of noise emissions from the proposed alterations to include the accumulative noise impact from existing on-site activities. The investigation must include, but not be necessarily limited to, the following:

(a) The identification of any neighbouring noise sensitive receivers who may be potentially impacted by the proposal

(b) The identification of all operations conducted onsite as part of the development proposal that are likely to give rise to a public nuisance for the neighbouring noise sensitive receivers.

(c) Distances between the development and the nearest noise sensitive receiver and the predicted level of noise (L_{Aeq}, 15min) from any development activities when assessed at the boundary of that receiver.

(d) An assessment of the existing background (L_{A90},15 min) and ambient (L_{Aeq},15 Min) acoustic environment at the receiver locations representative of the time periods that any noise impacts may occur. NOTE: For the purposes of the assessment background noise includes noise of the surrounding environment excluding all noise sources currently located on-site.

(e) A statement outlining any recommended acoustic control measures that should be incorporated into the development to ensure the use will not create adverse noise impacts on the occupiers of any neighbouring noise sensitive properties

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Applicant's response:

6(a). acoustic assessment has not been carried out. Works will not alter external noise of the complex. Processes are internalised within buildings and relatively inconsequential in scale. Construction noise would be managed by CTMP.

(b) the operational noise of the works once complete will not have any additional impact beyond current operational noise on site Condition recommended.

(c) See response to (a) and (b)

(d) See response to (a) and (b)

(e) where possible, air compressors and motors are housed within insulated kiosks and low noise equipment selected, along with the use of vibration isolation mounts if necessary. Site is existing WTP and works will not materially alter the noise.

Assessment:

The applicant has not provided an acoustic assessment. The applicant has stated that there will be no material impact in terms of noise. The EHO has reviewed the submission and has no objections, subject to conditions.

Item 7:

The applicant is requested to provide:

(1) A dimensioned drawing should be submitted which shows the proposed dimensions of footpaths, parking bays, roads and entrance widths. In addition, the applicant is requested to submit a swept path analysis which shows that a standard large car can access and egress the perpendicular parking spaces.

(2) a revised layout, showing a detailed design of all vehicular access points, including a visibility splay in both directions for vehicles exiting the proposed development.

(3) details on existing and proposed car parking spaces for the proposed development. Please refer to SDCC Car parking spaces standards (Table 11.23: Maximum Car Parking Rates).

(4) details on bicycle parking spaces for the proposed development. please refer to SDCC bicycle parking spaces standards (Table 11.22: Minimum Bicycle Parking Rates).

Applicant's Response:

(1) carriageway generally in excess of 6m. No need for swept path. There will be no additional employment.

(2) no change in pattern of delivery and personnel

(3) no change in employment. No appropriate CDP parking standard

(4) no additional employment and no requirement for further cycle parking.

Assessment:

The Roads Department has raised no objections.

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Item 8:

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development.

The applicant is requested to submit:

(1) a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

Examples of SuDS include

- Green Roofs, Blue Roofs
- Rain Gardens, Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Grass paving, Grasscrete
- Porous Asphalt
- Rain Water butts.
- Other such SuDS

There is no surface water attenuation proposed for the development.

(2) a report showing surface water attenuation calculations for proposed development. Include site area and areas of different surface types and their respective run off coefficients.

(3) a drawing showing surface water layout for proposed development and show what surface water attenuation is proposed. If SuDS does not provide enough surface water attenuation then an arched type attenuation system can be used to attenuate surface water for proposed development.

Applicant's response:

(1) no tangible increase in hardstanding and surface water attenuation is not required. Drainage will utilise existing attenuation pond. No SuDS proposed.

(2) calculations provided on drawings

(3) drawings provided

Assessment:

The Water Services Department and Irish Water have raised no objections, subject to conditions.

Item 9:

No site lighting design has been submitted with this application. The applicant is requested to submit a site lighting design.

Applicant's response:

The proposed development will not expand the active envelope and no expansion of existing is required. Limited additional lighting at acid plant – directional lights with limited overspill with sensor activation. Mounted external lighting will replace existing on buildings to be demolished.

Assessment:

A condition regarding lighting is recommended.

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Other Considerations

Development Contributions

Water Treatment Plant – 656sq.m

Demolition – 148sq.m

SEA Monitoring Information

Building Use Type Proposed

Floor Area (sq. m.) 656

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.65

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, the established character of the area and the nature and scale of the proposed development, it is considered that, subject to the conditions set out below, the proposed development would be in accordance with the national and regional policy and the SDCC Development Plan and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 1 February 2022, save as may be required by the other conditions attached hereto.

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REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

2. Amendments

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Further detail of the design of the Lime dosing building / silos. This shall include the design and size of the perforations on the associated perforated architectural screening. Images of the final design elements shall be provided and samples if relevant.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

3. Further Development.

No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennae or equipment, unless authorised by a further grant of planning permission.

REASON: To protect the visual amenities of the area.

4. Ecology/Retention of Ecologist

Prior to the commencement of development, the applicant shall submit full details of the Ecological Walkover Survey and Bat Survey undertaken on 14 December 2021. The developer shall retain the services of a qualified ecologist for the duration of the development. The consultant / Irish Water biodiversity officer shall ensure that any measures recommended in the Ecological and Bat Survey are implemented in full.

REASON: In the interest of the protection and enhancement of biodiversity and green infrastructure.

5. Archaeology

Prior to the commencement of development, the applicant shall advise the Planning Authority, in writing, of the National Monuments Service (NMS) response to the request made under Section 12 (3) of the National Monuments (Amendment) Act 1994. Should the response from NMS request monitoring and / or advance works, the submission to the Planning Authority should advise of these requirements, as well as providing detail to satisfy the requirements set out.

REASON: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

6. Environmental Health.

(1) No equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any work outside of these hours shall only be permitted following a written request to the

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Planning Authority and subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unwanted noise outside the hours stated above.

(2) Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.

(3) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

(4) Prior to commencement of the development the applicant is required to submit an Acoustic Verification report to South Dublin County Council. The report must confirm whether the development complies with Councils noise criteria relevant to this proposal: South Dublin County Council noise criteria

Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time.

(a) This Acoustic Verification report should comprise of noise monitoring data at any noise sensitive locations. It must include details of the overall noise output from the newly constructed development.

The report is to be prepared to the satisfaction of the Environmental Health Department and is to incorporate a clear statement certifying that the development or proposed use is fully capable of, complying with all the design criteria and operating within the requirements of the applicable acoustic and noise control conditions and criteria as set out within the planning consent.

(5) The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise or noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining premises or public place in the vicinity.

(6) During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

REASON: To protect the amenities of the area.

7. Flood Risk.

(1) All floor levels shall be a minimum of 500mm above the highest know flood level for the site.

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(2) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(3) All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(4) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interest of proper planning and sustainable development

8. Roads

(1) The proposed development shall make provision for the charging of electric vehicles. 100% of surface car parking spaces must be provided with electrical ducting and termination points to allow for the provision of future charging points, and 10% of surface car parking spaces for the proposed and existing development must be provided with electric vehicle charging points initially. Details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(2) Prior to commencement of development a developed Construction Traffic Management Plan shall be agreed with the Planning Authority.

(3) A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be agreed with the Planning Authority.

(4) Prior to commencement of development, the applicant shall submit a developed Construction and Demolition Waste Management Plan shall be agreed with the Planning Authority.

(5) Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department.

REASON: In the interests of sustainable transport and protection of the amenities of the area.

9. Inland Fisheries.

(a) The facility shall be monitored using an online pH probe with automatic shut down when the pH deviates from an acceptable range. Details of this shall be submitted to the Planning Authority prior to the commencement of development.

(b) Prior to the commencement of development, the applicant shall submit a detailed site specific Construction Environmental Management Plan (CEMP).

REASON: In the interests of protecting the environment.

10. Signage.

No advertising sign(s) or structure(s) (including any signs installed to be visible through

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windows), banners, canopies, flags, or other projecting elements shall be erected except those, which are exempted development, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON: In the interest of visual amenity, compliance with development plan policies and the proper planning and sustainable development of the area.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

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REG. REF. SD21A/0272

LOCATION: Leixlip Water Treatment Plant Site, Cooldrinagh & Backwestonpark lands,
Leixlip, Co. Dublin

Colm Harte

**Colm Harte,
Senior Executive Planner**

Eoin Burke

**Eoin Burke,
Senior Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 28/02/2022

Mick Mulhern

**Mick Mulhern, Director of Land Use,
Planning & Transportation**