

## An Bord Pleanála

### Planning and Development Acts 2000 - 2018

#### Notice of Planning Application to An Bord Pleanála in Respect of a Strategic Infrastructure Development

##### (A Proposed Wastewater Treatment Plant, Interceptor Sewers & associated Storm Water Overflows and Stormwater Storage Tank, Sea Outfall Pipelines, Upgrade to a Section of the Coastal Revetment)

In accordance with Section 37E of the Planning and Development Acts 2000 – 2018 (the Planning Acts), Irish Water gives notice of its intention to make an application for permission to An Bord Pleanála in relation to the following proposed development:

The proposed development will consist of the development of a new wastewater treatment plant (WwTP), interceptor sewers including storm water overflows (SWOs) and stormwater storage, sea outfall pipelines (long sea outfall and SWO at WwTP), and an upgrade to a section of the coastal revetment. The proposed development will be located in the townlands of Arklow, Tinahask Lower and Ferrybank in County Wicklow and will consist of the following principal elements:

Element of Proposed Development	Outline Description of Element of Proposed Development
Proposed Wastewater Treatment Plant (WwTP)	<ul style="list-style-type: none"><li>• Demolition and site clearance of existing structures on a ca. 2.9 hectare site - the 'Old Wallboard Site', Mill Road, in the townland of Ferrybank, Arklow, County Wicklow</li><li>• Development of a WwTP at the Old Wallboard Site, to provide for 36,000 Population Equivalent (PE) wastewater treatment capacity, with preliminary and secondary treatment processes, stormwater storage and storm water overflow (SWO), including <i>inter alia</i> the following:<ul style="list-style-type: none"><li>○ An Inlet Works Building (ca. 2448 sq m gross floor area (gfa)); the building will have a maximum height of ca. 16.5 m;</li><li>○ A Process Building (ca. 2576 sq m gfa), containing a number of photovoltaic (PV) panels on its roof and located at the southern end of the site. The building will have a maximum height of ca. 14.5m. Treated effluent flows will be discharged to the Irish Sea from the Process Building via a long sea outfall;</li><li>○ A Sludge Tank Enclosure (ca. 867 sq m gfa). The enclosure will have a maximum height of ca. 8.5m. An Odour Control Unit (OCU) will be located within the Sludge Tank Enclosure;</li><li>○ An Administration Building (ca. 174 sq m gfa), located at the site entrance on Mill Road. The building will have a maximum height of ca. 10.1m;</li><li>○ Provision of a ca. 3,150 m<sup>3</sup> stormwater holding tank within the Inlet Works Building of the proposed WwTP;</li></ul></li><li>• Provision of a storm water overflow (SWO) to discharge excess flows from the stormwater holding tank and to act as an emergency relief for excess storm flows in the sewered catchment, discharging</li></ul>

	<p>to the Irish Sea (through the toe of the revetment). The overflow will be screened and fitted with appropriate non-return valves;</p> <ul style="list-style-type: none"> <li>• 2 No. vent stacks at the Inlet Works Building and at the Process Building respectively, extending ca. 1m higher than the building structures (the overall height of the vent stacks would be ca. 17.5m (stack at Inlet Works Building) and ca. 15.5 m (stack at Process Building) respectively);</li> <li>• Vehicular and pedestrian access to the WwTP via a security gate from the existing entrance on Mill Road;</li> <li>• Landscaping and ancillary works including an area of ca. 0.34 hectares at the northern end of the site, between Mill Road and the coastal revetment which will become part of the public realm.</li> <li>• Boundary fence, ca. 2.1m high surrounding the site.</li> <li>• Provision of the following infrastructure to serve the WwTP: <ul style="list-style-type: none"> <li>○ ca. 20 car parking spaces;</li> <li>○ Loading bays;</li> <li>○ Internal circulation roads and associated hard standing;</li> <li>○ Site lighting;</li> <li>○ all ancillary connections to electricity, telecommunications and water supply networks and site drainage;</li> </ul> </li> <li>• Upgrade of a section of the coastal revetment over a distance of approximately 360m along the coastal side of the Old Wallboard site boundary. The revetment crest height will be ca. 7.5mOD and will have a crest width ranging from ca. 9m to 10.1m. The total revetment width (from landward toe to seaward toe) will be approximately 50m.</li> <li>• 1 No. temporary construction compound to be located within the Old Wallboard site including associated site works, access to public roads, associated 2.4m high boundary in the form of hoarding or fencing and associated ancillary staff facilities and parking.</li> </ul> <p>A wastewater discharge authorisation licence will be required for the proposed development in accordance with the requirements of the Waste Water Discharge (Authorisation) Regulations 2007, as amended.</p>
Proposed Outfall Pipelines	<ul style="list-style-type: none"> <li>• A long sea outfall extending ca. 930m in length from the site boundary, for treated effluent discharge, located north of the northern Arklow harbour pier, with associated diffusers (up to 6 no.) and appropriate aids to navigation. This outfall will cross under the upgraded coastal revetment and discharge into the Irish Sea;</li> <li>• Provision of a storm water overflow (SWO) as detailed under the WwTP above.</li> </ul>
Proposed Interceptor Sewers	<ul style="list-style-type: none"> <li>• Provision of approximately 1.1km of sewer on the southern side of the Avoca River between River Walk and South Quay (of which approximately 300m would be in the river channel). This involves open cut excavation along the land based sections on River Walk, an open cut excavation along the river based sections from River Walk to South Green along South Quay passing under Arklow Bridge (a</li> </ul>

	<p>protected structure: RPS A26)) and a tunnelled section from South Green to Harbour Road prior to crossing the Avoca River;</p> <ul style="list-style-type: none"><li>• Underpinning works to abutments and adjacent bridge pier at South Quay end of Arklow Bridge (a protected structure: RPS A26) to facilitate interceptor sewer construction through southernmost bridge arch;</li><li>• Lowering of the river bed under a second bridge arch at South Quay end of Arklow Bridge (a protected structure: RPS A26) by approximately 1m which will involve removal of the existing scour protection slab, the construction of a new scour protection slab at the new bed level, underpinning of the adjacent bridge piers and associated ancillary works;</li><li>• Provision of a storm water overflow (SWO) located at a new manhole chamber adjacent to South Quay/Harbour Road with a discharge point to the Avoca River Estuary. The overflow will be screened and fitted with appropriate non-return valves;</li><li>• Provision of approximately 120m of tunnelled sewer crossing under the Avoca River from the South Quay to Mill Road;</li><li>• Provision of approximately 800m of tunnelled sewer on the northern side of the Avoca River along North Quay and extending as far as the inlet works building in the WwTP;</li><li>• A temporary construction working area corridor, ranging in width from approximately 10-20m along the route of the proposed Interceptor Sewers, associated tunnel shafts and temporary works compounds. This temporary corridor also provides the contractor with flexibility for minor pipeline alignment changes within the planning boundary, if necessitated during the construction stage;</li><li>• A temporary road to the north of the WwTP site between Seaview Avenue and Mill Road, including associated site works and associated ca. 2.4 m high boundary in the form of hoarding or fencing;</li><li>• Diversion of flows from the existing sewer network along both the southern and northern sides of the river channel on completion of the new WwTP;</li><li>• Provision of manholes and service shafts along the route of the new interceptor sewers;</li><li>• Provision of 12 No. vent stacks along the length of the northern and southern interceptor sewers for ventilation at each of the tunnel shafts. The height of the vent stacks would be approximately 7.6m above ground level; and</li><li>• 1 No. temporary construction compound to be located on South Quay, including associated site works, access to public roads,</li></ul>
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	associated 2.4m high boundary in the form of hoarding or fencing and associated ancillary staff facilities and parking.
Proposed Storm Water Overflow and Stormwater Storage Tank	<p>Upgrade of the existing Storm Water Overflow (SWO), located in the north-east corner of ‘the Alps’, adjacent to River Walk and the Avoca River to include:</p> <ul style="list-style-type: none"> <li>• Provision of an online underground storage tank structure (approximately 400 m<sup>3</sup>);</li> <li>• Raising of existing ground profile by approximately 1m to accommodate the tank structure and landscaped to provide vehicular access;</li> <li>• Provision of a gabion retaining wall (approximately 40m in length and up to 1.8m in height) to the toe of existing embankment in the area between the tank and site access;</li> <li>• Diversion of existing foul sewers to enable construction of the proposed storage tank;</li> <li>• Provision of new manholes and associated pipeline to collect downstream flows from the new storage tank and existing sewer to connect to new interceptor sewer;</li> <li>• Existing concrete box culvert which discharges to the Avoca River to remain, provision of new overflow pipe with screen from storage tank to box culvert;</li> <li>• Installation of fence (ca. 2.4m high) to secure the storage tank and facilitate ongoing maintenance and operation;</li> <li>• Provision of new vehicular access to facilitate maintenance;</li> <li>• Provision of power supply/control panel (in a kiosk approximately 2m x 1m x 1.8m high); and</li> <li>• Installation of water supply hose reel (in kiosk approximately 1m x 1m x 1.5m high) to allow wash down of overflow screen/chamber floor within the storage tank.</li> </ul>
Ancillary Works	<ul style="list-style-type: none"> <li>• All associated and ancillary development relating to the WwTP, interceptor sewers, SWO and stormwater storage at the Alps and the outfall pipelines (long sea outfall and SWO), including works comprising or relating to permanent and temporary construction and excavation, abandonment of short sections of existing sewers (and infilling with concrete), site boundaries and landscape reinstatement works as well as all ancillary connections to electricity, telecommunications and water supply networks and site drainage;</li> </ul>

The following elements of the scheme will all take place within the townland of Ferrybank:

- Proposed Wastewater Treatment Plant (WwTP), proposed sea outfall pipelines (long sea outfall and SWO), upgrade to a section of the coastal revetment.

The proposed new interceptor sewers will extend across the following townlands in Arklow:

- Arklow, Tinahask Lower, Ferrybank.

The proposed Storm Water Overflow (SWO) and Stormwater Storage Tank at the Alps will be located in the townland of Arklow.

The following elements of the scheme will take place within the foreshore:

- Underpinning works at Arklow Bridge (a protected structure: RPS A26);
- Construction works in the Avoca River to construct the interceptor sewer and sheet pile walls (that would support the proposed Arklow flood Relief Scheme);
- Tunnelling works for the interceptor sewer under the Avoca River from the South to the North quays;
- Construction works to construct the long sea outfall in the Irish Sea;
- Construction works for the SWO and the upgraded revetment at the WwTP site; and
- Ancillary works in connection with the removal or abandonment of existing outfall pipes to the Avoca River.

Appropriate consents from the Department of Housing, Planning and Local Government, under the Foreshore Act, 1933, as amended, will be required for the works within the foreshore described above.

As provided for in Section 41 of the Planning Acts, planning permission is sought for a period of 10 years having regard to the nature and extent of the proposed development.

The planning application is accompanied by an Environmental Impact Assessment Report (EIAR) which complies with the EU (Planning and Development) (EIA) Regulations 2018 (S.I. 296 of 2018) (formerly referred to as an Environmental Impact Statement) and by a Natura Impact Statement (NIS).

The planning application and the Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours at the following locations:

- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1 from 20<sup>th</sup> September 2018 for a period of 7 weeks until 9<sup>th</sup> November 2018
- The Offices of Wicklow County Council, County Buildings, Whitegates, Wicklow Town, Co. Wicklow from 20<sup>th</sup> September 2018 until 9<sup>th</sup> November 2018

The application may also be viewed/ downloaded from 20<sup>th</sup> September 2018 on the following project website: [www.arklowwastewater.ie](http://www.arklowwastewater.ie) as well as on the following Department of Housing, Planning and Local Government EIA portal: <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1 during the above-mentioned period of 7 weeks, commencing 20<sup>th</sup> September 2018, relating to –

- i. the implications of the proposed development for proper planning and sustainable development,

- ii. the likely effects on the environment of the proposed development, if carried out; and
- iii. the likely effects on a European Site of the proposed development, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála (the Board) not later than 5.30p.m. on the 9<sup>th</sup> November 2018. Such submissions/observations must also include the following information:

- i. the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any,
- ii. the address to which any correspondence relating to the application should be sent,
- iii. the subject matter of the submission or observation, and
- iv. the reasons, considerations and arguments on which the submission or observation is based in full.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Board. Submissions may be made in electronic form if the Board consents. After receipt of the submission or observation the Board will acknowledge same in writing which will be in the same format as the submission or observation itself, unless otherwise agreed.

Once a submission or observation has been received, it is not possible to elaborate on them or to make any further submissions and any communication will not be considered by the Board (Article 217 of the Planning and Development Regulations 2001 - 2018 refers).

The Board may at its absolute discretion hold an oral hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website [www.pleanala.ie](http://www.pleanala.ie)).

The Board may in respect of an application for permission decide to -

- i. grant the permission, or
  - ii. make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or
  - iii. grant permission in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind),
- and any of the above decisions may be subject to or without conditions, or
- iv. decide to refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Tel. 01-8588100).

- A person may question the validity of any such decision by the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986) as amended, in accordance with Section 50 of the Planning Acts

- Practical information on the judicial review procedure can be accessed under the heading ‘Information Cases – Judicial Review of Planning Decisions’ on the Board’s website [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website [www.citizensinformation.ie](http://www.citizensinformation.ie)