

FINGAL COUNTY COUNCIL PLANNING REPORT

Initiation of procedure pursuant to Part XI of the Planning and Development Acts 2000-2010 and Part 8 of the Planning and Development Regulations 2001-2011

INTRODUCTION:

The Built Environment Section of the Planning and Strategic Infrastructure Department is the proposing Department for a development by Fingal County Council of an upgraded pumping station at Holywell in Swords.

HISTORY:

Planning History:-

F03A/0936: A residential development including local services centre, site for proposed primary school and open space. The site is bounded by the proposed link road from the N1 to the realigned Feltrim Road, to the north and the Melrose housing estate at Kinsealy, and M1 motorway at Drinan to the east. The lands comprise those contained within the Nevinstown A1 Residential Action Plan. The residential development provides for a total of 1188 residential units, comprising 546 houses and 642 apartments, of which there are 44 one bedroom, 754 two bedroom, 380 three bedroom and 10 four bedroom units ranging in height from two to two and a half and three storeys. The development comprises 1 local services centre (730.95 sq.m.), containing 1 creche, (423.95 sq.m.), 1 retail unit (113 sq.m.), 1 medical facility (97sq.m.) and a pharmacy (97 sq.m.) in a single building of one and a half storeys. Access to the development is from the existing main road through Airside Business Park to form a new distributor road, extending from the existing N1 to a proposed interchange at the M1 motorway. Pedestrian/cycle provisions will be incorporated alongside the proposed distributor road. An Environmental Impact Statement is being submitted with the planning application.

Decision:- Grant permission subject to conditions.

Applicant: Albany Homes Ltd.

Condition 24 states:-

That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular

i. Prior to the commencement of development the applicants shall submit for the written agreement of the Planning Authority

a) details of proposed pumping station including the rising main, to include measures to protect the pumping station from flooding

b) 12 hour storage; provisions for telemetry; screened overflows and provisions for overpumping; and variable flow pumps

ii. Prior to the commencement of development on site, the applicants shall submit for the written agreement of the Planning Authority details

a) to demonstrate the adequacy of the stream and the culverted sections to deal with anticipated rainfall events in the catchment

b) of a flood route in the event of 'over-topping' of the drainage system

c) surface water attenuation to comply with the requirements of Dublin City Council storm water policy

d) relating to an acceptable proposal for treating the redundant stream bed on eastern boundary adjacent to the existing development

iii. Prior to the commencement of development the applicant should submit for the written agreement of the Planning Authority a watermain layout for the entire site.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

F03A/0936/C2 – registered 29th June 2004 – relates to condition 24.

F02A/0729: - Residential development including local services centre, site for proposed primary school and open space. The site is bounded by proposed link road from Malahide to Feltrim to the north, The Melrose Housing Estate at Kinsealy, and M1 Motorway (presently under construction) at Drinan, to the west. The lands comprise

those contained within the Nevinstown A1 Residential Action Plan. The residential development provides for a total of 1183 residential units, comprising 548 houses and 635 apartments, of which there are 46 one bedroom, 741 two bedroom, 386 three bedroom and 10 four bedroom units ranging in height from 2/2 1/2 and 3 storeys. The development comprises one local services centre (697.2 sq.m.) containing 1 creche (390.2sq.m.), 1 retail unit (113 sq.m.), 1 medical facility (97 sq.m.) and a pharmacy (97 sq.m.) in a single building of 1 1/2 storeys. Access to the development is from the existing main road through Airside Business Park to form a new distributor road, extending from the existing N1 to the proposed M1 motorway. Pedestrian/cycle provisions will be incorporated alongside the proposed distributor road. An Environmental Impact Statement is being submitted with this planning application.

Decision: SPLIT decision, Grant permission with part of proposal within preliminary area for M1 Junction 3 layout to be omitted.

In the vicinity:-

F15A/0539:- Single storey classroom extension (78m²) to the front of the existing school building.

Decision: Grant Permission.

F12A/0337: Retention of external elevation alterations, comprising of modifications to external windows and roof lights to previously approved planning permission ref. F11A/0246.

Decision: Grant Permission for retention.

F11A/0246: The proposed development of a new 3 storey 24 classroom school including, staff room, set rooms, library/resource room, multi-purpose rooms, principal's office, sanitary and ancillary accommodation, also contains a 2 classroom base special needs unit including central activities unit. The school building which is linked to a shared community facility containing a general purpose hall, changing facilities, store space, servery, meeting rooms, office space, and ancillary accommodation. Proposed site works to include provision for 52 no. car parking spaces via new vehicular access from public road, with exit via current site entrance, formation of new set down/drop off, 2 no. new bicycle racks, 3 no. new ball courts, junior play

area, SNU Sensory Garden, ESB sub-station, external bin store, landscaped garden areas & boundary treatment.

F10A/0200: A new 24 classroom school with community sports hall & ancillary accommodation and associated site works.

Decision – Outline Permission Granted.

CA 355/1: Fingal County Council Compulsory Purchase (Holywell Link Road) Order 2013 – David Daly, Joanne Daly, Paul Daly and Albany Homes Ltd – Plot nos. 1 and 2 and additional land (underground pumping station and above ground control building)

NATURE OF DEVELOPMENT:

Proposed relocation of the existing underground foul pumping station from its current location outside nos. 47 – 51 Holywell Way, Swords, to an area of open space located to the north of Holywell Way, to the south of The Park and proximate to the boundary with the M1. Also included is provision for an underground 24 hour emergency storage tank associated with and directly to the west of the pumping station.

The foul pumping station will include the following underground elements:- Underground Wet Well, Valve Chamber, Emergency Overflow Chamber, 24 Hour Storage Tank, Inlet manhole and meter chamber.

The following overground elements are proposed:- an overground Wet Kiosk, Control Kiosk and Vent Stack, concrete apron and associated manholes.

Associated works to allow for the diversion, construction and decommissioning of existing services, utilities and pumping station within Holywell Way.

ZONING:

Fingal County Development Plan 2011 – 2017.

The application site is affected by the Zoning Objective OS, *'Preserve and provide for open space and recreational amenities.*

Draft Fingal County Development Plan 2017 – 2022 (to be enacted on 15th March 2017).

The application site is affected by the Zoning Objective OS, *'Preserve and provide for open space and recreational amenities.*

The proposed use is considered to be a Utility Installation, which is open for consideration within the existing and future zoning of the lands. Uses which are neither 'Permitted in Principle' nor 'Not Permitted' will be assessed in terms of their contribution towards the achievement of the zoning objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

Section 1.5 Main Aims of the Draft County Development Plan 2017 – 2022.

The Draft Fingal Development Plan 2017- 2023 aims to:

2. Provide for the future wellbeing of the residents of the County by:

- *Protecting and improving the quality of the built and natural environments.*
- *Ensuring the provision of adequate housing, necessary infrastructure and community Facilities.*
- *Promoting and improving quality of life and public health.*

Foul Drainage and Wastewater Treatment (P256).

The provision of well maintained quality waste water treatment infrastructure is essential to facilitate sustainable development of the County in line with the Settlement and Core Strategy while also protecting the environment and public health.

Objective WT12 of the Draft County Development Plan 2017 – 2022 states:-*Establish a buffer zone around all pumping stations suitable to the size and operation of each station. The buffer zone should be a minimum of 35 metres – 50 metres to avoid nuisance from odour and noise.*

SITE LOCATION & DESCRIPTION:

The site is an inverted 'L' located partly on the easternmost section of a linear area of green space which runs east-west through the Holywell Estate and partly on Holywell Way a cul-de-sac roadway directly to the south of the open space. The open space falls downwards from west to east and is interspersed with immature and semi-mature trees and mown grass. A large band of trees on the western bank of the M1 forms the eastern site boundary. A mature hedgerow interspersed with trees forms the northern site boundary with the adjoining area of open space to the north associated with 'The Park' residential street. The rear/side gardens of 40 Holywell Glen and 61 Holywell Way form the southern boundary of the part of the site within the open space. The western site boundary is bounded by nos. 47 - 61 Holywell Way.

The southern part of the site is located within the carriageway and associated verges of Holywell Way and contains an existing underground pumping station, adjacent to nos. 47 - 51. An single storey pitched roof overground pump house is located on the eastern side of the road, opposite nos. 55 - 57.

DEPARTMENTAL REPORTS:

- Heritage Officer by report dated 22nd February 2017 has no objection to the proposed development.
- The Transportation Section by report dated 17th February 2017 has no objection to the proposed development.
- The Parks and Green Infrastructure Division by report dated 17th February 2017 has no objections to the proposed development subject to conditions relating to replacement tree girths and locations.
- Water Services - Forward Planning Section by report dated 20th February 2017 has no objections to the proposed development subject to conditions.

APPRAISAL:

The proposed development involves the construction of a new subterranean waste-water pumping station to serve the Holywell Estate and to replace an existing substation which does not comply with modern best practice in terms of scale or location. The proposed pumping station would be located within open space to the

north of Holywell Way and to the south of The Park. The pumping station would comprise an underground interconnected triple chamber, located at depths of between 2.95m and 4.75m, containing inlet chambers north and south, which accommodate flows from existing foul drains located in Holywell Way and the public open space. Six manholes will be visible at ground level, three of which are the access manholes to the northern and southern chambers, with three large centrally located manholes providing maintenance access to the valve chamber, the wet well and the emergency overflow. The three smaller manholes measure 800mm x 800mm, while the larger manholes measure 1.3m and 1.45m in width and 2.3m in length. All would be surrounded by a concrete apron, measuring 1.2m x 1.2m overall for the smaller manholes and 3.15m x 6.6m combined for the three larger manholes. A wash down gully is located to the north of the three larger manholes. Directly to the east of the manholes are two upstanding kiosks, identified as a wet kiosk and a control switch kiosk and being 1.2m high x 600mm in width. A grasscrete apron is proposed around the manholes and kiosks to allow for maintenance access from Holywell Way. This apron would generally be 10.2m x 11.8m in dimension. A 7.2m high vent stack is proposed to be located on the eastern part of the pumping station, rising directly out of the ground. In addition a 24 hour concrete underground storage tank is proposed directly to the west of the pumping station. The tank would have a volume of 639m³, and be 7.6m wide x 29m in length. No depth has been provided. The underground tank is proposed to be covered with earth and grassed to allow for continued use of the open space.

It appears that 8 trees, varying from immature to semi-mature within the open space would be removed from the public open space in order to facilitate the development. A 3m x 1.5m box culvert is located directly to the north of the proposed pumping station and storage tank. The proposed pumping station will be designed and constructed in accordance with Irish Water Code of Practice for Wastewater Infrastructure '*A design and construction guide for developers*' and '*Wastewater Infrastructure Standard Details*'. It is noted from the submitted engineering report, that a class 3 pumping station of this type must have 24 hour storage. The engineering report also notes that the location of services has been undertaken through a detailed desktop review of relevant historical site investigations in the area. Full site investigations are proposed to be undertaken at detailed design stage. The works would involve the decommissioning of the existing pumping station, which involves cleaning and backfilling, with access covers removed and landscaping undertaken.

The closest elevation of the most proximate dwelling, 61 Holywell Way, would be 17.5m from the manholes associated with the proposed pumping station. The closest dwelling

to the north-west in The Park would have a separation distance of 45m. Objective WT12 of the Draft County Development Plan 2017 - 2022 states:-*Establish a buffer zone around all pumping stations suitable to the size and operation of each station. The buffer zone should be a minimum of 35 metres - 50 metres to avoid nuisance from odour and noise.*

While the separation distance to 61 Holywell Way is less than 35m, it is noted that the existing pumping station is within 2.7m of nos. 47 - 51 Holywell and within 17m of no. 61 and does not come close to achieving the proposed buffer zone. The existing situation would have a greater effect through noise and odour than the proposed station. The submitted engineering report notes that the Irish Water standard for class 3 pumping stations is 15m from the nearest dwelling. The proposal achieves this.

The proposed development would be a significant improvement on the existing pump station, which requires the erection of fencing whenever maintenance is to be undertaken as well as providing for a more limited level of emergency storage. It is considered that the proposal would engender significantly less impact from emissions to air from noise and odour due to the location further from housing. In this regard any vent stack should be required to utilise a charcoal filter.

The proposal would represent an improvement on the existing pumping station, which is not appropriately located and does not have effective levels of 24 hour storage. It is considered that the proposal would not, through its location in the easternmost part of the existing open space, compromise the viability of the linear open space serving the wider Holywell Estate. The proposed development would therefore achieve the aim of improving residential amenity as per the wider zoning for the area, in addition to improving public health through upgrading the existing waste water services network to more modern standards.

Screening for Appropriate Assessment.

The proposed development would replace an existing wastewater pumping station which was not constructed in the most effective location, being directly outside a number of residential units. The replacement pumping station would provide for an increased 24 hour area of storage provision in the event of power failure. The existing pumping station provides for 6 hours. The proposal is for the replacement of an

existing facility which serves a constructed residential estate. The submitted documentation indicates that the proposal would not increase the waste water loading from the site to the receiving Swords Waste Water Treatment Plant located at Broadmeadow Estuary, Swords, Co. Dublin. It is noted from the Heritage Officers Report that this waste water treatment plant operates within its capacity.

The proposal has been assessed by the Heritage Officer and it is noted that given the nature and location of the proposed development it will not affect Natura 2000 sites and therefore a full Appropriate Assessment is not required in this case.

Environmental Impact Assessment.

As was noted above, the proposal is for the replacement and relocation of an existing wastewater pumping station which would result in no increased loading to the existing waste water treatment plant in Swords. For the purposes of development by a Local Authority requiring an Environmental Impact Assessment under Section 176 of the Planning and Development Act 2000 (as amended) it is noted that the proposed development is not of a class specified within Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) and would not have such significant effects on the environment as to require the undertaking of Environmental Impact Assessment.

RECOMMENDATION:

The Planning Department have no objection to the proposed relocation of the pumping station, construction of an associated 24 hour storage tank and decommissioning of the existing pumping station subject to conditions requiring:-

1. Replacement planting of semi-mature trees, girth 12- 14cm shall be carried out in the next planting season following the construction of the pumping station. The exact location of these trees shall be agreed with the Parks and Green Infrastructure Division prior to commencement of works on site.
2. A Charcoal filter shall be installed to the vent stack.
3. The vent stack, manholes and upstanding kiosks shall be dark green in colour.

D. Murray 22.2.17.
David Murray

Senior Executive Planner.

Recommendation endorsed

AnnMarie Farrelly
AnnMarie Farrelly

Director of Services

Planning and Strategic Infrastructure Department

22nd February 2017