

SECTION A – NON TECHNICAL SUMMARY

Attachment A1: Area Map

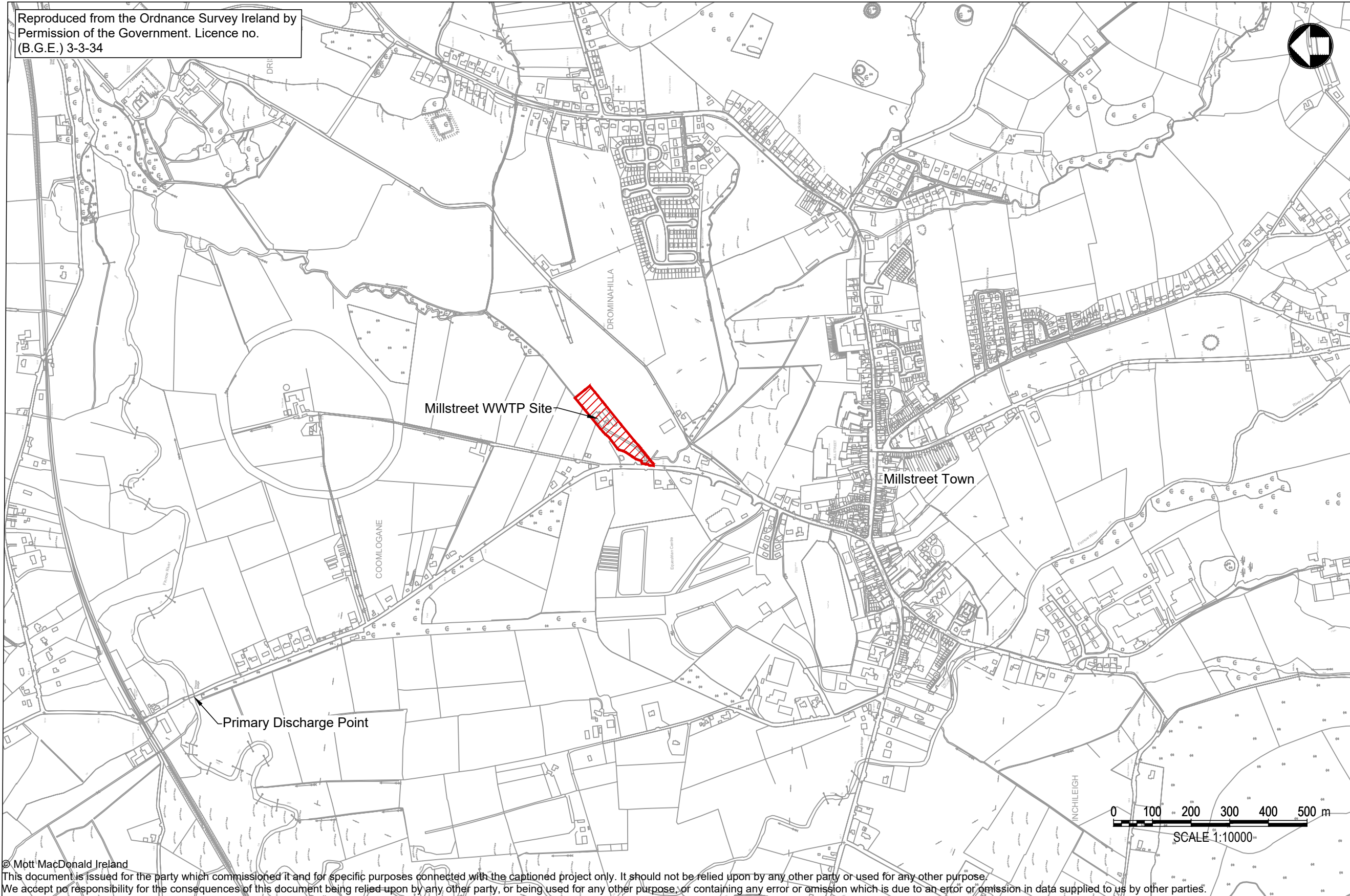
- Attachment A.1: Area Map

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LEGEND

 WWTP Site



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Client



Rev	Date	Drawn	Description	Ch'k'd	App'd
P2	21.08.19	DGal	ISSUED FOR INFORMATION	COB	COD
P1	15.05.19	DGal	ISSUED FOR COMMENT	COB	COD

Title	Drawn	D Gallagher
Millstreet & Environs Waste Water Discharge Licence Waste Water Treatment Plant Location Attachment A.1 Map 1	Checked	C O'Brien
	Approved	C O'Dwyer
	Scale at A3 1:10,000	
Drawing Number	Status	Rev
MMD-330760-C-DR-00-XX-2501	INF	P2

SECTION B – GENERAL


Attachment B2: Agglomeration Details

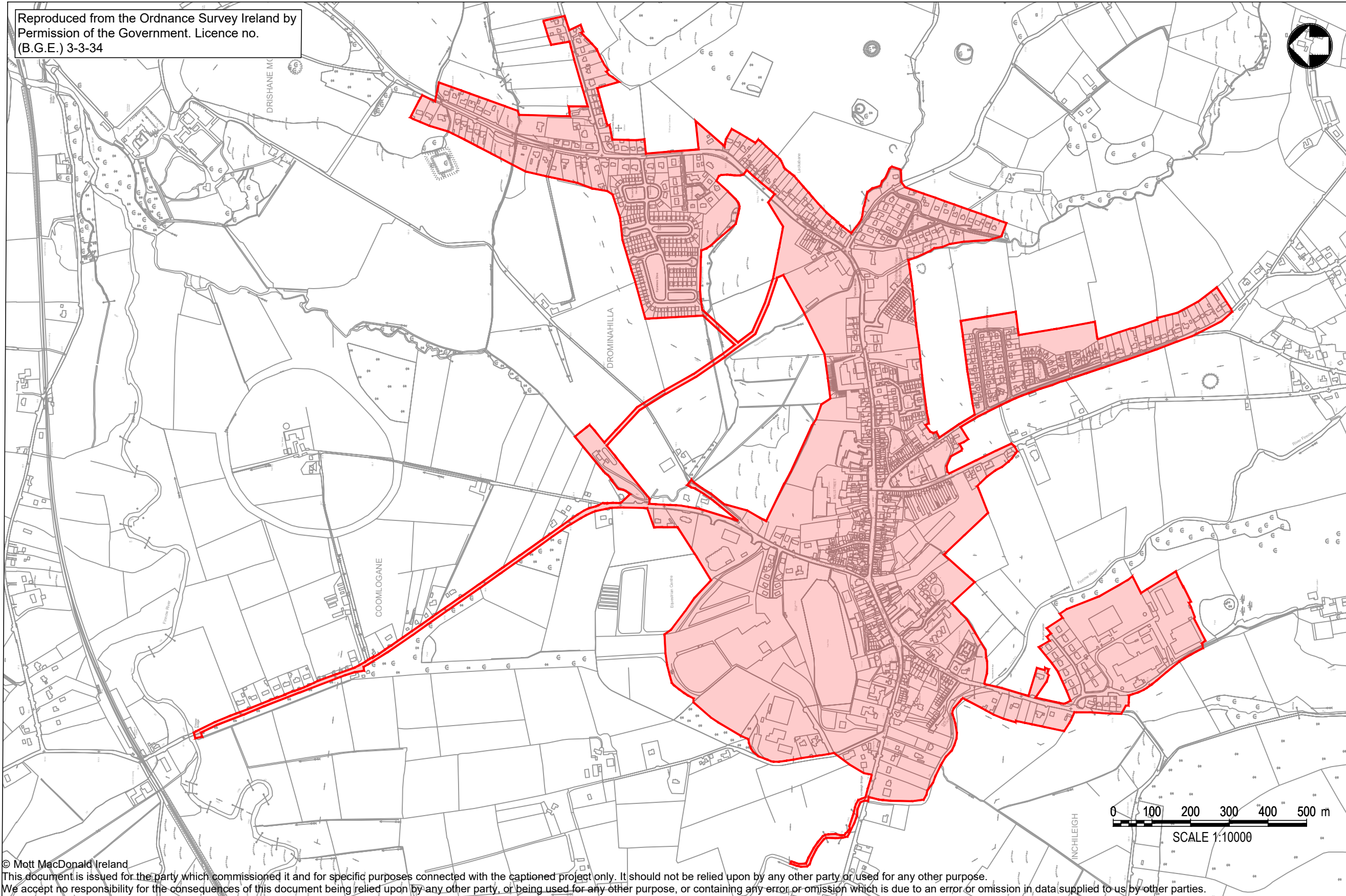
- **Attachment B.2: Millstreet & Environs Agglomeration**

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 Agglomeration



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Title	Millstreet & Environs Waste Water Discharge Licence Agglomeration Boundary Attachment B.2 Map 2
Drawing Number	MMD-330760-C-DR-00-XX-2500

Drawn	D Gallagher
Checked	C O'Brien
Approved	C O'Dwyer
Scale at A3	1:10,000
Status	INF
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SECTION B – GENERAL

Attachment B3: Location of Associated Waste Water Treatment Plant(s)

- **Attachment B.3: Millstreet Waste Water Treatment Plant Site plan**



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P2	21.08.19	DGal	ISSUED FOR INFORMATION	COB	COD
P1	15.05.19	DGal	ISSUED FOR COMMENT	COB	COD

Title
**Millstreet & Environs
 Waste Water Discharge Licence
 Site Plan of Millstreet WWTW
 Attachment B.3
 Map 3**

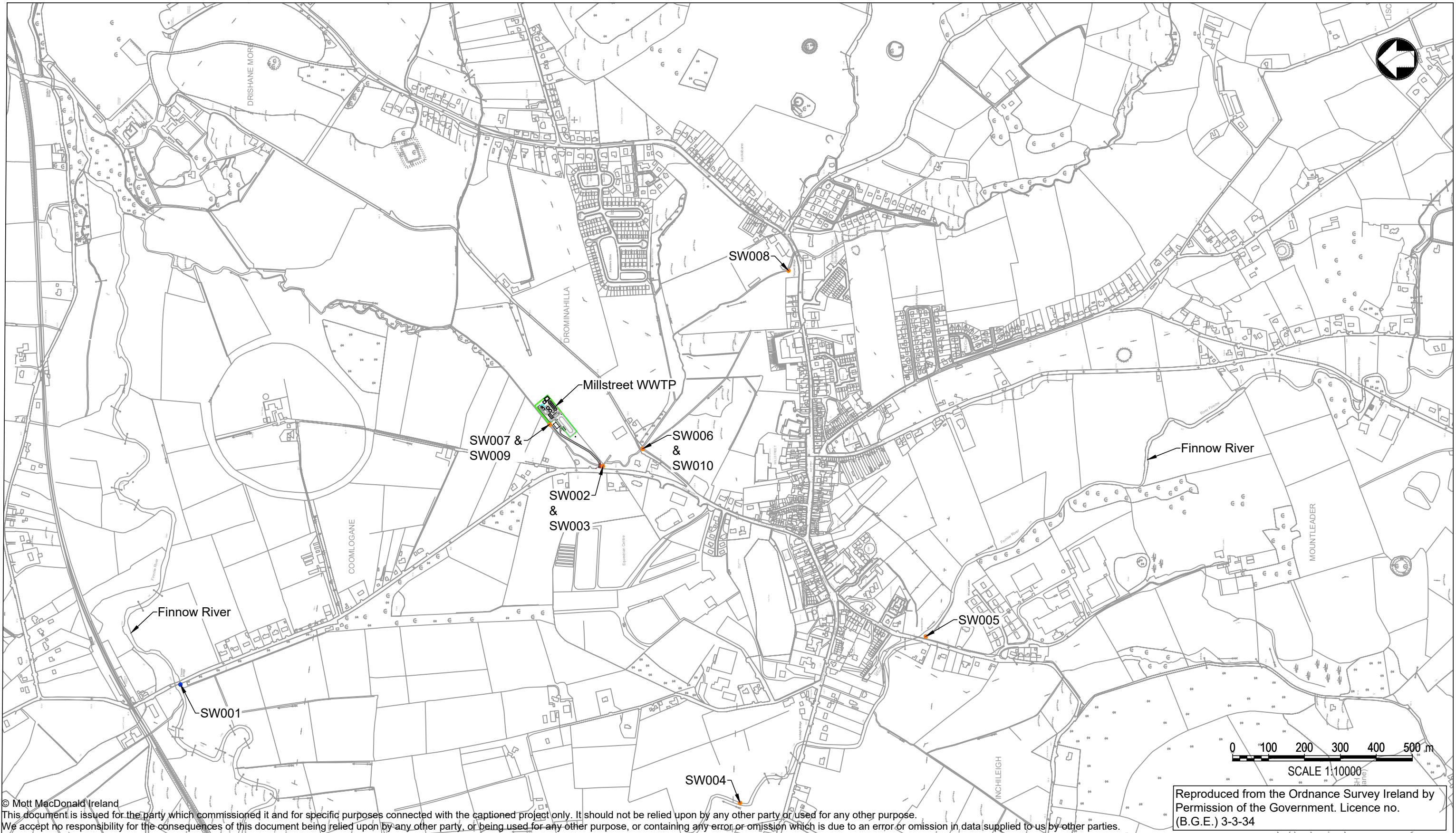
Drawing Number
MMD-330760-C-DR-00-XX-2502

Drawn	D Gallagher
Checked	C O'Brien
Approved	C O'Dwyer
Scale at A3 1:1,000	
Status	Rev
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SECTION B – GENERAL

Attachment B6: Primary Discharge Point

- **Attachment B.6.1: Overview of discharge point locations**
- **Attachment B.6.2: Millstreet primary discharge location**



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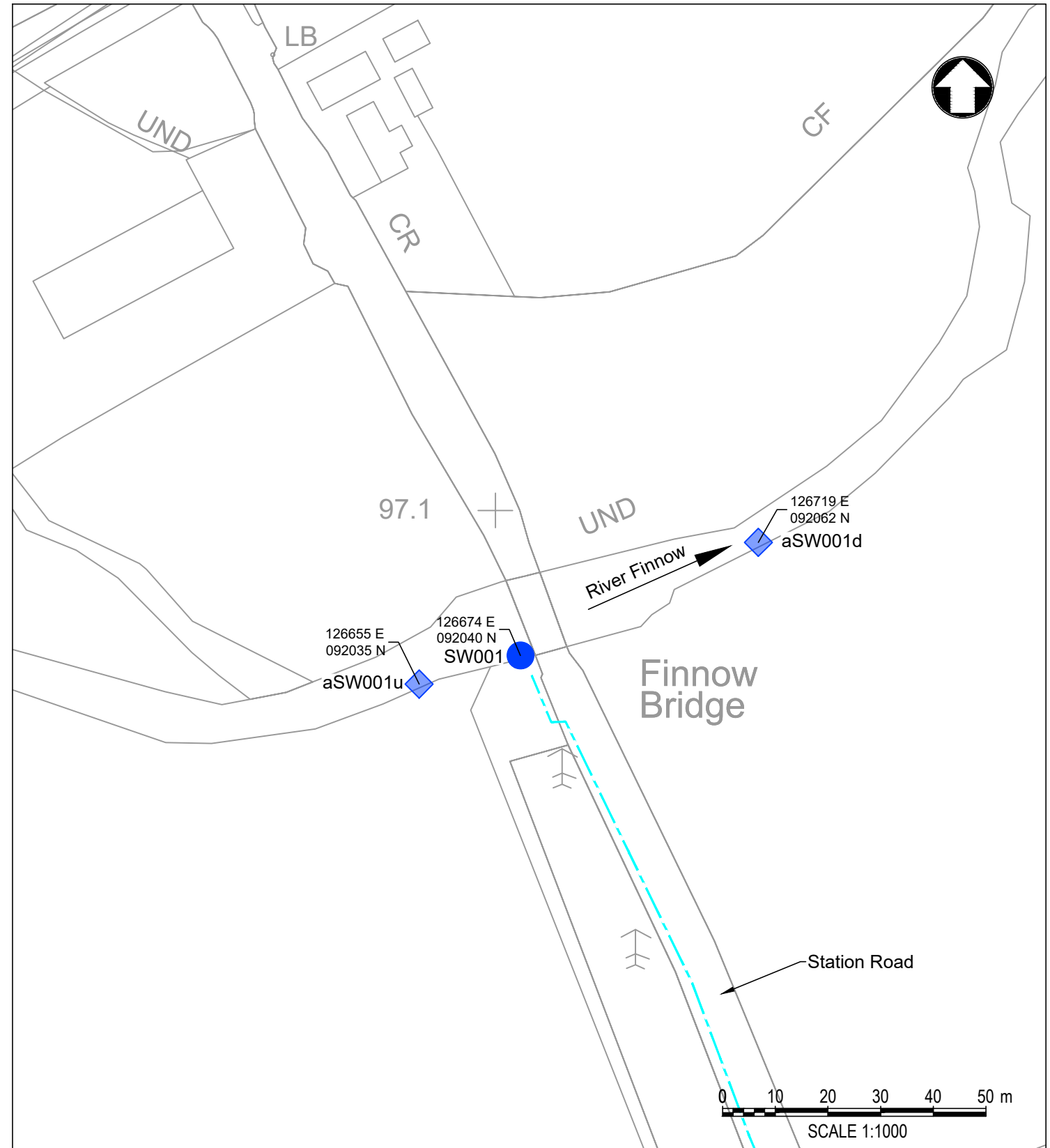
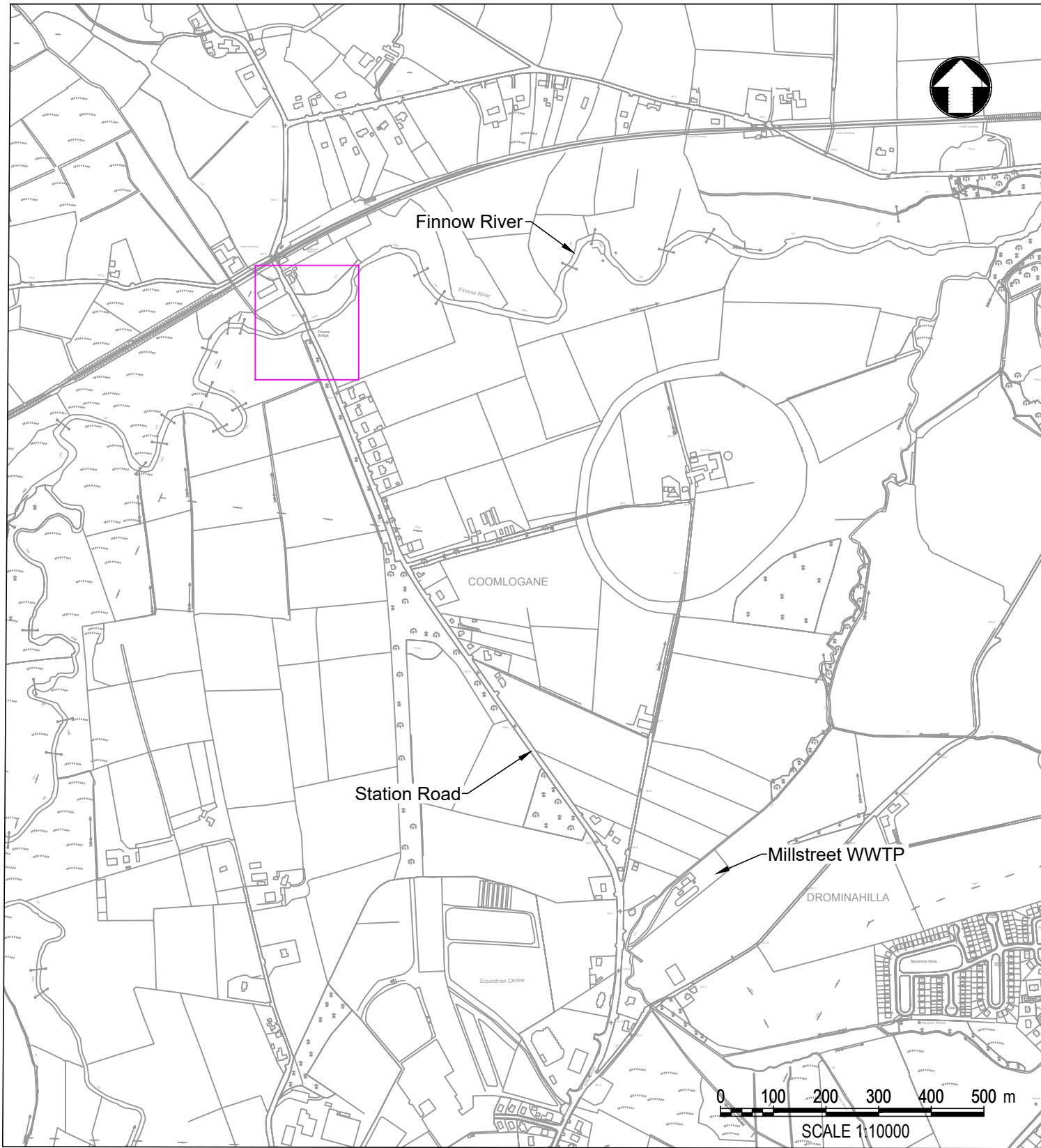
Client

Rev	Date	Drawn	Description	Ch'k'd	App'd
P1	21.08.19	DGal	ISSUED FOR INFORMATION	COB	COD

Title
**Millstreet & Environs
 Waste Water Discharge Licence
 Discharge Points Overview
 Attachment B.6.1
 Map 4**

Drawing Number
MMD-330760-C-DR-00-XX-2510

Drawn	D Gallagher
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Approved	C O'Dwyer
Scale at A3	1:10,000
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Rev	P1



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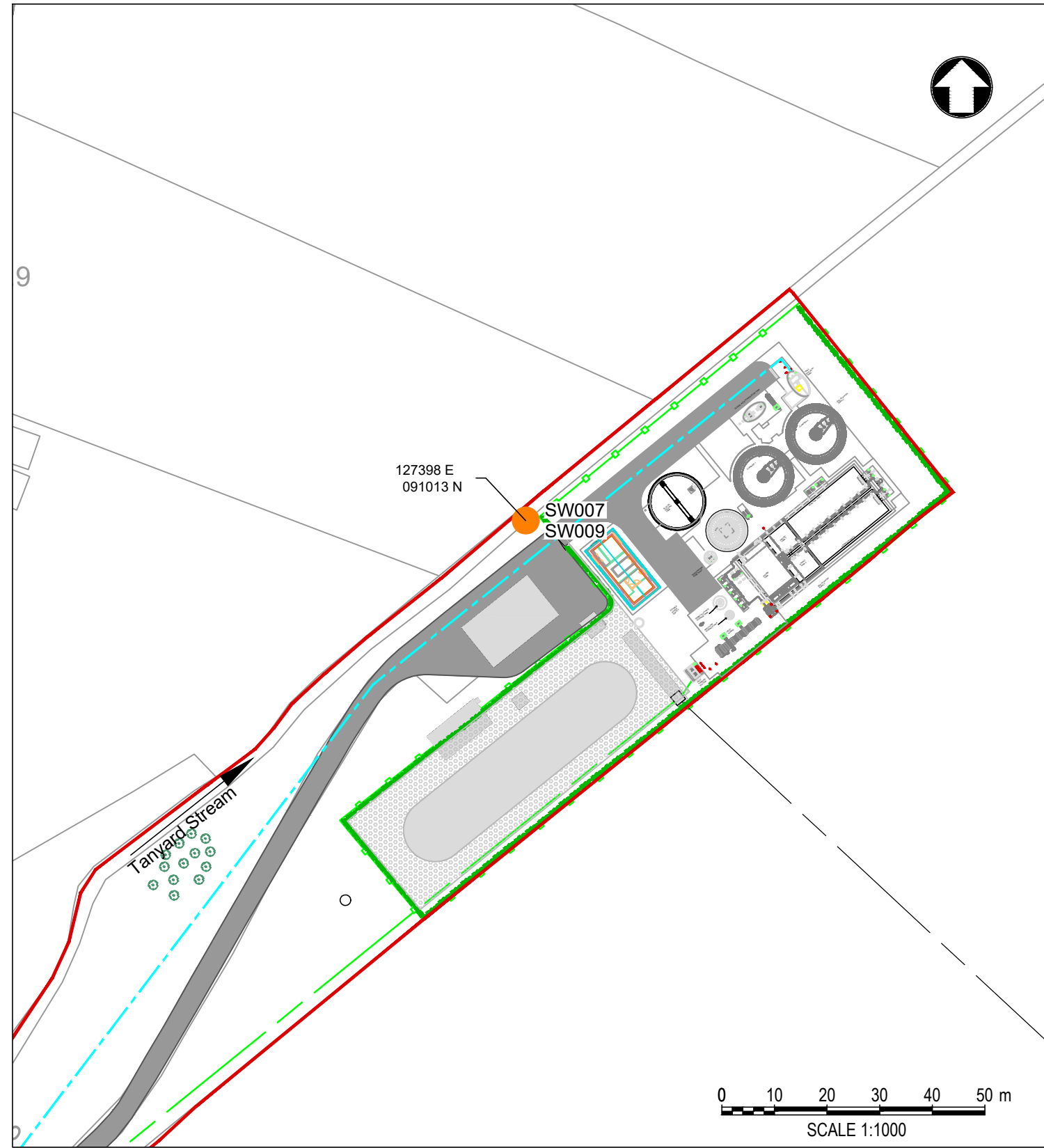
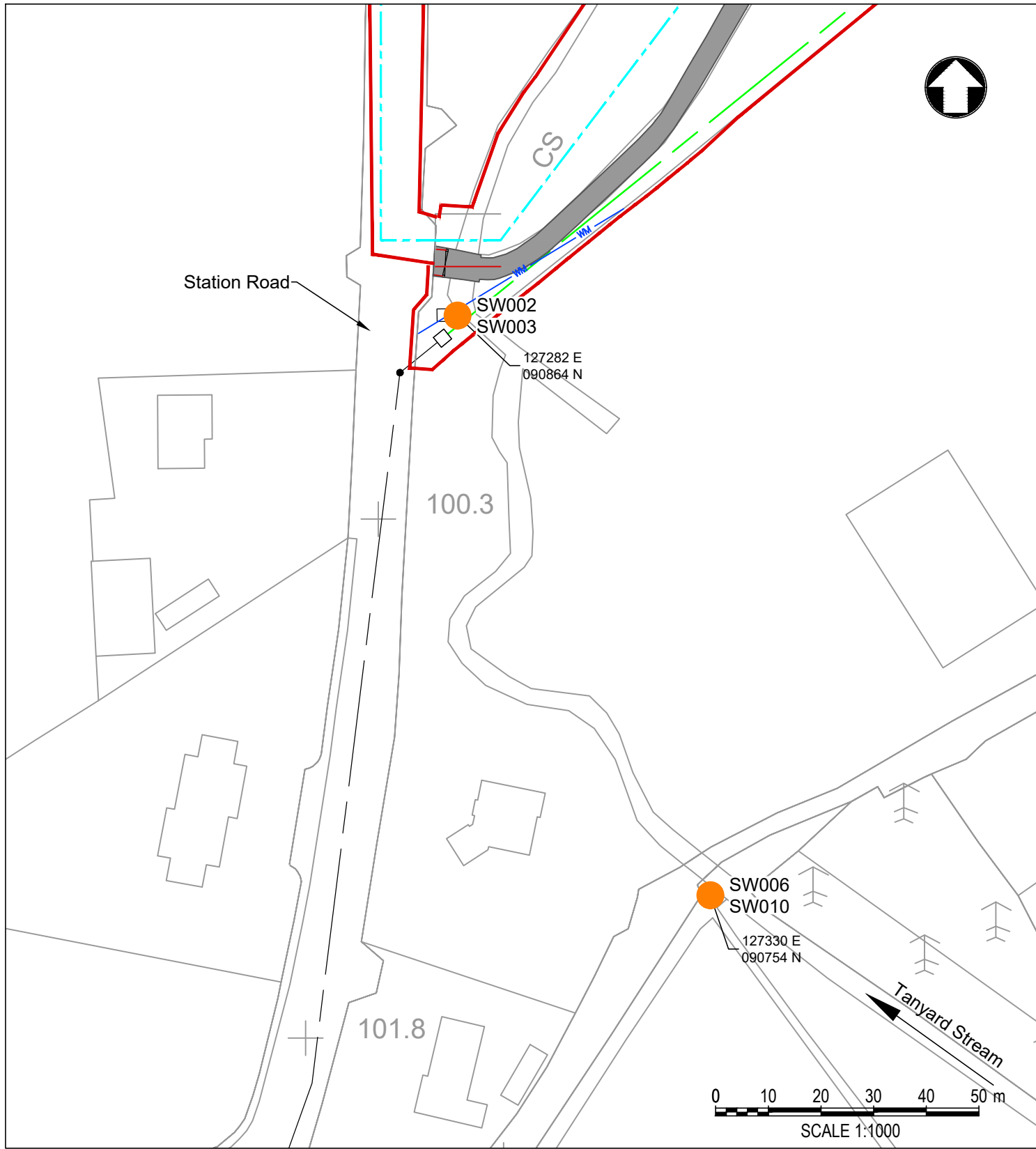
Title
**Millstreet & Environs
 Waste Water Discharge Licence
 Primary Discharge Point
 Attachment B.6.2
 Map 5**

Drawing Number
MMD-330760-C-DR-00-XX-2503

Drawn	D Gallagher
Checked	C O'Brien
Approved	C O'Dwyer
Scale at A3 1:1,000	
Status	Rev
INF	P2

Attachment B8: Storm Water Overflow Point(s)

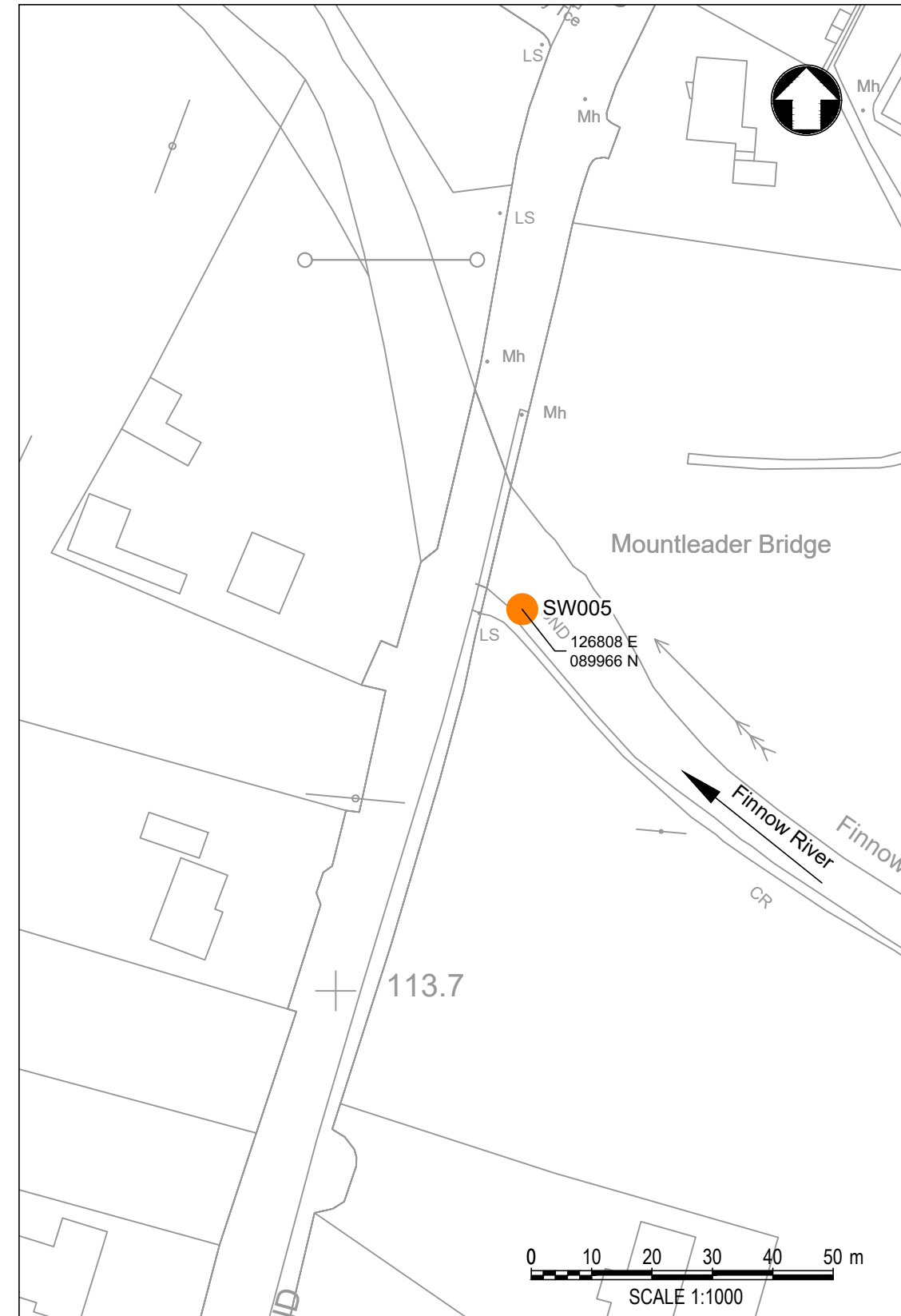
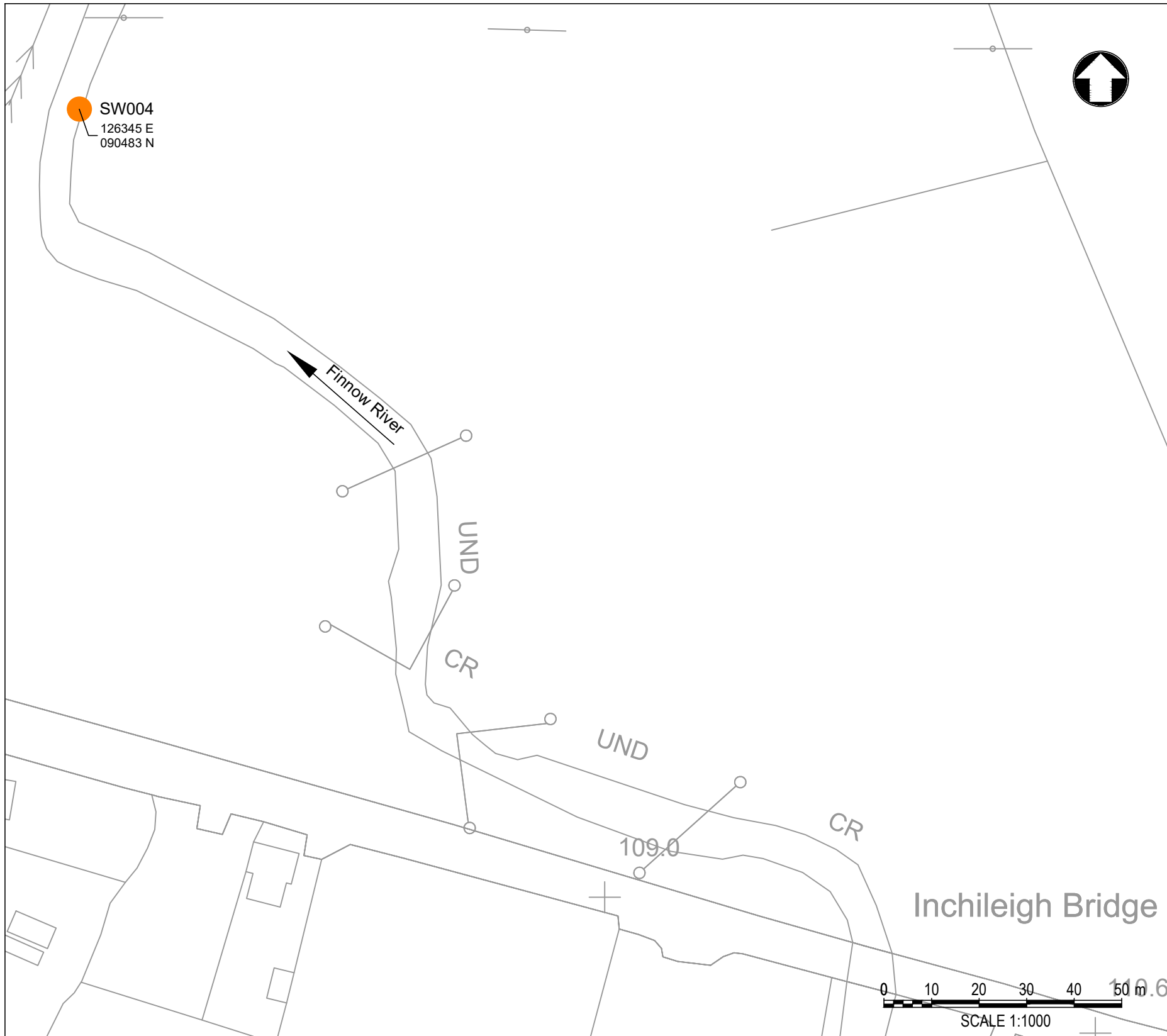
- **Attachment B.8.1: Millstreet Storm Water Overflow
Locations SW002, SW003, SW006, SW010, SW007 & SW009**
- **Attachment B.8.2: Millstreet Storm Water Overflow
Locations SW004, SW005**
- **Attachment B.8.3: Millstreet Storm Water Overflow
Locations SW008**



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											Checked	C O'Brien	
												Approved	C O'Dwyer
											Scale at A3	1:1,000	
								Drawing Number	MMD-330760-C-DR-00-XX-2504	Status	INF		
										Rev	P3		



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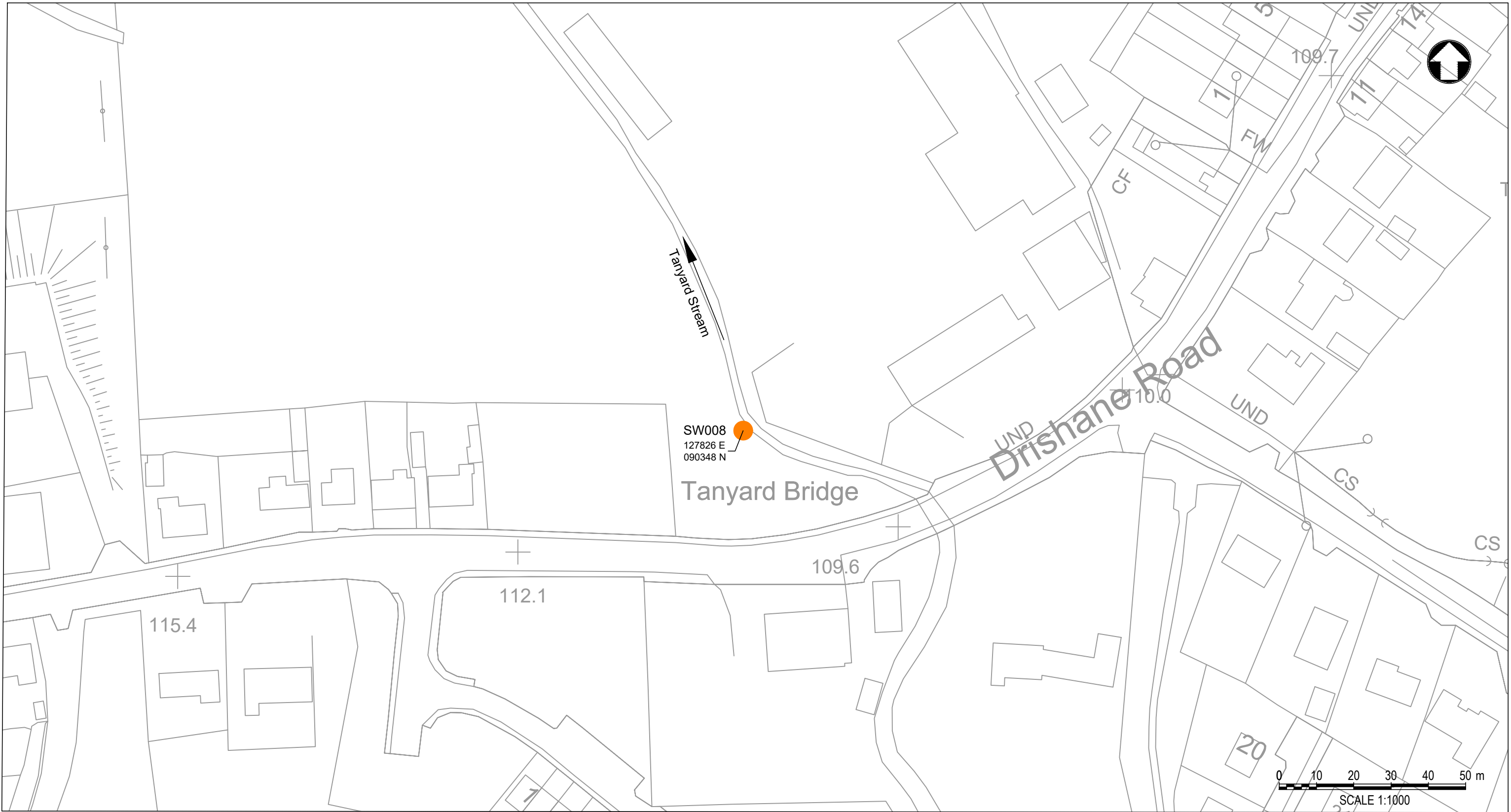


Rev	Date	Drawn	Description	Ch'k'd	App'd
P2	21.08.19	DGal	ISSUED FOR INFORMATION	COB	COD
P1	15.05.19	DGal	ISSUED FOR COMMENT	COB	COD

Title
**Millstreet & Environs
 Waste Water Discharge Licence
 Storm Water Overflows
 Attachment B.8.2
 Map 7**

Drawing Number
MMD-330760-C-DR-00-XX-2505

Drawn	D Gallagher
Checked	C O'Brien
Approved	C O'Dwyer
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			P1	21.08.19	DGal	ISSUED FOR INFORMATION	COB	COD		Drawing Number MMD-330760-C-DR-00-XX-2507	Status INF

SECTION B – GENERAL

Attachment B13: Relevant Planning Authority

- **Attachment B.13: Decision to Grant Planning Permission**

CORK COUNTY COUNCIL
Planning & Development Acts 2000 – 2010

Irish Water
C/O Mott MacDonald Ireland Ltd
C/O Fintan McGivern
5 Eastgate Avenue, Eastgate
Little Ireland
Cork

Planning Register No: 17/04490

Application by: Irish Water

Of: C/O Mott MacDonald Ireland Ltd, C/O Fintan McGivern, 5 Eastgate Avenue, Eastgate, Little Ireland, Cork

On: 03/03/2017 and amended on 13/04/17

For: The upgrading/replacement and extending of the existing waste water treatment plant and installation of a new outfall pipe. The upgrading/replacement includes the extending of the existing Wastewater Treatment Plant (WWTP) from a capacity of 1,600 population equivalents to 2,210 population equivalents. The development includes the construction of a control building, extended access road, improvements to gates and fencing, new preliminary treatment works (including screening, grit removal and storm water storage), new secondary treatment tanks, chemical dosing tanks, sludge handling facilities and tanks, pipework, mechanical and electrical plant, landscaping and associated ancillary works at the site. A new underground treated effluent outfall pipeline to the River Finnow, approximately 1.3km to the North West of the existing plant, laid along Station Road (L1115). The demolition/disposal of the existing settlement tanks, sludge beds and tanks, control building, chemical storage and reinstatement of the area is to be included in the development. The existing oxidation ditch will be retained for future use. A Natura Impact Statement will be submitted as part of this planning application.

At: Millstreet Waste Water Treatment Plant, Station Road (Drominahilla and Coomlogane), Millstreet, Co. Cork

Further to Notice dated the 14/11/2017 Cork County Council hereby conveys a grant of **Permission** for the application described above subject to the conditions set out in the schedule attached to the said Notice dated 14/11/2017 of its intention to grant **Permission**

Signed on behalf of Cork County Council



Peter Varian

DATE: 19/12/2017

NOTE FOR GUIDANCE OF DEVELOPERS

A grant of Planning Permission or Permission Consequent on the grant of Outline Permission does NOT of itself empower a person to carry out a development unless that person is otherwise legally entitled to do so. Unless otherwise stated or unless it is revoked a Permission or Permission Consequent on the Grant of Outline Permission is valid for a period of five years.

Any development which takes place prior to the payment of a financial contribution required by any of the conditions attached to a Permission or Permission Consequent on the grant of Outline Permission will be unauthorized until compliance with the

condition or conditions.

Please note that there is an onus on developers to ensure that there is no danger to the public as a result of the proposed development.

Irish Water
C/O Mott MacDonald Ireland Ltd
C/O Fintan McGivern
5 Eastgate Avenue, Eastgate
Little Ireland
Cork

19/12/2017

Re: *The upgrading/replacement and extending of the existing waste water treatment plant and installation of a new outfall pipe. The upgrading/replacement includes the extending of the existing Wastewater Treatment Plant (WWTP) from a capacity of 1,600 population equivalents to 2,210 population equivalents. The development includes the construction of a control building, extended access road, improvements to gates and fencing, new preliminary treatment works (including screening, grit removal and storm water storage), new secondary treatment tanks, chemical dosing tanks, sludge handling facilities and tanks, pipework, mechanical and electrical plant, landscaping and associated ancillary works at the site. A new underground treated effluent outfall pipeline to the River Finnow, approximately 1.3km to the North West of the existing plant, laid along Station Road (L1115). The demolition/disposal of the existing settlement tanks, sludge beds and tanks, control building, chemical storage and reinstatement of the area is to be included in the development. The existing oxidation ditch will be retained for future use. A Natura Impact Statement will be submitted as part of this planning application.*

At: *Millstreet Waste Water Treatment Plant, Station Road (Drominahilla and Coomlogane), Millstreet, Co. Cork*

Reg. No. 17/04490

A Chara,

I enclose grant of **Permission** in connection with the above.

Your attention is drawn to Condition No. 22 of the **Permission**, which requires that before any work commences on the site, you pay financial contributions and/or a bond to the Council. Otherwise, the **Permission** granted is of no effect.

It should be noted that the amount of the contribution is calculated in accordance with the Council's Development Contributions Scheme. Please note that the annual increase of 8% per annum will not be applied for payments made before the 31/12/2017, subject to review.

Please note that payment of development contributions by CASH or CREDIT CARD may only be made at the PAYMENTS OFFICE, COUNTY HALL. Payment by CHEQUE (*non-business customers only*)/BANK DRAFT etc. can be accepted at Planning Department North, County Hall, Carrigrohane Road, Cork.

Is mise, le meas,



The enclosed grant of permission may not automatically entitle you to commence the authorised development. This is because many permissions contain “Conditions Precedent” i.e. conditions which must be complied with before development commences. (Such conditions usually contain the phrase ‘before development commences’ and may require further details to be submitted to and agreed with the Planning Authority). If there are such conditions on your permission please read on.

1) Early Submission Of Details

Where compliance proposals are required by condition you should make them as far in advance of your anticipated commencement date as possible. This is to enable adequate time for the Planning Authority to consider and, when satisfactory, agree the details. Such proposals may need to be revised before agreement can be reached or, in the absence of agreement, may need to be referred to An Bord Pleanala. These potential delays to starting a development can be mitigated by early submission of proposals in the first instance.

There is no statutory timeframe for responding to such compliance proposals and on an ongoing basis the Planning Authority will be dealing with other priorities including current Planning Applications with statutory decision deadlines. **Therefore submit as early as possible and do not commence development until agreement of the Planning Authority has issued in writing.**

2) Development Commenced In Advance of Compliance Proposals/Agreements

Any development commenced in advance of full compliance with such conditions (including conditions requiring financial contributions, bonds, securities) is unauthorised and leaves a developer liable to **enforcement proceeding** and **heavy penalties**. Simply submitting a proposal may not in itself be sufficient compliance if the condition also requires the Agreement/Approval of the Planning Authority. This will also apply where the Planning Authority becomes aware that a development is about to start (e.g. Commencement Notice) and conditions precedent have not been complied with.

3) Submission Should Be Addressed As Follows:

Compliance with Conditions
Planning Department North, County Hall, Carrigrohane Road, Cork.

The above information is intended for your assistance and guidance in avoiding a situation of unauthorised development and the Planning Authority wishes you every success with the development.

CORK COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 - 2010
NOTIFICATION OF DECISION TO GRANT Permission

Reference No. in Planning Register **17/04490**

Irish Water
C/O Mott MacDonald Ireland Ltd
C/O Fintan McGivern
5 Eastgate Avenue, Eastgate
Little Ireland
Cork



In pursuance of the powers conferred upon them by the above mentioned Act and for the reason set out in the First Schedule hereto, the Council of the County of Cork has by Order dated **13/11/2017** decided to **GRANT Permission** for the development of land namely:

The upgrading/replacement and extending of the existing waste water treatment plant and installation of a new outfall pipe. The upgrading/replacement includes the extending of the existing Wastewater Treatment Plant (WWTP) from a capacity of 1,600 population equivalents to 2,210 population equivalents. The development includes the construction of a control building, extended access road, improvements to gates and fencing, new preliminary treatment works (including screening, grit removal and storm water storage), new secondary treatment tanks, chemical dosing tanks, sludge handling facilities and tanks, pipework, mechanical and electrical plant, landscaping and associated ancillary works at the site. A new underground treated effluent outfall pipeline to the River Finnow, approximately 1.3km to the North West of the existing plant, laid along Station Road (L1115). The demolition/disposal of the existing settlement tanks, sludge beds and tanks, control building, chemical storage and reinstatement of the area is to be included in the development. The existing oxidation ditch will be retained for future use. A Natura Impact Statement will be submitted as part of this planning application.

At: Millstreet Waste Water Treatment Plant, Station Road (Drominahilla and Coomlogane), Millstreet Co. Cork

In accordance with the plans and particulars submitted by the applicant

On: 03/03/2017, as amended on 13/04/2017

And subject to the conditions (22no.) set out in Column 1 of the Second Schedule attached hereto. The reasons for the imposition of the said conditions are set out in Column 2 of the schedule.

An appeal against a decision of the Planning Authority may be made to An Bord Pleanála by any authorised person before the EXPIRATION of the period of FOUR WEEKS beginning on the day of the giving (i.e. Date of Order) of the decision of the Planning Authority. (SEE NOTES ATTACHED)

If there is no appeal against the said decision, a grant of Permission in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala. It should be noted that until a grant of Permission has been issued the development in question is NOT AUTHORISED.

Signed on behalf of the said Council



Peter Varian
Senior Staff Officer

Date: 14/11/2017

SEE NOTES ATTACHED

Please note that pursuant to S.34(3) of the Act, the Planning Authority has had regard to submissions or observations received in accordance with these Regulations.

In accordance with Article 20, site notice shall be removed on receipt of this notification.

FIRST SCHEDULE

Planning Ref. No. 17/04490

Having regard to the established use of the site, it is considered that subject to compliance with the conditions set out in the Second Schedule, the proposed development accords with the proper planning and sustainable development of the area.

SECOND SCHEDULE

No.	Condition	Reason
1	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 3/3/17, as amended on 13/4/17, 31/5/17, 18/10/17 & 26/10/17, including the recommendations contained in the Natura Impact Statement, save where amended by the terms and conditions herein.	In the interests of clarity.
2	All mitigation measures set out in the Natura Impact Statement shall be implemented in full to the satisfaction of the Planning Authority.	In the interest of clarity, and to safeguard the amenities and heritage of the area.
3	<p>A final CEMP shall be submitted for approval by the Planning Authority prior to the commencement of development. The CEMP shall be based on the Outline CEMP submitted with the planning documentation, and shall include details of all measures to be implemented on site to provide for the protection of water quality as set out in the NIS and shall also include details of any measures required to control and manage invasive alien species within the site. Prevention and control measures shall be outlined on site layout plans. The CEMP shall also be revised to detail a summary of mitigation measures as outlined in the Planning and Environment Report.</p> <p>The plan shall include programmes for environmental and ecological monitoring and supervision. The plan shall be prepared to accord with recognised standard best practice - CIRIA Guidance No C532 - Control of Water Pollution From Construction Sites. All works on site shall be implemented in accordance with the final agreed plan.</p>	In the interests of ensuring the protection of water quality in the receiving environment.
4	All mitigation measures (Appendix A1 "Environmental Measures", Outline CEMP) shall be incorporated into a contract CEMP, and fully implemented in accordance with any and all agreements/recommendations with or by Inland Fisheries Ireland.	To prevent water pollution
5	Prior to any construction work (including site clearance, grading, well boring, levelling etc.) at the proposed development site,	To prevent water pollution

	<p>appropriate surface water management controls shall be in place to prevent the discharge of sediment contaminated water to adjacent water courses. Unvegetated slopes shall be temporarily scarified during construction to minimise runoff velocities.</p> <p>Controls shall be inspected daily and maintained regularly, and achieve a discharge standard of less than 25mg/l suspended solids.</p>	
6	The site shall be landscaped and planted in accordance with the scheme submitted. Planting shall be carried out in the first planting season following completion of the upgrade to the WWTP.	In the interests of visual amenity.
7	The existing sight lines currently available at the existing entrances shall be maintained to the satisfaction of the Council	To provide proper sight distance for emerging traffic in the interests of road safety
8	Any damage to the public road or footpath during the construction of the proposed development by machinery or otherwise, the repairs of same shall be carried out by the developer to the satisfaction of Cork County Council.	In the interests of orderly development
9	Any part of the public road interfered with during the proposed works shall be resurfaced by the developer to the satisfaction of Cork County Council.	In the interests of orderly development.
10	All vehicles removing or delivering materials to the site shall comply with the relevant weight restrictions.	In the interest of orderly development.
11	During demolition and construction the wheels of all trucks shall be washed prior to their exit from the site in a wheel wash facility. Details of the construction, installation and operation of this facility shall be agreed in writing with the Planning Authority prior to commencement of any development.	To safeguard the amenities of the area
12	No dust, mud or debris from the site shall be carried onto or deposited on the public road/footpath. Public roads and footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.	To protect the amenities of the area and in the interests of road safety.
13	The developer shall clean any spillages on the public roads arising from the development, as the need arises or when requested to do so by the Planning Authority.	In the interests of traffic safety.
14	Before development commences the applicant's contractor shall apply to	In the interests of orderly development.

	<p>the Council for a road opening licence. The following documents are to be submitted with the road opening licence:-</p> <ul style="list-style-type: none"> • Traffic Management Plan incorporating a traffic signage layout plan in accordance with the revised chapter 8 of the Traffic Sign Manual • A Safety Statement and risk assessment • Road closure details. • Insurances and appropriate fee. 	
15	Surface water shall not be permitted to flow onto the public road from the site.	To prevent the flooding of the public road.
16	Existing inlets or drains taking surface water from the public road into the site shall be preserved and maintained.	To prevent flooding of the public road.
17	<p>The developer shall consult with the County Council in regard to any proposed off site disposal of excavated soil or other construction and demolition waste and shall submit details of proposed disposal sites prior to commencement of construction activities on site. This plan shall inter alia, include the information recommended in sections 3.2, 3.3, 3.4 of the document titled "Best Practise Guidelines on the preparation of Waste Management Plans for Construction and Development projects" published by the Department of Environment, Heritage, and Local Government in September 2004.</p> <p>Recyclable materials will be segregated and made available for recovery where possible.</p>	In the interests of orderly development and to prevent unauthorised dumping.
18	There shall be no interfering with bridging, piping, draining, or culverting of any watercourse, its banks or bankside vegetation to facilitate the development without the prior approval of the Planning Authority.	To safeguard the amenities, prevent pollution and/or erosion.
19	Any and all demolition and/or tree felling work shall only be carried out in the period from September to February (inclusive). Prior to demolition or felling, a bat survey shall be carried out by a bat specialist, in respect of ascertaining the presence, if any, of bats or bat habitats within the structure or tree. Should any bats or bat habitat be found, NPWS shall be notified, and appropriate mitigation (removal/roost replacement)	In the interests of sustainable and orderly development, and to protect endangered species.

	<p>measures implemented in accordance with their guidelines and under licence. No demolition or felling shall take place without this survey.</p>	
20	<p>Noise levels emanating from the proposed development when measured at Noise Sensitive Locations shall not exceed:</p> <p>55dBA (30 minute LAR) between 0700 and 1900 hours 50dBA (30 minute LAR) between 1900 and 2300 hours 45dBA (15 minute Leq) between 2300 and 0700 hours</p> <p>All sound measurements shall be carried out in accordance with ISO Recommendations R 1996 - "Acoustics-Description and Measurement of Environmental Noise"</p> <p>Noise Sensitive Location : Any dwelling house, hotel or hostel, health building, educational establishment, places of worship or entertainment, or any other facility or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.</p>	<p>In the interest of protecting amenities</p>
21	<p>The site layout and plans for the proposed development shall be amended in the following respects:-</p> <p>a) details of trench backfill and bedding with a nominal depth of cover of 1m for the pipe shall be submitted, b) the proposed layout at outfall at Finnow Bridge drawing shall be revised to detail the existing bridge profile, c) the location of the overflow downstream location shall be clearly outlined, d) the site layout plan shall be revised to detail all power lines onsite and, before any development commences, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing, revised drawings, at relevant scales making provision for the above requirements shall be submitted to and agreed with the Planning Authority.</p>	<p>In the interests of proper planning.</p>
22	<p>At least one month before commencing development or at the discretion of the Planning Authority within such further period or periods of time as it may nominate in writing, the developer shall pay a contribution of €851.41 to Cork</p>	<p>It is considered appropriate that the developer should contribute towards the cost of public infrastructure and facilities benefiting development in the area of the Planning Authority, as provided for in the Council's Development Contributions Scheme,</p>

<p>County Council in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority. The value of this contribution is calculated in accordance with the Council's Development Contributions Scheme on 03/11/2017, and shall be increased monthly at a rate of 8% per annum in the period between the date on which this value was calculated, and the date of payment.</p>	<p>made in accordance with Section 48 of the 2000 Planning and Development Act, and that the level of contribution payable should increase at a rate which allows both for inflation and for phasing in of the target contribution rates, in the manner specified in that scheme.</p>
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Commencement Notice

Building Control Regulations 1997 – 2014

Failure to submit a Commencement Notice when required is an offence.

If you commence works or a change of use in the absence of a Commencement Notice, there is no provision to retrospectively submit a Commencement Notice. This may affect your ability to ever occupy, lease or sell your building.

1. What is a Commencement Notice?

A Commencement Notice is a notification to a Building Control Authority from a person who intends to carry out either works or a material change of use to which the Building Regulations apply.

- The notice must be given to the authority not more than 28 days and not less than 14 days before the commencement of works or the change of use.

2. What works require a Commencement Notice?

Commencement Notices are required for the following:

- the erection of a building;
- a material alteration of a building;
- an extension to a building;
- a material change of use of a building;
- works in connection with the material alteration (excluding minor works) of a shop, office or industrial building where a Fire Safety Certificate is not required.

A Commencement Notice is not required for:

- works or a change of use which requires neither Planning Permission nor a Fire Safety Certificate
- works which are exempt from the Building Regulations.

3. What additional requirements came in to effect on 1st March 2014?

On the 1st March 2014, new Regulations (S.I. 9 of 2014) relating to the commencement and certification of construction works came in to effect. For certain building works, the new regulations require that certificates of compliance and other additional documentation must be submitted with the Commencement Notice.

The main new additional requirements include:

- the nomination of a competent 'Assigned Certifier' to inspect and certify the works,
- the submission of certificates of compliance with the Commencement Notice,
- the building cannot be occupied until the certificate of compliance on completion is placed on the Register.

4. Do these additional requirements apply to all Commencement Notices?

No. These additional requirements and the need to submit certificates of compliance only apply to the following:

- Construction of a dwelling house,
- Extension of a dwelling house by more than 40 square meters,
- Works or a change of use for which a Fire Safety Certificate is required.

5. What additional documents must I submit with my Commencement Notice?

Where the additional requirements apply and where certificates of compliance are required, the following must be submitted with the Commencement Notice:

- Certificate of Compliance (design),
- Certificate of Compliance (undertaking by Assigned Certifier),
- Certificate of Compliance (undertaking by builder),
- Notice of Assignment of Person to Inspect and Certify Works (Assigned Certifier),
- Notice of Assignment of Builder,
- Plans, calculations, specifications and particulars, which outline how the works will comply with all Building Regulations,
- The preliminary inspection plan,
- An online assessment of the proposed approach to compliance with the Building Regulations via the BCMS.

6. What is an Assigned Certifier?

An Assigned Certifier is a competent registered professional who undertakes to inspect the works during construction and to provide certification of compliance on completion.

You should check your Assigned Certifier's registration to ensure that they are entitled to sign certificates of compliance.

7. What is a Certificate of Compliance on Completion?

Where the additional requirements apply, a Certificate of Compliance on Completion must be lodged with the Building Control Authority and placed on the public register before the building may legally be opened, occupied or used.

The Certificate must be signed by the Assigned Certifier and the Builder. It certifies that the building or works have been carried out in accordance with the Building Regulations.

8. How do I submit my Commencement Notice?

The Commencement Notice and other documentation should be submitted online by using the Building Control Management System (BCMS) This system may be accessed via www.localgov.ie

Where the additional requirements apply the online assessment via the BCMS must be completed before the notice is submitted.

9. What is the Fee for a Commencement Notice?

The fee for a Commencement Notice is €30 per building, or if the Notice relates to multiple buildings requiring a Fire Safety Certificate, €30. Additional administration charges may be applied to notices which are not submitted online.

10. Where can I get more information?

You can get more information, or download copies of the Building Control Act and Regulations by visiting the Department of the Environment website (www.environ.ie), You may also refer to the Code of practice for inspecting and certifying buildings and works.

This leaflet is intended as a practical guide. It is not a definitive legal interpretation of building control law. For more information, you should consult your technical advisor.

Please Note.

*To reduce delays and to avoid additional charges, we would strongly advise that you lodge your commencement notice electronically via the Building Control Management System (BCMS)
www.localgov.ie*

Building Regulations and Fire Safety

It should be clearly understood that the granting of Permission under the Planning Act does not relieve the developer of their responsibility to comply with the Building Control Act, the Building Control Regulations, the Building Regulations or the Fire Services Act.

Fire Safety Certificates & Disability Access Certificates

- These certificates are required for most developments (other than single private dwelling houses and most agricultural buildings)
- It is an offence to carry out works in the absence of a Fire Safety Certificate where one is required.
- It is an offence to open, operate or occupy a building in the absence of a Fire Safety Certificate or a Disability Access Certificate, where one is required.

Construction Products Regulations

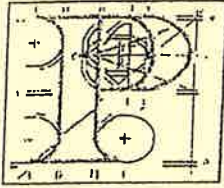
From the 1st July 2013, CE marking of construction products covered by harmonised European Standards is mandatory for all construction products placed on the market for which harmonised standards are in place. The Regulations aim to ensure that the reliable performance related data is made available, by means of Declarations of Performance.

Developers, designers and builders must be aware of and understand the new requirements on construction products.

Further information is available from www.corkcoco.ie

Copies of the Acts, Regulations and Technical Guidance Documents and Information leaflets are available from the Department of the Environment's website www.environ.ie

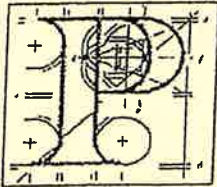
An Bord Pleanála



PLANNING APPEAL PACK

1. **Planning Appeal Form/Checklist**
2. **A Guide to Making a Planning Appeal**
3. **Guide to Fees payable to the Board**

An Bord Pleanála



The planning system includes a comprehensive appeals process. Under this, all planning decisions made by planning authorities may be subject to independent review by An Bord Pleanála (the Board). This leaflet gives details of the main features of the appeal process and is intended as a practical guide to the procedures under the 2000 to 2011 Planning Acts. It is not a definitive legal interpretation of the planning law. You are also advised to read "Guide to Fees payable to the Board" leaflet. This and further information is available from the Board or your local planning authority. This Guide does NOT deal with direct applications to the Board for planning permissions / approvals in respect of strategic infrastructure development. See separate guide for those procedures.

1. Is there an official form for making an appeal?

There is no statutory form for making an appeal. However, the Board has produced a "Planning Appeal Check List" which may be used as a cover page in an appeal. This document provides an easy-to-use guide which, if followed fully, should help to ensure that your appeal will be valid. Remember that the onus is on you to ensure your appeal is valid. The document is available from the Board, may be downloaded from its website www.pleanala.ie and should be available from your local planning authority.

2. Who may appeal?

• An applicant for planning permission (first party), and

• any other person, body or interested group etc. who made submissions or observations in writing to the planning authority in relation to the planning application in accordance with permission regulations (third party). There are three exceptions to the requirement to have made prior submissions or observations: -

(1) where a prescribed body was entitled to be notified of a planning application by the planning authority and was not notified in accordance with law, the body may appeal the decision of the planning authority without having made submissions or observations on the planning application,

(2) where an environmental impact statement (EIS) was required to be submitted with the application to the planning authority, a body whose aims or objectives relate to the promotion of environmental protection and which meets certain other requirements may appeal the decision of the planning authority without having made submissions or observations on the planning application,

(3) a person with an interest in land (e.g. a landowner/occupier) adjoining the application site may apply to the Board for leave to appeal the decision of the planning authority without having made submissions or observations to the planning authority (see question 33).

3. Is there a time limit on appeals?

Yes. Except where a person is granted leave to appeal by the Board (see questions 2(3) and 33), an appeal must be received by the Board within four weeks beginning on the date of the making of the decision by

the planning authority (N.B. not the date on which the decision is sent or received). The day the decision is made is counted as the first day. For example, if the decision of a planning authority is made on Wednesday 2nd of a month, the last day for receipt of the appeal is Tuesday 29th (not Wednesday 30th) of the same month. The Board's website has a calendar facility to assist in calculating the last day for making an appeal.

Where a person is given leave to appeal, the appeal must be received by the Board within two weeks of him/her receiving notification of that fact.

These are strict statutory time limits. The Board has no discretion to accept late appeals, whether they are sent by post or otherwise. It is your responsibility to ensure that the appeal or other material is delivered or posted in time for delivery within the appropriate period. An appeal or other material posted within the permitted period but received outside it will be invalid. Further information on time limits is given in questions 29, 30 and 31.)

4. How may I appeal?

Every appeal must be made in writing and must be:

- sent by post to: The Secretary,

An Bord Pleanála,

64 Marlborough Street,

Dublin 1

Or

- delivered by hand to an employee of the Board at the Board's offices during office hours (9.15 a.m. to 5.30 p.m. on Monday to Friday except on public holidays and other days on which the offices are closed). Appeals placed in the Board's letterbox are invalid.

The appeal must be fully complete from the start – you are not permitted to clarify, elaborate or submit any part of it at a different time, even within the time limit. (See question 15).

5. What must I include with my appeal?

- Your own name and address – both of which must be clearly stated. Where an agent makes the appeal on your behalf, he/she must state clearly his/her own name and address and your name and address.
- The subject matter of the appeal - you must give sufficient details to enable the Board to readily identify the application the subject of the appeal (e.g. a copy of the planning authority decision, or details of the nature and the site of the proposed development, or the name of the planning authority and the planning register reference number of the decision you are appealing).
- The grounds of appeal and supporting material and arguments. The Board cannot take into consideration any grounds of appeal or information submitted after the appeal (except information specifically requested by the Board) and it cannot consider non-planning issues; grounds of appeal should not, therefore, include such issues. (See question 26).
- The correct fee. Details of fees are available from the Board or your local planning authority.

Notes (See Check List above)

1. Rules for Making Appeals

You are advised to check the latest version of "A Guide to Making a Planning Appeal" issued by the Board. It is available from the Board, telephone (01) 858 8100 and on our website www.pleanala.ie. It may also be available from your planning authority.

A significant number of appeals are invalid because they are not made in accordance with the statutory rules.

2. Appeal Fees

You are advised to check the appropriate fee for making an appeal. Different fees apply depending on the nature of the appeal. A leaflet "Guide to Fees payable to the Board" is available from the Board, telephone (01) 858 8100 and on our website www.pleanala.ie. It may also be available from your planning authority. Note that appeal fees may change from time to time.

A significant number of appeals are invalid either because no fee or an incorrect fee is included.

3. Time Limits

The time limit for making an appeal is, except where the appeal is made following a successful application for leave to appeal, four weeks beginning on the date of the planning authority decision (not the day it is sent or received). Day one is the day the planning authority decision is made. For example, if the decision of a planning authority is made on Wednesday 2nd of a month, the last day for receipt of the appeal is Tuesday 29th of the same month, NOT Wednesday 30th. There are special rules where the last day falls on a day the Board's offices are closed or where the appeal period falls over the Christmas/New Year period. See calendar facility on the Board's home page.

A significant number of appeals are invalid because they are late – sometimes, just one day late.

4. Delivering the Appeal

- Send the appeal by post to *The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1*, or,
- deliver it by hand, to an employee of the Board (not a security person), during office hours (9.15 a.m. to 5.30 p.m.) on Monday to Friday, so that the appeal reaches the Board by the last day for making an appeal.

Do not place the appeal in the Board's letterbox. A significant number of appeals are invalid because they are incorrectly delivered.

5. Completeness

The appeal must be fully complete from the start. You are not permitted to submit any part of it at a later time, even within the time limit. Neither are you permitted to clarify, elaborate or make further submissions either for the purposes of complying with the rules for making an appeal or otherwise, unless invited by the Board.

This document is issued as an aid to making a valid planning appeal to the Board. It may be used as a 'cover page' in making such an appeal but there is no legal or other requirement to do so. The document should be read in conjunction with the latest versions of the Board's publications "Guide to Making a Planning Appeal under the 2000 Planning Act" and "Guide to Fees payable to the Board".

This document does not purport to be a legal interpretation of the law in relation to making a planning appeal – you should consult the appropriate legislation, including sections 37 and 127 of the Planning and Development Act 2000 for the statutory rules governing the making of appeals.

• In the case of a third party appeal a written acknowledgement (or copy thereof) by the planning authority of the receipt of submissions or observations made by the person (third party) at planning application stage.

6. What if my appeal is incomplete?

If the appeal does not meet all the legal requirements at the time the appeal is made (see the preceding paragraphs for guidance), it will be invalid and cannot be considered by the Board. (See also question 15).

7. Do different fees apply in different situations?

Yes. Where, for example, the appeal involves an EIS or relates to commercial development and/or an application for retention and the appeal is made by the first party, higher than normal fees apply. Commercial development for this purpose includes, for example, the provision of 2 or more residential units (houses, apartments, etc), the conversion of a single residential unit into 2 or more residential units, the provision of a residential unit in conjunction with some other commercial development, and the conversion of an existing structure or use into a residential unit and some other commercial use. Different fees also apply to other categories such as "observers" (see question 12), certain public bodies and for oral hearings. Please refer to the Board's "Guide to Fees payable to the Board" for information on current fees. www.pleanala.ie/news/newfees.doc

8. Are appeal fees likely to change?

Yes. Under the Planning Acts, the Board is required to review the level of fees payable to it for making appeals, referrals, applications for leave to appeal, submissions or observations and oral hearing requests at least every 3 years. You should always check the latest position to ensure that you know the current applicable fee. Please refer to the Board's "Guide to Fees payable to the Board" for information on current fees.

9. Can I see the planning authority file before appealing?

Yes. The planning authority will make available for public inspection the planning application and any submissions or observations received in relation to the application at its offices as soon as may be after they are received.

Within 3 working days of its decision, the planning authority will also make available for public inspection at its offices-

- the complete application and any additional information supplied by the applicant,
- its own reports on the application,
- its decision and notification of this to the applicant and any other person or body who made submissions or observations in relation to the application.

10. Can I get copies of documents relating to a planning application?

Yes. Copies of the documents referred to at 9 above may be purchased from the planning authority at a reasonable cost.

11. Are there certain decisions or conditions of a planning authority on a planning application which cannot be appealed?

(a) There is no appeal to the Board where a planning authority decides to refuse permission on the basis of past failures of a developer or a related person to comply with a previous permission (and the High Court does not annul that decision).

(b) There is no appeal to the Board against a decision to grant permission consequent on the grant of outline permission in respect of any aspect of the decision which was decided in the outline permission.

(c) Generally, there is no appeal to the Board in relation to conditions against financial contributions imposed under Development or Supplementary Development Contribution Schemes. However, appeals are permitted against special contribution conditions imposed by a planning authority and appeals are also permitted where a developer considers that the terms of a Development or Supplementary Development Contribution Scheme were not properly applied. In such cases, where there is no other appeal against the decision of the planning authority, the Board can only deal with the matter under appeal (see question 20) and the planning authority shall make the grant of permission notwithstanding the appeal to the Board provided that the person taking the appeal furnishes to the planning authority security for payment of the full amount of the contribution or special contribution, as appropriate.

12. Can I make my views known to the Board without appealing?

Where an appeal has already been made, any person other than a party to the appeal can become an "observer" and make submissions or observations on the appeal. A copy of the appeal can be seen at the planning authority's office. The time limit for such submissions or observations is- (a) four weeks beginning on the day of receipt of the appeal by the Board (or the last appeal where more than one is made) or, (b) in a case where an Environmental Impact Statement has been requested and received by the Board, four weeks beginning on the date of publication of notice of same or, (c) where the Board requested the applicant to publish a further site or newspaper notice, four weeks beginning on the date of publication of same. So, in the case of (a) above, if an appeal is received on Wednesday 2nd of a month, the last day for receipt of submissions or observations on the appeal by an "observer" is Tuesday 29th (not Wednesday 30th) of the same month. The Board's website has a calendar facility to assist in calculating the last day for making a submission / observation. See also questions, 29, 30 and 31 regarding time limits. Should the appeal (or all the appeals where there is more than one) be withdrawn by the person(s) who made it, the decision of the planning authority will stand and your submission will lapse.

13. How may I make my views known to the Board?

An "observer" should submit his/her submissions or observations in writing by: -

- sending them by post to: The Secretary,

An Bord Pleanála,

64 Marlborough Street,

Dublin 1

- or, delivering them to the Board's offices. (Office hours are 9.15a.m. to 5.30p.m. on Monday to Friday except on public holidays and other days on which the offices are closed).

14. What must I include with my submissions or observations?

- Your own name and address - which must be clearly stated. Where an agent makes the submissions or observations on your behalf, he/she must state clearly his/her own name and address and your name and address.

- The subject matter of the submissions or observations – you must give sufficient details to enable the Board to readily identify the application/appeal e.g. a copy of the planning authority decision or the appeal reference number.
- The full grounds of the submissions or observations and supporting material and arguments. The Board cannot take into consideration any further unsolicited submissions after the initial submissions or observations are received (except information specifically requested by the Board) and the Board cannot consider non-planning issues.
- Please refer to the Board's "Guide to Fees payable to the Board" for information on current fees.

www.pleanala.ie/news/newfees.doc

15. If my appeal or observation is invalid, can I re-lodge the appeal or observation?

If you comply fully with ALL the requirements at the time you re-lodge the appeal or observation, then it will be accepted. The requirements are that the appeal or observation must be received within time (see question 3 or 12, as appropriate), be made correctly (see question 4 or 13) and must include all the

information and documents (see question 5 or 14) when it is re-lodged. Even if a fee (correct or not) was lodged with the invalid appeal or observation, the full fee must always accompany the new appeal or observation.

Where the time limit has not expired for re-lodging a fresh appeal or observation, the Board can not guarantee that it will notify appellants or "observers" in sufficient time that would allow a fresh appeal or observation to be made within the statutory time limit.

16. Can I ask for an oral hearing?

A party (applicant, planning authority and appellant) to the appeal (not an "observer") may request an oral hearing provided the correct non-refundable fee is paid in addition to the appeal fee. The appellant must make the request within the period for lodging the appeal but, where a party to an appeal other than an appellant is sent a copy of an appeal, he/she may make the request within four weeks from the date the copy is sent to him/her.

If you request an oral hearing, you still must state your grounds of appeal in full and comply with the other legal requirements when lodging your appeal. The Board has absolute discretion to hold an oral hearing with or without a request from a party and will generally only hold one where this will aid its understanding of a particularly complex case or where it considers that significant national or local issues are involved. The Board may also direct the holding of an oral hearing to determine whether an appeal is made with the sole intention of delaying development or of securing the payment of money, gifts, considerations or other inducement by any person.

17. What happens next?

The Board sends a copy of the appeal to the planning authority, in the case of a third party appeal, to the applicant and any other appellant. These have four weeks to submit their views. The Board cannot consider any views that are late and no party is allowed elaborate on his/her views in writing once they have been submitted to the Board.

18. What does the Board take into consideration when deciding an appeal?

Generally, the Board is required to consider the planning application, the subject of the appeal, *de novo*, (i.e. as if the application had been made to it in the first instance) and the EIS, if any. The Board will determine the application on the basis of the proper planning and sustainable development of the area and the effects, if any, the proposed development would have on the environment. The Board must have regard to such matters as the policies and objectives of the local development plan, Ministerial planning guidelines, regional planning guidelines, the National Spatial Strategy, the policies and objectives of the Government and the national interest. In addition, the Board must consider the grounds of appeal, the decision of the local planning authority, any submissions or observations made to the planning authority and/or the Board in relation to the application and the appeal, as appropriate, and the report and recommendation of the Board's inspector on the appeal.

19. How does the Board ensure fair play for all?

Where the Board considers it appropriate in the interests of justice, it can ask any party, observer or any other person or body to make submissions or observations on any matter that has arisen in the appeal. This will allow the Board, for instance, to seek comment on any significant new matter arising in the appeal. The Board also has powers to require any party or observer to submit any document, information etc. which it considers necessary. The Board will specify a time limit (minimum 2 weeks) for submission of the invited material and this limit will be strictly enforced.

20. Can the Board consider matters which have not been raised in the appeal?

Yes. As stated at 18 above, the Board is generally required to consider the application *de novo*. Except in the circumstances as outlined in question 21 following, all the relevant planning issues relating to the application are considered by the Board in its determination of the appeal whether or not they were raised by the planning authority, other parties or any 'observers'. As stated at 19 above, if a new issue arises the parties and observers will be given an opportunity to comment on these.

21. In what circumstances may the Board not consider the application *de novo*?

Where an appeal relates to conditions only which are attached to a decision of a planning authority to grant permission and there is no other appeal, the Board may use its discretionary powers not to consider the application *de novo*. Instead, it may issue directions to the planning authority to amend, remove or attach new conditions to the decision. Where it decides not to use its discretionary powers, the Board may either grant or refuse permission for the development even where conditions only are appealed. However, see answer 11(c) relating to Development and Supplementary Contribution Scheme conditions and special contributions where different provisions may apply.

22. Can the Board contravene the provisions of the local Development Plan?

Yes. The Board, while obliged to have regard to the provisions of a local development plan, may contravene such provisions in certain circumstances. In circumstances where the planning authority decides to refuse permission on the grounds that the proposed development materially contravenes the Development Plan, the Board may grant permission on appeal but only if it considers that –

- the proposed development is of strategic or national importance, or
- there are conflicting objectives in the Development Plan or the objectives are not clearly stated, insofar as the proposed development is concerned, or
- permission should be granted having regard to regional planning guidelines for the area, Ministerial guidelines, Ministerial policy directives, the statutory obligations of any local authority in the area, and any relevant policy of the Government or any Minister of the Government, or

- permission should be granted having regard to the pattern of development and permissions granted in the area since the making of the Development Plan.

The Board can, of course, refuse permission for other reasons even where the proposed development would be in accordance with the provisions of the local Development Plan.

23. What is the time limit for deciding appeals?

The Board's statutory objective is to decide or dispose of appeals within 18 weeks. However, where the Board does not consider it possible or appropriate to reach a decision within 18 weeks (e.g. because of delays arising from the holding of an oral hearing), it shall inform the parties of the reasons for this and shall state when it intends to make the decision.

24. What type of decision can the Board make and will I be informed of it?

Generally, a decision will be made either-

- to grant permission/outline permission/permission consequent with or without conditions, or
- to refuse permission/outline permission.

However, see question 21 above which refers to other types of decisions the Board may make. All parties and observers involved in the appeal will be notified of the decision by post. A copy of the Inspector's Report, the Board's Direction (e.g. whether to grant or refuse, what conditions, if any, should be attached to a permission, other instructions etc.), and the Board's decision order are posted on the Board's website at www.pleanala.ie. The reasons and considerations for the Board's decision will be included in the decision order and, in any case where the Board does not accept the Inspector's recommendation in relation to granting or refusing permission, the main reasons for not accepting it.

25. Is the Board's Decision Final?

Yes. No challenge may be made to the decision other than to its legal validity. A person wishing to challenge the validity of a Board decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections 32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Board.

The validity of a decision taken by the Board may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(6) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Board. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant

to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on the assessment of the effects on the environment of certain plans and programmes). The general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award costs of proceedings or a portion of such costs to an applicant against a respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website, www.citizensinformation.ie.

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions and it would be advisable for persons contemplating legal action to seek legal advice.

26. Can I be sued for comments made in an appeal or other submission?

Yes. Participants in cases before the Board should be aware that comments involving allegations of any kind against a named or otherwise identifiable person or organisation may be viewed as defamatory by the subject of the comments. Participants may be sued directly for any defamatory allegations in any appeal or submission and should avoid making such allegations. Any submissions made to the Board are generally circulated and/or made available for public inspection. All material relevant to any case determined by the Board becomes available for public inspection following the Board's decision. Please note that in the event of any potentially defamatory allegation giving rise to legal action against it, the Board may seek indemnity from the person making the allegation. It should be understood that the Board is only concerned with issues relevant to the proper planning and sustainable development of the area and that personalised comments are generally not relevant to its deliberations. The same general principles apply to comments or submissions made at oral hearings.

27. Can the Board dismiss appeals?

Yes. The Board has discretion to dismiss an appeal where it is satisfied the appeal is vexatious, frivolous or without substance or foundation or where the appeal is made with the sole intention of delaying development or of securing the payment of money, gifts, considerations or other inducement by any persons. The Board can also declare a planning application or an appeal withdrawn where it is satisfied it has been abandoned.

28. Can I withdraw my appeal?

Yes. An appeal can be withdrawn by an appellant and the planning application can be withdrawn by the applicant at any time prior to the determination of the case by the Board. Where an appeal is withdrawn (or all the appeals where there is more than one), the original decision of the planning authority takes effect. Where the planning application is withdrawn by the applicant, no permission can be granted by the planning authority in relation to the application.

29. How strict are the time limits?

The time lines for the lodgement of appeals, submission of comments and the making of observations to the Board are prescribed in the Planning and Development Acts 2000 as amended. The Board has no discretion to extend these time limits. It is a statutory objective of the Board to determine appeals within a period of 18 weeks from the date of receipt.

30. What if the offices of the Board are closed on the last day allowed for making an appeal or submission?

When the last date for receipt of an appeal or other material falls on a weekend, public holiday or other day when the offices of the Board are closed, the latest date for receipt will be the next day on which the offices of the Board are open.

31. What if the period for making an appeal or submission falls over Christmas or the New Year?

The period from 24th December to 1st January inclusive (i.e. 9 days) is excluded for the purposes of calculation of all periods of time in relation to planning appeals. Therefore, if the period for making an appeal falls between 24th December and 1st January (both dates inclusive), the last day for making the appeal is extended. So, for example, if the last day of the four-week period falls on 24th December, the last day for making an appeal is 2nd January, and if the last day of the four-week period falls on 29th December, the last day for making an appeal is 7th January.

The exclusion of the Christmas/New Year period also applies to any other matter in relation to an appeal where a time period is specified. So, if the last day of the period for making submissions or observations in relation to an appeal or of the 18-week statutory objective period within which the Board should decide an appeal falls within the Christmas/New Year period, the period is extended by an appropriate number of days.

32. Can the Board's documents be inspected and purchased?

In accordance with section 146 (5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed. See the "Guide to Public Access to Files" on www.pleanala.ie.

33. Who may apply to the Board for leave to appeal a decision of a planning authority? (See also answers to questions 2 and 3).

A person with an interest in land (e.g. a landowner/occupier) adjoining the application site who did not make submissions or observations to the planning authority in relation to the planning application may apply to the Board for leave to appeal the decision of the planning authority within four weeks of the authority to grant permission.

The Board may only grant leave to appeal, where a person;

(i) has an interest in land adjoining land in respect to the application site,

(ii) shows that the decision of the planning authority to grant permission will differ materially from the application for permission because of conditions imposed, and

(iii) shows that the conditions imposed will materially affect the applicant's enjoyment of land or reduce the value of the land.

A high percentage of applications for leave to appeal fail because the applicant for leave to appeal does not satisfy the Board that he/she complies with the requirements of same.

Like a planning appeal, the person seeking leave to appeal must state his/her name and address, the grounds on which he/she is basing the leave to appeal (see above), a description of his/her interest in the land and attach the correct fee.

Where a person is granted leave to appeal, the planning appeal must be received by the Board within two weeks of him/her receiving notification of leave to appeal and must otherwise comply with the requirements for lodging the planning appeal (see questions 4 and 5) including a further fee. Details of fees are available from the Board or your local planning authority.

34. How do I apply for leave to appeal?

All the requirements specified in question 5 above apply, with the exception of the necessity to include a copy of the acknowledgment of submission(s) at application stage. See question 33.

35. If my application is granted, what happens next?

Where a person is granted leave to appeal, the planning appeal must be received by the Board within two weeks of him/her receiving notification of leave to appeal and must otherwise comply with the requirements for lodging the planning appeal (see questions 4 and 5) including a further fee. Please refer to the Board's "Guide to Fees payable to the Board" for information on current fees.

36. Can I refer the planning authority's refusal to deal with a second planning application to the Board?

Where a decision of a planning authority in relation to a planning application is on appeal to the Board, a second application for the same development or development of the same description may not be made to the planning authority. Where a dispute arises as to whether an application is for the same development or development of the same description, the matter may be referred to the Board.

An Bord Pleanála Tel: (01) 858 8100

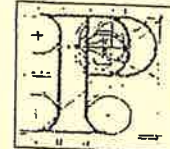
64 Marlborough Street LoCall: 1890 275 175

Dublin 1. Fax: (01) 872 2684

Web site: www.pleanala.ie

Email: bord@pleanala.ie

September 2012



Guide to Fees payable to An Bord Pleanála - 2011

This guide does not purport to be a legal interpretation of the fees payable to the Board. Further information in respect of fees can be obtained from the Board by contacting it at 64 Marlborough Street, Dublin 1.

Tel: 01 8588100

email: bord@pleanala.ie or at www.pleanala.ie

Appeals/Referrals under Planning Acts	On or before 2 nd September 2011	On or after 5 th September 2011
(a) Appeals against decisions of Planning Authorities		
Appeal		
(i) 1 st party appeal ¹ relating to commercial development ² where the application included the retention of development.	€4,500 or €9,000 if an EIS ³ involved	€4500 or €9,000 if an EIS or NIS ⁴ involved
(ii) 1 st party appeal relating to commercial development (no retention element in application).	€1,500 or €3,000 if EIS involved	€1,500 or €3,000 if EIS or NIS involved
(iii) 1 st party appeal non-commercial development where the application included the retention of development.	€660	€660
(iv) 1 st party appeal solely against contribution condition(s) – (2000 Act ⁵ section 48 or 49).	€220	€220
(v) Appeal following grant of leave to appeal.	€110	€110
(vi) An appeal other than referred to in (i) to (v) above.	€220	€220
b) Referral.	€220	€220
c) Reduced fee for appeal or referral (applies to certain specified bodies ⁶).	€110	€110
d) Application for leave to appeal (section 37(6)(a) of 2000 Act).	€110	€110
e) Making submission or observation (specified bodies exempt ⁶).	€50	€50
f) Request for oral hearing under section 134 of 2000 Act.	€50	€50
<p>Note: The above fee levels for planning appeals and referrals remain unchanged from those already in force since 2007 (but note the addition of NIS (i) and (ii) above).</p>		

Substitute Consent Part XA of 2000 Act	On or before 2 nd September 2011	On or after 5 th September 2011
(a) Application for leave to apply for substitute consent.	Nil	€3,000 except no fee where previous permission set aside by Court decision.
(b) Application for substitute consent.	Nil	Similar to fee for application to Planning Authority.
(c) Request for oral hearing under section 177Q of 2000 Act.	Nil	€50
Strategic Infrastructure Development		
(a) Application for Strategic Infrastructure Development ⁷ under Planning and Transport (Railway Infrastructure) Acts.		
(i) Application under section 37A, 182A or 182C of 2000 Act or section 47 of Transport (Railway infrastructure) Act 2001.	€100,000	€100,000
(ii) Application under section 181A of 2000 Act.	€100,000	€60,000
(iii) Road Authority application under section 49 or 51 of Roads Act 1993.	€100,000	€60,000
(iv) Application by Local Authority under section 175 or 226 of 2000 Act.	€100,000	€30,000
(v) Application for compulsory acquisition of land (section 214, 215A or 215B of 2000 Act) relating to (i), (iii) or (iv) above.	€100,000	As (i), (iii) or (iv) above.
(b) Making submission or observation (specified bodies exempt ⁶).	€50	€50
(c) Request for pre-application consultations, section 37B, 181C or 182E of the 2000 Act or section 47B of Transport (Railway Infrastructure) Act 2001.	Nil	€4,500 (€3,500 refunded if not more than 1 meeting held)
(d) Request for an oral hearing under section 134 of 2000 Act.	€50	€50
(e) Request for alteration under section 146B of 2000 Act.	€100,000	€30,000
General		
a) Request for scoping of an EIS.	Nil	€5,000
b) Submission of EIS following request from Board.	Nil	€1,500
c) Submission of NIS following request from Board.	Nil	Commercial development €1,500 Non-commercial development €220

Water Pollution/Water Services Act	On or before 2 nd September 2011	On or after 5 th September 2011
Fees under section 66 of Water Services Act 2007 ⁸ and section 8 of Water Pollution Act 1977, as amended.		
(i) Appeal.	€126	€500
(ii) Reduced appeal fee.	€63 (specified bodies ⁶)	€220 ⁹
(iii) Submission/Observation.	€38	€50
(iv) Request for Oral Hearing.	€63	€50
Fees under section 20 of the Water Pollution Act 1977 (as amended). ¹⁰		
(i) Appeal.	€126	€126
(ii) Reduced appeal fee (applies to certain specified bodies ⁶).	€63	€63
(iii) Submission/Observation.	€38	€38
(iv) Request for Oral hearing.	€63	€63
Air Pollution Act¹¹		
Appeal.	€60	€60
Submission/Observation.	€10	€10
Request for Oral Hearing.	€60	€60
Building Control Act 1990 (as amended)		
Appeal.	€250	€500

An appeal made by the person by whom the planning application was made.
Commercial development includes residential development of 2 or more houses.
Environmental Impact Statement.
Natura Impact Statement.

2000 Act means Planning and Development Act 2000 as amended.

A list of these bodies is available from the Board.

Where cost recovery applies fees are offset against costs incurred.

Fees under section 66 of the Water Services Act 2007 will only apply when that section is commenced after the 5th September, 2011.

After 5th September, 2011 the reduced appeal fee applies to appeals made by any person entitled to appeal other than the applicant for a licence, the person causing, making or permitting the discharge or the occupier of the premises from which the discharge is made (in effect all third party appeals including those by certain specified bodies).

The Board's power to set fees does not cover fees relating to appeals under section 20 of the 1977 Act and these fees remain as set by Ministerial Regulation. In these cases the reduced fee applies to certain prescribed bodies.

The Board has no power to amend existing fees under the Air Pollution Act and these fees remain as heretofore as set by Ministerial Regulation.

¹¹ July, 2011.



Water and wastewater connections contact Irish Water

Irish Water is now your contact point for all water and wastewater connections.

Visit www.water.ie/connections for application forms and further information.

If you have any questions about connecting to the Irish Water network, we are ready to help.

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Twitter: @IWCare
Boards: www.boards.ie/irishwater
Email: newconnections@water.ie

Irish Water
PO Box 860
South City Delivery Office
Cork City

Telephone: 1850 278 278 or + 353 1 707 2828

Connections and Developer Services enquiries
8am-4.30pm, Mon-Fri

Water supply and emergencies
24 hours a day, 7 days a week



Safeguarding our water for our future.
www.water.ie/connections

PLANNER'S REPORT
PRIMARY

APPLICATION NO.	17/04490
APPLICANT	Irish Water
DESCRIPTION	The upgrading/replacement and extending of the existing waste water treatment plant and installation of a new outfall pipe. The upgrading/replacement includes the extending of the existing Wastewater Treatment Plant (WWTP) from a capacity of 1,600 population equivalents to 2,210 population equivalents. The development includes the construction of a control building, extended access road, improvements to gates and fencing, new preliminary treatment works (including screening, grit removal and storm water storage), new secondary treatment tanks, chemical dosing tanks, sludge handling facilities and tanks, pipework, mechanical and electrical plant, landscaping and associated ancillary works at the site. A new underground treated effluent outfall pipeline to the River Finnow, approximately 1.3km to the North West of the existing plant, laid along Station Road (L1115). The demolition/disposal of the existing settlement tanks, sludge beds and tanks, control building, chemical storage and reinstatement of the area is to be included in the development. The existing oxidation ditch will be retained for future use. A Natura Impact Statement will be submitted as part of this planning application.
LOCATION	Millstreet Waste Water Treatment Plant Station Road (Drominahilla and Coomlogane) Millstreet Co. Cork
DECISION DUE DATE	27/04/2017

1. Site Notice and Date of Inspection

Site notice was present on 4/4/17.



2. Proposal & Site Description

Permission is sought for the upgrading/replacement and extending of the existing waste water treatment plant and installation of a new outfall pipe. The upgrading/replacement

includes the extending of the existing Wastewater Treatment Plant (WWTP) from a capacity of 1,600 population equivalents to 2,210 population equivalents. The development includes the construction of a control building, extended access road, improvements to gates and fencing, new preliminary treatment works (including screening, grit removal and storm water storage), new secondary treatment tanks, chemical dosing tanks, sludge handling facilities and tanks, pipework, mechanical and electrical plant, landscaping and associated ancillary works at the site. A new underground treated effluent outfall pipeline to the River Finnow, approximately 1.3km to the North West of the existing plant, laid along Station Road (L1115). The demolition/disposal of the existing settlement tanks, sludge beds and tanks, control building, chemical storage and reinstatement of the area is to be included in the development. The existing oxidation ditch will be retained for future use. A Natura Impact Statement has been submitted as part of the planning application.

The site of the upgrading/replacement WWTP entails the existing Millstreet waste water treatment plant, located to a northern area of the Millstreet development boundary, to the north of the town centre, and which is accessed by an existing entrance and an access passage from the L-1115. A watercourse (Tanyard Stream) is located running along the roadside area of the site and also runs along the north-western boundary of the site. The existing WWTP outfall pipe currently discharges into this watercourse onsite. Power lines are located onsite. The current plant site is zoned existing built up area in the Kanturk EA LAP 2011. The site of the existing and proposed WWTP are located within areas susceptible to flooding as outlined in the LAP and CFRAMS.

The site of the proposed new underground treated effluent outfall pipeline to the River Finnow, runs from the WWTP site to the north west for a distance of c.1.3km, and is intended to be laid along Station Road (L1115). The path of the proposed pipe is located both within the Millstreet development boundary and within the Millstreet green belt. The site of the proposed pipe and outfall point are located within areas susceptible to flooding as outlined in the LAP and CFRAMS. The site of the proposed outfall point which is intended to discharge to the River Finnow at Finnow Bridge, is located within the Blackwater River SAC.

Development in area

A dwelling is located to the north adjacent the WWTP site, with dwellings located to the south, west and north neighbouring the site in the immediate vicinity. A storage yard for vehicles and a building are also located to the south neighbouring the site. Dwellings are located along the L-1115 which is the path of the proposed pipeline, and a dwelling is also located to the north of the outfall pipe on the Station Road.

Designations

The site of the proposed development is located within the screening zone for the Blackwater River SAC.

Access Characteristics

The site of the upgrading/replacement WWTP entails the existing Millstreet waste water treatment plant, located to a northern area of the Millstreet development boundary, to the north of the town centre, and which is accessed by an existing entrance and an access passage from the L-1115.

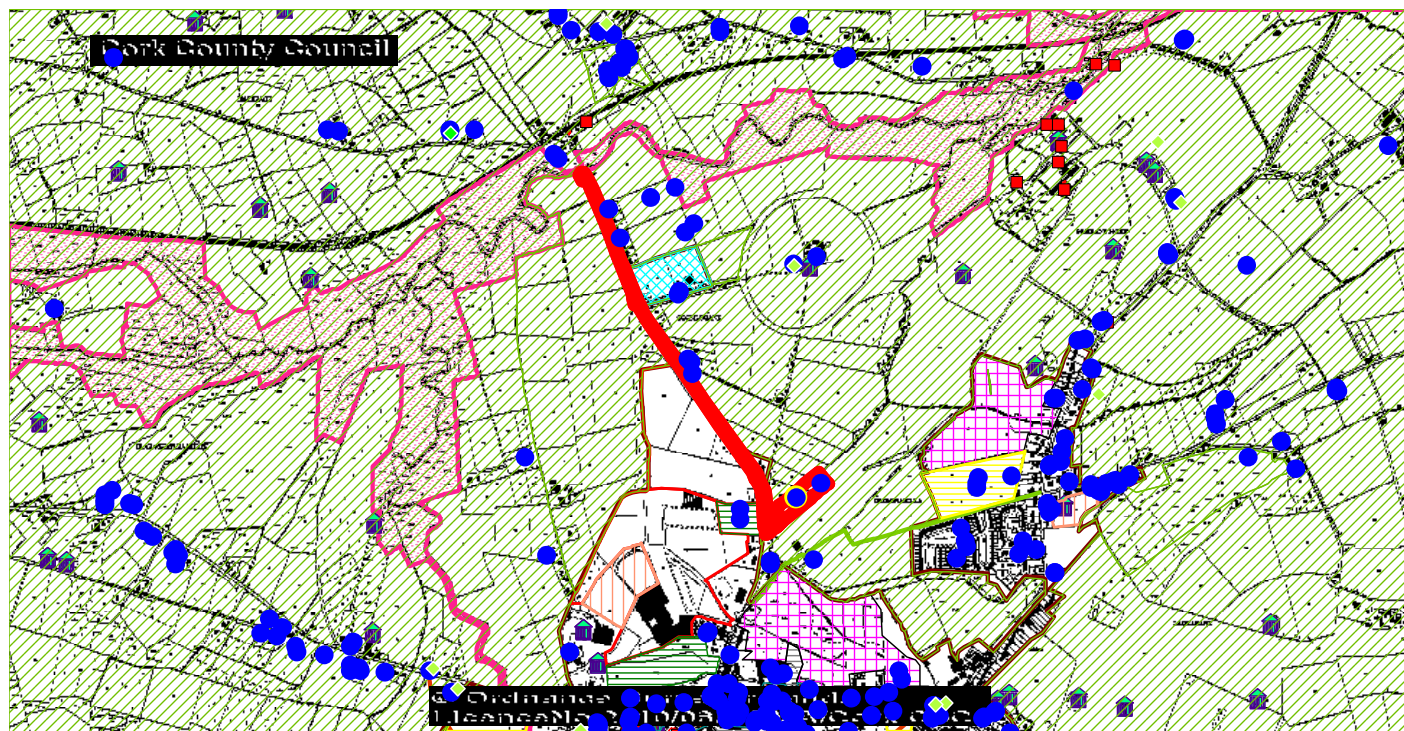
Details of landownership have been outlined. The site measures 2.5ha in dimension.

3. History

Onsite

n/a

Adjacent
012528 approval for dormer bungalow granted to C. Twomey



4. Pre-Planning

Pre-planning was held for the proposed development in 25/11/16.

Items discussed included:

- principle of development
- location of outfall
- FRA
- NIS
- landscaping
- design of plant, benefits of proposal
- discharge licence
- Draft CEMP
- Archaeological monuments
- advised to consult AE
- Site notices

Pre-planning was held for the proposed development in 24/3/15.

Items discussed included:

- new WWTP proposed and decommission of existing WWTP

- new turning and car park area
- Existing and proposed plant capacity
- landscaping
- Site layout
- FRA
- Consultations
- supplementary planning reports
- EIA screening
- SAC and AA, NIS
- outfall location

Pre-planning was held for the proposed development in 23/4/14.

Items discussed included:

- new WWTP proposed and decommissioning of existing WWTP
- Existing and proposed plant capacity
- level of development in area and permissions
- FRA
- SAC and AA, NIS and advised to consult HO
- EIA screening
- Plant type and layouts, alternative layouts
- Environment reports

5. Policy Context

National Spatial Strategy 2002-2020

The National Development Plan (2007-2013)

The National Development Plan provides support under the Economic Infrastructure Priority Energy Programme, for the promotion of alternative energy. In this regard, expansion of the use of renewable energy and promotion of the development of technology, which contributes to meeting our international climate change obligations, are prime objectives.

Planning Policy Statement 2015 - Department of the Environment, Community and Local Government

2013 Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment

Guidelines on the Information to be contained in Environmental Impact Statements – EPA 2002

Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development 2003

DEHLG has published Guidance on Appropriate Assessment of Plans and Projects – Guidelines for Planning Authorities, 2009.

Landscape and Landscape Assessment Guidelines

The European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations 2009 (a) Set environmental quality objectives for the habitats of the freshwater

pearl mussel populations within the boundaries of Natura 2000 sites, (b) require the production of sub-basin management plans with programmes of measures to achieve these objectives and (c) Set out the duties of public authorities in respect of the sub-basin management plans and programmes of measures.

The Planning System and Flood Risk Management – Guidelines for Planning Authorities 2009

Regional Planning Guidelines - 2010-2022

CDP 2014

The policies of the CDP 2014 are noted. Of note are:

WS 2-1:Water Infrastructure – General

WS 3-1: Wastewater Disposal

WS 5-2: River Channel Protection

WS 5-3: Surface Water Management

RCI 4-2 Rural Area under Strong Urban Influence and Town Greenbelts (GB1-1)

RCI 5-8 Greenbelts around Settlements

GI 7-4 Development on the approaches to towns and villages

HE 4-6 Design and Landscaping of new Buildings

WS 4-1 Water Supply

HE 2-1 Site Designated for Nature Conservation

Provide protection to all natural heritage sites designated or proposed for designation under National and European legislation and International Agreements, and to maintain or develop linkages between these. This includes Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas, Statutory Nature Reserves, Refuges for Fauna and Ramsar Sites.

GI 6-1 Landscape

a) Protect the visual and scenic amenities of County Cork's built and natural environment.

b) Landscape issues will be an important factor in all landuse proposals, ensuring that a proactive view of

development is undertaken while maintaining respect for the environment and heritage generally in line with the principle of sustainability.

c) Ensure that new development meets high standards of siting and design.

d) Protect skylines and ridgelines from development.

e) Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic

walls or other distinctive boundary treatments.

GI 6-2 Draft Landscape Strategy

GI 6-3 Draft Landscape Strategy and Local Area Plans

WS 5-1 Surface Water and SUDs

WS 6-1 Flood Risks – Overall Approach

WS 6-2: Development in Flood Risk Areas

WS 5-1 Surface Water and SUDs

GI 10-2: Surface water Protection

TM 3-2 Regional and Local Roads

TM 3-3: Road Safety and Traffic Management

Kanturk EA LAP 2011

The site is zoned as existing built up area and is also within the Millstreet green belt in the Kanturk EA LAP 2011.

GB1-1 Green Belts Around the Ring and County towns

Green Belts Around the Ring and County towns

(a) It is an objective to retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a Greenbelt around all individual towns.

(b) It is an objective to reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns. Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.

(c) It is an objective in particular to prevent linear roadside frontage development on the roads leading out of towns and villages.

(d) It is an objective to establish green belts around the main towns in each electoral area, with strict controls on urban generated housing in the areas that are under most pressure for development. The green belts are shown on detailed maps.

(e) It is an objective to discourage strongly new individual housing from being located within the green belts around the main towns in each electoral area (except within established villages or village nuclei). This restriction is relaxed in principle for local rural housing needs in accordance with objective RCI 9-3 of the Cork County Development Plan 200

Flood Risk – Overall approach

FD 1-1 - It is an objective of this plan to take the following approach in order to reduce the risk of new development being affected by possible future flooding:

- Avoid development in areas at risk of flooding;

and

- Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.

FD 1-2 - In areas where there is a high probability of flooding - 'Zone A' - it is an objective of this plan to avoid development other than 'water compatible development' as described in section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.

FD1-3 - In areas where there is a moderate probability of flooding - 'Zone B' - it is an objective of this plan to avoid 'highly vulnerable development' described in section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.

Development in Flood Risk Areas

FD 1-4 It is an objective of this plan to ensure that all proposals for development falling within flood zones 'A' or 'B' are consistent with the Ministerial Guidelines – 'The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph 1.8.19 of this plan.

FD 1-5 Where the planning authority is satisfied that it can be satisfactorily shown in the site-specific flood risk assessment required under objective FD 1-4 that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.

FD 1-6 Where the site specific flood risk assessment required under FD 1-4 shows that there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is an objective of this plan to, normally, avoid development vulnerable to flooding unless all of the following are satisfied:

- The development is within an urban settlement, targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans (including this local area plan).
- The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:
 - o Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;
 - o Comprises significant previously developed and/or under-utilised lands;
 - o Is within or adjoining the core of an established or designated urban settlement;
 - o Will be essential in achieving compact and sustainable urban growth; and

There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

3 Millstreet - Infrastructure

3.2.20. The waste water treatment plant in Millstreet is at capacity and the Water Services Investment Programme 2010-12 / Assessment of Needs 2009 has identified the need to augment treatment capacity. However work is not scheduled to commence until post 2012. This lack of capacity at the treatment plant is likely to be a significant impediment to development at least during the early phase of the lifespan of this plan.

2016 Draft Kanturk Mallow Municipal District LAP

The policies of the 2016 Draft Kanturk Mallow Municipal District LAP are noted.

6. EIA/AA

A Planning and Environmental report and Natura Impact Statement (NIS) and OCEMP have been submitted with the planning application. See main report.

7. FRA

See main report for flooding comment.

8. Internal Consultants

AE recommends granting permission subject to conditions.

The EO has no objection to grant of permission on environmental grounds subject to conditions (12/4/17).

The updated correspondence of the EO 26/4/17 is noted. See main report.

9. External Consultants

None received

10. Public Submissions

Den Joe Kelleher objects on grounds of:

- Details submitted appear to be incorrect and do not demonstrate properly the actual population equivalents relevant to the catchments of the Millstreet WWTP. This relates to existing use of WWTP by facilities and large events being held in the town and their population equivalents and discrepancies outlined
- detection of leakages
- relocation of outfall, transfer of pollution, inadequate Ecofact report, improved design required
- disregard for existing regulations, impact on water quality of SAC and FWPM, validity of Cork County Council Memorandum, current legislation to be adhered to
- impact of current climatic situations do not appear to have been adequately considered
- no consideration taken on impact on farm animals that are reliant on access to the river for source of drinking water, human health
- impacts on local swimming and fisheries usage poorly considered

11. Public Representative Submissions

None received

12. Contributions

TBD

13. Assessment and Conclusion

The applicant is seeking permission for for the upgrading/replacement and extending of the existing waste water treatment plant and installation of a new outfall pipe. The upgrading/replacement includes the extending of the existing Wastewater Treatment Plant (WWTP) from a capacity of 1,600 population equivalents to 2,210 population equivalents. The development includes the construction of a control building, extended access road, improvements to gates and fencing, new preliminary treatment works (including screening, grit removal and storm water storage), new secondary treatment tanks, chemical dosing tanks, sludge handling facilities and tanks, pipework, mechanical and electrical plant, landscaping and associated ancillary works at the site. A new underground treated effluent outfall pipeline to the River Finnow, approximately 1.3km to the North West of the existing plant, laid along Station Road (L1115). The demolition/disposal of the existing settlement tanks, sludge beds and tanks, control building (12.6 sq m), chemical storage and reinstatement of the area is to be included in the development. The existing oxidation ditch will be retained for future use. The total area of proposed works are stated to total 684.7 sq m (including buildings and tanks at the WWTP) and 13, 618 sq m for the outfall pipeline corridor.

A Planning and Environmental report and Natura Impact Statement (NIS) and OCEMP have been submitted with the planning application. The unsolicited further information received 13/4/17 is noted.

Stated Need for Development and LAP & CDP Policy

Details in the P&ER outline the existing WWTP has a design capacity of 1600PE and it has been identified that the current loading to the WWTP is 2032PE. Details state this means that the current loading to the plant exceeds its design capacity. In addition it is understood

even during storm events some of the incoming flow bypasses the treatment process and sampling chamber and is directly discharged to the Tanyard stream without any treatment.

Details outline it was identified that the optimum receiving water for treated wastewater effluent would be the River Finnow, with the outfall located at Finnow Bridge, upstream of the confluence of the Finnow River and Tanyard Stream. Details outline this discharge location would offer sufficient assimilative capacity to ensure compliance with the outlined regulatory requirements. See section 2.1 of report.

The nature of the site and the existing land uses are noted. The existing and proposed developments onsite designations (within development boundary and path of pipe which is within the green belt), the location of the development relative to the SAC, and the relevant CDP 2014 and LAP policies in relation to Water Infrastructure and Wastewater Disposal are also noted.

As outlined the relevant CDP and LAP policies are noted and also of note is Section 3.2.20 of the LAP which outlines that *'the waste water treatment plant in Millstreet is at capacity and the Water Services Investment Programme 2010-12 / Assessment of Needs 2009 has identified the need to augment treatment capacity. However work is not scheduled to commence until post 2012. This lack of capacity at the treatment plant is likely to be a significant impediment to development at least during the early phase of the lifespan of this plan'*.

Given the siting and location of the proposed upgrade site at and adjacent to the existing facility which is zoned as an existing built up area in the LAP, it is considered that the upgrade development can be considered at this location from a policy viewpoint. The location of the proposed pipeline which utilises the L-1115 is also noted.

Given the information submitted, the stated requirement for the proposed development and that the proposed development will lead to a removal of a significant infrastructural impediment to development for Millstreet town, the existing development and history onsite, the nature of the proposal, and the relevant CDP and LAP policies applicable, it is considered that the principle of the proposed development can be considered at this location.

Design and Site layout Plan

The design of the proposed WWTP upgrade infrastructure as outlined is considered to be standard for a development of this type. See site layout plans and drawings submitted and also section 3.3-3.3.8 of P&ER for details on plant design, plant treatments, sludge management, site drainage and storm water collection.

The proposed development will extend the existing WWTP in a north-eastwards direction. Details outline it is anticipated that the proposed upgrade will be primarily constructed in the currently vacant northern area of the site and within the existing fence line without interfering with the operation of the existing treatment system, which must be maintained throughout the upgrading works. The plans and sections detail excavations will reach a depth of 6.3m below surface level.

The development is also seeking the installation of an a new underground treated effluent outfall pipeline to the River Finnow, approximately 1.3km to the North West of the existing plant, laid along Station Road (L1115).

Site plans

- Details of trench backfill and bedding are outlined. Details outline a nominal depth of cover of 1m for the pipe. This should be outlined on scaled plans.
- The proposed layout at outfall at Finnow Bridge drawing should be revised to detail the existing bridge profile.
- The site layout plans should be revised to detail power lines onsite.
- Chapter 11 details outline the existing storm water overflow chamber is to be decommissioned and replaced with an overflow at a downstream location. The location of the overflow downstream location should be clearly outlined.

The above can be addressed by way of condition in the event of a grant.

Ecology

The sites proximity and hydrological connection to the SAC are noted. The details outlined in Chapter 5 Ecology are noted. Details outline that the NIS prescribes mitigation measures which will be employed to ensure no significant effects occur on the integrity of the SAC. Details outline the assessment of the project alone and in combination with other plans and projects, including for the implementation of mitigation measures clearly demonstrates that no adverse effects on site integrity will arise to the SAC. See section 5.5.2.

Water Quality

The details outlined in Chapter 6 Water Quality in relation to discharge limits and control of discharges during construction are noted. See also section 5.5.2.

The EO outlines the Millstreet public wastewater treatment plant is currently over capacity (actual =2032PE V. Design PE of 1600PE) and the upgrade is required to ensure statutory compliance with the Wastewater Discharge Authorization Licence (D0332-01), issued in 2014. Schedule C (Specified Improvement Programme) of this licence prescribes upgrade works including nutrient reduction to be completed by 2015. ELVs of 0.5 and 1mg/l will take effect for orthophosphate and ammonia respectively from 01/01/2016.

EO outlines the assessment of the impact of this discharge on receiving waters, and the setting of emission limit values to achieve environmental quality objectives, is an EPA function, which has informed their determination on the WWDL. There is no regulatory provision for a review of any such limits or conditions of a licence, unless initiated by the EPA.

EO notes the proposed discharge location to the Finnow River is ~1.5km upstream from that applied for, and prescribed under WWDL D0332-01. This will require a technical amendment of WWDL D0332-01, but is a matter between the EPA and the applicant. The EO outlines the proposed upgrade is compatible and in accordance with the 2015 County Development Plan, and water quality objectives under the Water Framework Directive (including revised objectives for freshwater pearl mussels), and will see an improvement in local water quality in the Tanyard stream.

The EO has no objection to grant of permission on environmental grounds subject to conditions (12/4/17).

The updated correspondence of the EO 26/4/17 is noted.

EO outlines while the project will be of benefit to the Tanyard stream, and of overall benefit to catchment by enhancing nutrient removal at the wastewater treatment plant, the Planning Authority has a concern re. the submitted mass balance.

According to the EPA ^{Note 1} River Waterbody WFD Status 2010-2015 upstream is currently "unclassified". Using submitted data however, the upstream (FINNOW

(BLACKWATER)_030) BOD concentration is “*high*” status (mean BOD = 1.039mg/l). However, downstream of the discharge (FINNOW (BLACKWATER)_040), the mass balance estimates the downstream mean BOD concentration would be 2.2mg/l. While it satisfies the criteria for “*good*” status, it may result in a local deterioration in water quality, contrary to the objectives of the Water Framework Directive. Further dilution with BLACKWATER (MUNSTER)_070 downstream restores the status to “*high*”.

EO outlines notwithstanding it is a function of the EPA to establish emission limit values (ELVs), the Planning Authority considers a reduction of the emission limit value for BOD to 20mg/l, should be considered to obviate this risk of deterioration in status.

EO outlines in agreement with the EPA, the Applicant shall establish the upstream water quality status, and delineate the extent of mixing zone. The mass balance shall take account of such now established upstream status, and be reviewed for relevant parameters accordingly.

Flooding and Drainage

The details outlined in Chapter 7 are noted. A flood risk assessment has been submitted. The AE outlines from the Local Area Plan, the site would appear vulnerable to flooding in Zones A and B. The site also appears to be effected by the flood extents indicated on the Draft OPW Flood Maps. AE outlines the applicant has conducted a flood risk assessment for the site and states that the site is not on the floodplain for the Tanyard Stream and the additional impermeable area will not have a significant effect on the flows in the stream.

Traffic

The details outlined in Chapter 8 are noted. The AE outlines the site is served by an entrance which is located within an existing 50kph speed zone, and the sight lines at the entrance are satisfactory for the road classification.

Noise and Vibration

The details outlined in Chapter 9 are noted. Of note are the potential impacts and mitigation measures outlined for the construction and operational phases. The location of existing developments relative to the site are noted. Details outline air blowers are to be equipped with noise attenuation. The report of the EO is noted who has not raised any issues in relation to noise and vibration.

Landscape and Visual

The details outlined in Chapter 10 are noted. The scale, design and siting of the proposed developments are noted, and the existing screening vegetation onsite is also noted. Details outline that inner screen planting is proposed around the upgraded WWTP site. A maintenance programme will be put in place for the operational stage. Taking into account the scale, design and siting of the proposed development, the existing vegetation at this location, and the proposed landscaping outlined, it is considered that the proposed development can be accommodated at this location from a visual perspective.

Odour

The details outlined in Chapter 11 are noted. Details outline the upgraded plant will operate in line European Communities Regulations 2005. Details outline the upgraded plant will ensure that the facility's capacity will be increased sufficiently to accommodate additional loading and thereby reduce the risk of odours.

Details submitted outline that the treatment process with potential to generate odours will have covered tanks. Air blowers are to be equipped with noise attenuation. Details outline

the existing storm water overflow chamber is to be decommissioned and replaced with an overflow at a downstream location. This location should be outlined. Sludge drying beds onsite are to be decommissioned. The report of the EO is noted who has not raised any issues in relation to odour.

Cultural Heritage

The details outlined in Chapter 12 are noted. Details outline no potential impacts are expected as the proposed WTP upgrade and pipe are not adjacent to any protected structure or monument.

Outline Construction and Environmental Management Plan (CEMP)

The OCEMP is noted. The duration of the proposed upgrade works are stated to total 18 months.

The CEMP should be revised to detail a summary of mitigation measures as outlined in the Planning and Environment Report. The above can be addressed by way of condition in the event of a grant.

The OCEMP should also be revised to detail prevention and control measures onsite to safeguard watercourses. These should be outlined on site layout plans.

EIA screening

The EIA screening assessment submitted is noted. Of note is Schedule 5 Part 2 Item 11C and Schedule 7 of the Regulations and relevant guidelines. The report of the HO is also noted.

Table 1.1 Characteristics of Proposed Development in Section 1.2 is noted.

Table 1.2 Location of the Proposed Development - This should be revised to address all items outlined in Schedule 7 (2). See also Section 2.1 of P&ER.

Table 1.3 Characteristics of the potential impacts. This should be revised to address all items outlined in Schedule 7 (3).

Details outline based on the EIA screening carried out, it is considered that the proposed development is not of a type listed in Schedule 5 and it is not considered that the project meets the criteria under Schedule 7. While the details outlined in the above and the checklist submitted are noted, it is considered that the above outlined listed issues should be addressed to enable a full EIA screening assessment for the proposed development.

Cork County Council Memorandum re: River Blackwater SAC and Fresh Water Pearl Mussel

The submission as outlined and reference to regulations and the validity of Cork County Council Memorandum are noted. The details of the Cork County Council Memorandum dated 12/2/16 and the email from NPWS dated 4/2/16, which are attached to the application, are noted. The unsolicited further information received 13/4/17 is also noted.

Conclusion

The relevant CDP and LAP policies are noted and also of note is Section 3.2.20 of the LAP which outlines that *'the waste water treatment plant in Millstreet is at capacity and the Water Services Investment Programme 2010-12 / Assessment of Needs 2009 has identified the need to augment treatment capacity. However work is not scheduled to commence until post*

2012. This lack of capacity at the treatment plant is likely to be a significant impediment to development at least during the early phase of the lifespan of this plan'.

Given the details submitted and the siting and location of the proposed upgrade site at and adjacent to the existing facility which is zoned as an existing built up area in the LAP, it is considered that the upgrade development can be considered at this location from a policy viewpoint. The location of the proposed pipeline which utilises the L-1115 is also noted.

Taking into account the information submitted, the existing development and history onsite, the stated requirement for the proposed development and that the proposed development will enable the upgrade of the existing WWTP to meet Millstreets current and additional loading and capacity requirements and will lead to a removal of a significant infrastructural impediment to development within the town, that the accommodation of additional loading will reduce the risk of odours, that the development will lead to an improvement in local water quality in the Tanyard stream, and taking into account the nature of the proposal and the relevant CDP and LAP policies applicable and the objectives of the LAP & internal reports, it is considered that the proposed development can be further considered at this location.

However, deferral is recommended for further information to address the EO points of deferral, EIA screening details and prevention measures.

I recommend Deferral for Further Information Request for the following:

It is considered that the information submitted with the application is not yet sufficient to enable the Planning Authority to make a decision in this case. Therefore, to enable the Planning Authority give further consideration to your application, you are requested to submit **six copies** of the following further information:-

1-While the project will be of benefit to the Tanyard stream, and of overall benefit to catchment by enhancing nutrient removal at the wastewater treatment plant, the Planning Authority has a concern re. the submitted mass balance.

According to the EPA ^{Note 1} River Waterbody WFD Status 2010-2015 upstream is currently "unclassified". Using submitted data however, the upstream (FINNOW (BLACKWATER)_030) BOD concentration is "high" status (mean BOD = 1.039mg/l). However, downstream of the discharge (FINNOW (BLACKWATER)_040), the mass balance estimates the downstream mean BOD concentration would be 2.2mg/l. While it satisfies the criteria for "good" status, it may result in a local deterioration in water quality, contrary to the objectives of the Water Framework Directive. Further dilution with BLACKWATER (MUNSTER)_070 downstream restores the status to "high".

Notwithstanding it is a function of the EPA to establish emission limit values (ELVs), the Planning Authority considers a reduction of the emission limit value for BOD to 20mg/l, should be considered to obviate this risk of deterioration in status.

To enable the Planning Authority further considered the proposed development, in agreement with the EPA, the applicant shall establish the upstream water quality status, and delineate the extent of mixing zone. The mass balance shall take account of such now established upstream status, and be reviewed for relevant parameters accordingly.

2-The OCEMP should be revised to detail prevention and control measures onsite to safeguard watercourses. The applicants are requested to submit information relating to the

environmental measures / procedures which will be implemented at the site during the construction phase of the proposed development to prevent the release of sediments, effluents, nutrients or other contaminants to the adjacent watercourse. The applicants shall submit information on how surface water will be dealt with onsite by the provision of soakways where possible. A site layout identifying the locations for stockpiling of materials, silt fences etc shall also be submitted. It should be clear from the submitted information, how and when environmental protection measures will be implemented, and who will be responsible for overseeing these. It should take cognisance of the CIRIA Good practice Guidelines.

Prevention measures should be outlined within the site boundary red line.

3-The EIA screening assessment submitted is noted. The assessment should be revised to address the following:

The Table 1.2 Location of the Proposed Development should be revised to address all items outlined in Schedule 7 (2).

The Table 1.3 Characteristics of the potential impacts should be revised to address all items outlined in Schedule 7 (3).

Defer Application



David Ryan

26/04/2017

SECTION B – GENERAL

Attachment B14: Notices and Advertisement

- **Attachment B.14.1: Millstreet site notice**
- **Attachment B.14.2: Millstreet site notice location**
- **Attachment B.14.3: Copy of Newspaper Advertisement**



IRISH WATER SITE NOTICE

APPLICATION TO THE ENVIRONMENTAL PROTECTION AGENCY FOR THE REVIEW OF A WASTE WATER DISCHARGE LICENCE

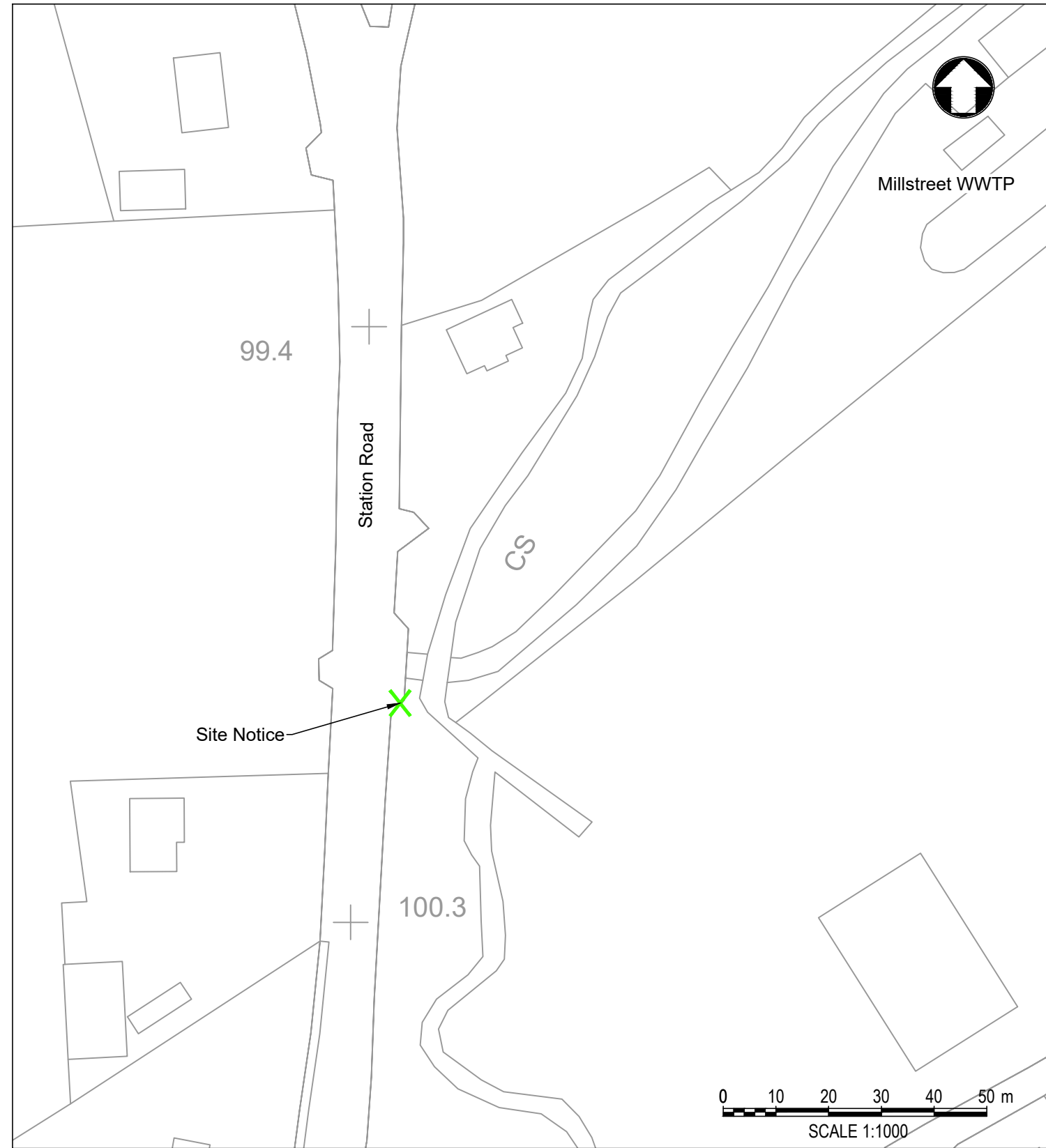
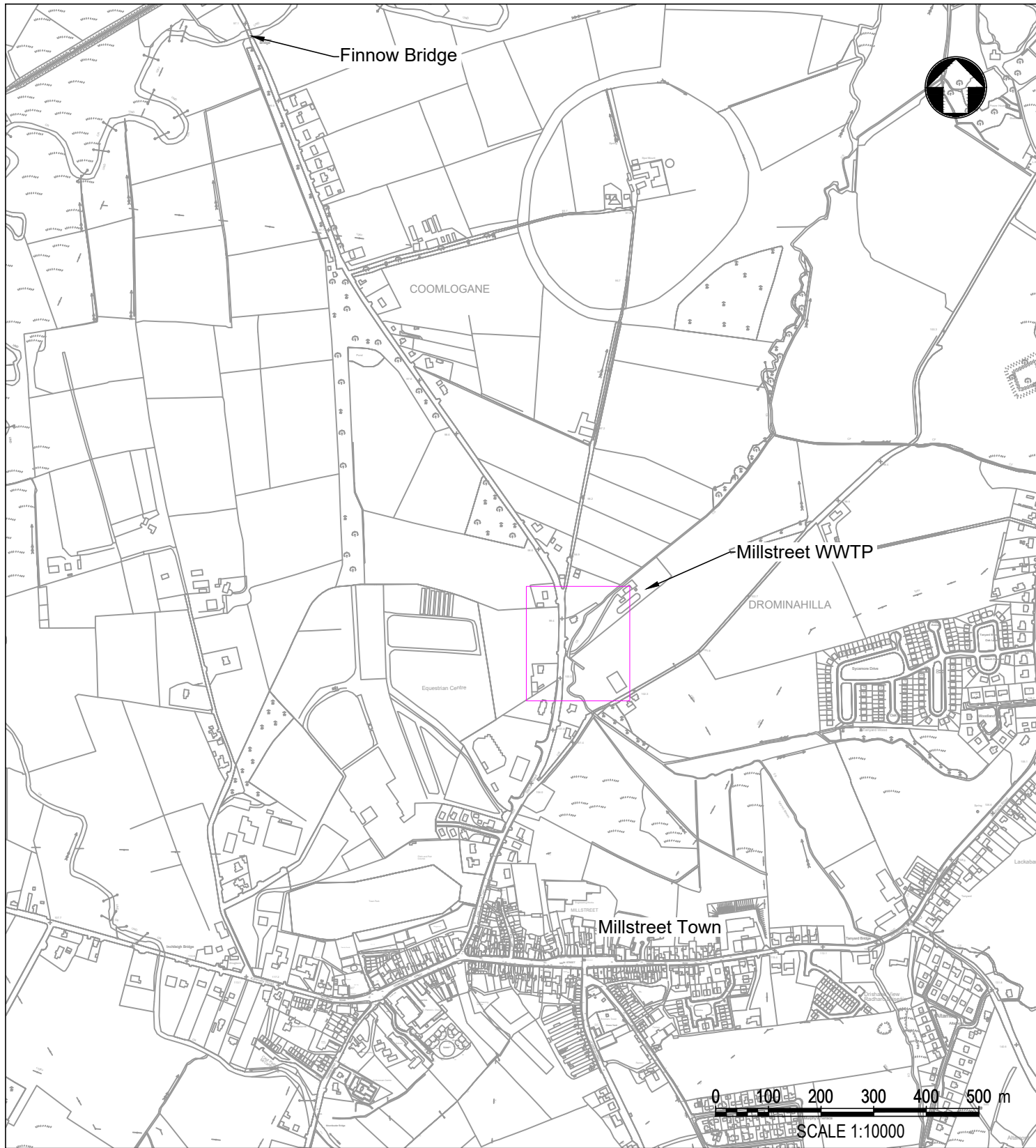
Pursuant to Regulation 9 of the Waste Water Discharge (Authorisation) Regulations, 2007 (S.I No. 684 of 2007, as amended), Irish Water, Colvill House, 24-26 Talbot Street, Dublin 1 intend to apply to the Environmental Protection Agency for a Review of the Wastewater Discharge Licence (D0332-01) for the Millstreet Wastewater Works. The works consist of a wastewater treatment plant located at Drominahilla, Station Road, Millstreet, Co. Cork (E127339, N090983), a primary discharge point to the River Finnow, 6 No. Storm Water Overflows, 3 No. Dual Function Overflows (i.e. acts as a Storm Water or Emergency Overflow depending on the event) and associated sewer network and pumping stations. Details of the location of these works are as follows: -

Wastewater Works Item	Location	National Grid Reference	
Primary Discharge (SW001)	Finnow River at Finnow Bridge	E126674	N092040
Stormwater Overflow (SW002) – to be decommissioned	Tanyard stream at WWTP Entrance	E127282	N090864
Stormwater Overflow (SW003) – to be decommissioned	Tanyard stream at WWTP Entrance	E127282	N090864
Dual Function overflow (SW004)	Finnow River at Killarney Road	E126345	N090483
Dual Function overflow (SW005)	Finnow River at Mountleader Bridge	E126808	N089966
Stormwater Overflow (SW006)	Drain to Tanyard stream at Station Rd (upstream of WWTP)	E127330	N090754
Dual Function overflow (SW007)	Tanyard stream at WWTP Inlet Pumps	E127398	N091013
Stormwater Overflow (SW008)	Tanyard stream adjacent to Dairygold	E127826	N090348
Stormwater Overflow (SW009)	Tanyard stream at WWTP	E127398	N091013
Stormwater Overflow (SW010)	Drain to Tanyard stream at Station Rd (upstream of WWTP)	E127330	N090754

A copy of the following documents shall, as soon as is practicable after receipt by the Agency, be available for inspection or purchase at the headquarters of the Environmental Protection Agency, P.O. Box 3000, Johnstown Castle Estate, Co. Wexford, at Irish Water, Colvill House, 24-26 Talbot Street, Dublin 1, and at Cork County Council Offices, Annabella, Mallow, Co. Cork.

- (i) The application for a review waste water discharge licence
- (ii) Such further information relating to the application may be furnished to the Agency at its headquarters at P.O. Box 3000, Johnstown Castle Estate, Co. Wexford.

Submissions in relation to the application may be made to the Environmental Protection Agency at its headquarters described.



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Client



Rev	Date	Drawn	Description	Ch'k'd	App'd
P3	22.08.19	DGal	NOTICE RE-LOCATED	COB	COD
P2	21.08.19	DGal	ISSUED FOR INFORMATION	COB	COD
P1	15.05.19	DGal	ISSUED FOR COMMENT	COB	COD

Title
**Millstreet & Environs
 Waste Water Discharge Licence
 Site Notice Location
 Attachment B.14.2
 Map 9**

Drawing Number
MMD-330760-C-DR-00-XX-2506

Drawn	D Gallagher
Checked	C O'Brien
Approved	C O'Dwyer
Scale at A3	1:1,000
Status	INF
Rev	P3



Liz Heffernan, Kathleen Devlin, Sheila Lane, Rosemary O'Sullivan, Maeve O'Sullivan and Eilish McSweeney pictured at the ACT for Meningitis fundraiser in Kilbrin.

Very keen for stock at mart

THE 3rd September sale at Kanturk Mart had a very big turnout of cattle at the sale.

There were 520 animals, including 120 weanlings/suck calves. A good steady trade for all animals with a complete clearance. Plenty customers at ringside.

Sample Prices:

Calves, 3 SH Bulls - €340, 1 AA Bull - €280, 2 HR Bulls - €310, 2 HR Heifers - €260, 1 HR Heifer - €230, 2 HR Heifers - €210, 2 AA Heifers - €200.
 Weanlings, 1 HR - 230kgs - €650, 2 CH - 230kgs - €685, 3 CH - 225kgs - €620, 2 AA - 200kgs - €445.
 Dry Cows, 1 HR - 880kgs - €1,230, 1 FR - 665kgs - €1,150, 1 CH - 800kgs -

€1,150, 1 AA - 625kgs - €1,030.
 Heifers, 1 LM - 865kgs - €1,365, 1 LM - 690kgs - €1,200, 2 CH - 525kgs - €1,025, 2 CH - 480kgs - €950.

Bullocks, 4 BB - 530kgs - €1,095, 6 FR - 630kgs - €1,035, 1 HR - 655kgs - €1,225, 2 MO - 630kgs - €1,200, 1 CH - 610kgs - €1,090.

Upcoming Show; Tuesday, 10th September, Spring born weanling Show and Sale, sponsored by Boherbue Co Op Creameries. Show Categories; LM, BB, CH, SIM and Mixed Class. Intake open from 7am.

Show cattle must be penned by 10am. Judging from 10.30am. Sale of Show Cattle at 1pm. Prizes to the value of €2,000.



Margaret O'Callaghan making a presentation to Sheila Buckley, who accepted on behalf of Eamon Barry, Willie O'Connor and Larry O'Mahony who won 8th Prize in the Kilbrin GAA Golf Classic.

IRISH WATER SITE NOTICE



Application to the Environmental Protection Agency for the Review of a Waste Water Discharge Licence

Pursuant to Regulation 9 of the Waste Water Discharge (Authorisation) Regulations, 2007 (S.I No. 684 of 2007, as amended), Irish Water, Colvill House, 24-26 Talbot Street, Dublin 1 intend to apply to the Environmental Protection Agency for a Review of the Wastewater Discharge Licence (D0332-01) for the Millstreet Wastewater Works. The works consist of a wastewater treatment plant located at Drominahilla, Station Road, Millstreet, Co. Cork (E127339, N090983), a primary discharge point to the River Finnow, 6 No. Storm Water Overflows, 3 No. Dual Function Overflows (i.e. acts as a Storm Water or Emergency Overflow depending on the event) and associated sewer network and pumping stations.

Details of the location of these works are as follows: -

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- (i) The application for a review waste water discharge licence
- (ii) Such further information relating to the application may be furnished to the Agency at its headquarters at P.O. Box 3000, Johnstown Castle Estate, Co. Wexford.

Submissions in relation to the application may be made to the Environmental Protection Agency at its headquarters described.

Kilbrin Social Club dancing

DANCING at Kilbrin Social Club every Friday, each night from 8pm until 11.30pm.

Playing Friday 6th September, Mike Condon Band; Friday 13th September UI Bhrain Band, Friday 20th September Pat Costello Band, Friday 27th September Jerry McCarthy and Autumn Gold, Friday 4th October Bernie Heaney and Boz (ex Mike Denver Band).

Admission €10 with a free draw on the door ticket.

Barrett's Bar O'Brien Street, Kanturk.

Bowling news

RESULTS from the Denis Horgan social road bowling club's Jackie Daly and Liam Casey Competition:

Dean Sexton and Mickey McAuliffe beat Mickie Murphy and Aaron Mackey for the last shot.

Ned Kelleher, Maurice Cashman and Dion Mackey beat John Breen, Joanne Murphy and John Paul Maughan for the last shot. Mickie Murphy and Aaron Mackey beat Dean Sexton and Mickey McAuliffe by a bowl of odds.

Ned Kelleher, Joanne Murphy and John Breen beat Aaron Mackey, John Paul Maughan and Dion Mackey by a bowl of odds.

Kanturk soccer club lotto

THERE was no winner of the Jackpot of €1,500 in Kanturk Soccer Club's Lotto Draw for Saturday 31st August.

The numbers drawn were 13, 19, 24, 40 and the Bonus Number was 47. Winner of the bonus number draw for €40 was Margaret Hayes, Oneevogulla, c/o Carmel. Lucky Dip winners of €15 each were Roger McCarthy, Inchwell Road, Kanturk; Meabh Walsh, Derrygallon, Maggie O'Connor, Greenfield, Denis Withers Banteer, Michael Sheehan Lismire and Paul Tancred Dromagh. The Venue for next week's draw will be

Coach day trips

LERANE Coach Hire are offering the following Summer Coach Day Trips: September 8th, East Cork trip visiting Ballycotton, Whitegate, Ringaskiddy, and Ballymaeoe House. September 15th, Glen of Aherlow, The V and Mount Mellery. September 22nd, North Kerry trip. September 28th, Trip to Kilkenny City and one of the largest car boot sales in the country, Caltan, Co. Kilkenny. To book a seat, contact Jerry at 0872833688.

SECTION C – DISCHARGES & MONITORING

Attachment C1: Discharges and Monitoring

- **Attachment C.1.1: Priority substances assessment**
- **Table C.1.2: Influent Sampling Data**
- **Table C.1.3: Effluent Sampling Data**
- **Table C.1.4: Ambient Monitoring Data**

Priority Substances Assessment

Agglomeration Name:	Millstreet
Licence Register No.	D0332



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2.2	Review outcome of Desktop study	3
3	Assessment of Significance and Recommendations	3

Appendix 1 – Screening of Parameters for Priority Substances

Appendix 2 – Priority Substance Screening Flowchart

1 Introduction

This report has been prepared for D0332, Millstreet, in County Cork in accordance with the requirements of Section C of the wastewater discharge licence application.

This desk top study has been undertaken to determine the necessity, if any, for analysis of the discharge for priority substances and is based on the *Guidance on the Screening for Priority Substances for Waste Water Discharge Licences*, issued by the EPA. Relevant inputs to the waste water works and estimates of emissions from the discharge point have been taken into account in the preparation of this report. Relevant inputs to the waste water works, any relevant measurements / calculations / estimates of emissions from the discharge point and any relevant measurements undertaken at representative downstream monitoring locations have been taken into account in the preparation of this report.

Details of the emissions concentration for the primary discharge and impact on the receiving water are included in Appendix 1.

2 Desktop Study

2.1 Assessment of Analysis Required

A. Review of all industrial inputs into WWTP

A review of all inputs into the wastewater treatment plant (WWTP) has indicated that there are no authorised industrial type discharges, unauthorised discharges with a likelihood of priority substances, leachate discharges or other imports.

There is one industrial site in Millstreet with an IPPC Licence (Licence No. P0835-01), however the IPPC Licence does not allow for any process effluent emissions to sewer.

There is one metal fabrication company in Millstreet. The facility does not hold a licence to discharge to sewer under Section 16 of the Water Pollution Act and is not an IPPC licensed facility.

The influent to the Millstreet WWTP was analysed for metals in 2014 and 2015. Results are presented below and show the wastewater influent to the WWTP to be domestic in nature.

Parameter	09/03/2015	10/03/2015	11/03/2015	12/03/2015	13/03/2015	14/03/2015	15/03/2015	Unit
Ammonia as N	9.6	11.2	8.99	5.14	5.28	7.98	10.7	mg/l
BOD.	30	21	44	<2	25	10	55	mg/l
COD	116	118	166	43	64	81	140	mg/l
Fats, Oils and Greases	<5	6	6	<5	<5	<5	<5	mg/l
Nitrate as N	0.177	<0.1	0.63	0.915	1.53	1.37	<0.1	mg/l
Orthophosphate as PO4-P	0.87	1.15	0.975	0.529	0.588	0.775	1.08	mg/l
pH	7.1	7.1	7.1	7	7.3	7.3	7.2	pH unit
Suspended Solids	60	83	102	45	44	42	100	mg/l
Total Kjeldahl Nitrogen as N	12.2	16.2	12.2	6.52	7.25	9.44	14.2	mg/l
Total Nitrogen as N	12.6	16.2	12.9	7.5	8.94	10.9	14.2	mg/l
Total Phosphorus as P	1.92	2.2	2.2	1.04	1.18	0.79	1.4	mg/l

Parameter	09/03/2015	10/03/2015	11/03/2015	12/03/2015	13/03/2015	14/03/2015	15/03/2015	Unit
Antimony, total	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	ug/l
Arsenic, total	<0.5	<0.5	<0.5	<0.5	0.6	<0.5	<0.5	ug/l
Cadmium, total	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	ug/l
Chromium, total	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	ug/l
Copper, total	4	5	5	4	4	3	6	ug/l
Lead, total	0.7	0.7	5	1	1	<0.5	1	ug/l
Mercury	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	ug/l
Nickel, total	0.6	0.7	0.7	0.6	0.6	0.8	0.8	ug/l
Selenium, total	<0.5	<0.5	0.5	<0.5	<0.5	<0.5	<0.5	ug/l
Total Heavy Metals	5.9	6.4	19.2	5.6	14.2	3.8	19.8	ug/l
Zinc, total	<5	<5	8	<5	8	<5	12	ug/l

Parameter	18/10/2014 00:00 - 23:59	20/10/2014 08:00 - 08:00	28/10/2014 08:00- 08:00	08/11/2014 00:00 - 00:00	Units
Ammonia as N	9.87	11.3	9.65	11.1	mg/l
Antimony, total	2	<0.5	<0.5	<0.5	ug/l
Arsenic, total	3	0.7	<0.5	<0.5	ug/l
BOD	5	49	73	52	mg/l
Cadmium, total	<0.5	<0.5	<0.5	<0.5	ug/l
Chromium, total	5	<0.5	<0.5	<0.5	ug/l
COD	58	126	170	197	mg/l
Copper, total	6	4	8	3	ug/l
F.O.G.s	6	<5	<5	<5	mg/l
Lead, total	8	<0.5	<0.5	2	ug/l
Mercury	<0.05	<0.05	<0.05	<0.05	ug/l
Nickel, total	1	0.9	3	<0.5	ug/l
Nitrate as N	0.523	0.538	<0.1	0.494	mg/l
Ortho-P PO4-P	0.753	1.36	0.973	1.31	mg/l
pH	7.5	7.4	7.3	7.2	pH
Selenium, total	<0.5	<0.5	<0.5	<0.5	ug/l
Suspended Solids	57	116	96	139	mg/l
Total Heavy Metals	34	21.2	22	5	ug/l
Total Kjeldahl Nitrogen as N	11.2	13	13.8	11.4	mg/l
Total Nitrogen as N	11.8	13.7	13.8	12.2	mg/L
Total Phosphorus - P	1.4	2.5	2.7	3.5	mg/l
Zinc, total	9	15	11	<5	ug/l

B. Discharge monitoring

The primary discharge has not been analysed for priority substances.

C. Downstream monitoring location's participation in relevant monitoring programme

There is no downstream data available pertaining to the Dangerous Substances Screening Programme or WFD Chemical Monitoring Programme

D. Participation in PRTR reporting

The emissions of specific organic compounds and metals (priority substances) have been estimated for the discharge utilising the EPA's urban WWTP calculation tool for PRTR reporting.

Link to the PRTR on the EPA's website:

<http://www.epa.ie/pubs/advice/aerprtr/uwwtpaerprtrguidance/newuwwprtreetronictoolsetv50.html>

It is noted from the EPA's report, *An Inventory of Emissions to Waters in Ireland*, that extensive assessment of emission factors was undertaken during 2011 / 2012 that focussed on the evaluation of inputs / output concentrations and removal efficiency using a variety of different sized plants and wastewater treatment options. This has led to the significant refinement of the electronic templates toolkit used for WWTP assessment using the PRTR tool.

All parameters listed in Appendix 1 have emissions data available for the discharge from the PRTR tool. The Total Halogenated Organic Compound Value from the PRTR reporting has been used to give a conservative estimate for Trichloromethane.

2.2 Review outcome of Desktop study

Full characterisation of the primary discharge has been achieved for all priority substances included in Appendix 1. Priority substance concentrations were available for all parameters based on either analysis or the EPA PRTR toolkit.

3 Assessment of Significance and Recommendations

An assessment of the potential for impacts on receiving waters from priority substances in the primary discharge has been carried out. The assessment considers the primary discharge relevant to Environmental Quality Standards (EQS) for priority substances in surface waters, as set out in the European Communities Environmental Objectives (Surface Waters) Regulations 2009, as amended.

No parameters have been identified as potentially being higher than the required EQS following dilution therefore no impact on the receiving waters is anticipated.

Based on the assessment carried out it is not considered that any further sampling or analysis is required.

Does the assessment use the Desk Top Study Method or Screening Analysis to determine if the discharge contains the parameters in Appendix 1 of the EPA guidance	Desk Top Study
Does the assessment include a review of licensed / authorised inputs to the works?	Yes
Does the assessment include a review of other (unauthorised) inputs to the works?	Yes
Does the report include an assessment of the significance of the results where a listed material is present in the discharge? (e.g. impact on the relevant EQS standard for the receiving water)	Yes
Does the assessment identify that priority substances may be impacting the receiving water?	No
Does the Improvement Programme for the agglomeration include the elimination / reduction of all priority substances identified as having an impact on receiving water quality?	n/a

Appendix 1 – Screening of Parameters for Priority Substances

AA: Annual Average

MAC: Maximum Allowable Concentration

EQS: Environmental Quality Standards

Dilution factor in receiving water: 17, based on the following:

- The 95%ile flow (low flow) in Finnow River is 0.234m³/sec (ref. EPA Hydrotool: flow duration curve for ungauged catchments).
- The calculated future effluent flow (normal flow) is 0.014 m³/sec.

No.	Compound	Group of compounds	AA-EQS Inland SW (µg/l)	Estimated Effluent Concentration from PRTR Tool. (µg/l)	Effluent Concentration above AA concentration (Yes/No)	Effluent Concentration following dilution	Effluent Concentration above AA concentration after dilution (Yes/No)
1	Benzene	VOCs	10	0.017	No	0.001	No
2	Carbon tetrachloride	VOCs	12	0.000	No	0.000	No
3	1,2-Dichloroethane	VOCs	10	0.000	No	0.000	No
4	Dichloromethane	VOCs	20	0.045	No	0.003	No
5	Tetrachloroethylene	VOCs	10	0.059	No	0.003	No
6	Trichloroethylene	VOCs	10	0.000	No	0.000	No
7	Trichlorobenzenes	VOCs	0.4	0.000	No	0.000	No
8	Trichloromethane	VOCs	2.5	2.387	No	0.135	No
9	Xylenes (all isomers)	VOCs	10	0.116	No	0.007	No
10	Ethyl Benzene	VOCs	n/a	0.017	No	0.001	No
11	Toluene	VOCs	10	3.625	No	0.205	No
12	Naphthlene	PAHs	2	0.004	No	0.000	No
13	Fluoranthen	PAHs	0.0063	0.002	No	0.000	No

No.	Compound	Group of compounds	AA-EQS Inland SW ($\mu\text{g/l}$)	Estimated Effluent Concentration from PRTR Tool. ($\mu\text{g/l}$)	Effluent Concentration above AA concentration (Yes/No)	Effluent Concentration following dilution	Effluent Concentration above AA concentration after dilution (Yes/No)
14	Benzo[k]fluoranthene	PAHs	MAC of 0.017	0.002	No	0.000	No
15	Benzo[ghi]perylene ²	PAHs	MAC of 8.2×10^{-3}	0.002	No	0.000	No
16	Indeno[1,2,3-c,d]pyrene	PAHs		0.002	No	0.000	No
17	Benzo[b]fluoranthene ²	PAHs	MAC of 0.017	0.002	No	0.000	No
18	Benzo[a]pyrene	PAHs	1.7×10^{-4}	0.002	Yes	0.000	No
19	Di(2-ethylhexyl)phthalate (DEHP)	Plasticiser	1.3	0.917	No	0.052	No
20	Isodrin	Pesticides		0.000	No	0.000	No
21	Dieldrin	Pesticides	$\Sigma=0.01$	0.000	No	0.000	No
22	Diuron	Pesticides	0.2	0.026	No	0.001	No
23	Isoproturon	Pesticides	0.3	0.008	No	0.000	No
24	Atrazine	Pesticides	0.6	0.010	No	0.001	No
25	Simazine	Pesticides	1	0.014	No	0.001	No
26	Glyphosate	Pesticides	60	1.533	No	0.087	No
27	Mecoprop	Pesticides	n/a	0.107	No	0.006	No
28	2,4-D	Pesticides	n/a	0.051	No	0.003	No
29	MCPA	Pesticides	n/a	0.089	No	0.005	No
30	Linuron	Pesticides	0.7	0.000	No	0.000	No
31	Dichlobenil	Pesticides	n/a	0.004	No	0.000	No
32	2,6-Dichlorobenzamide	Pesticides	n/a	0.080	No	0.005	No
33	PCBs	PCBs	n/a	0.000	No	0.000	No
34	Phenols (as Total C)	Phenols	8	0.910	No	0.049	No
35	Lead	Metals	1.2	3.039	Yes	0.162	No

No.	Compound	Group of compounds	AA-EQS Inland SW (µg/l)	Estimated Effluent Concentration from PRTR Tool. (µg/l)	Effluent Concentration above AA concentration (Yes/No)	Effluent Concentration following dilution	Effluent Concentration above AA concentration after dilution (Yes/No)
36	Arsenic	Metals	25	0.350	No	0.019	No
37	Copper	Metals	5 or 30 ²	3.083	No	0.165	No
38	Zinc	Metals	8 or 50 or 100 ³	49.364	No	2.638	No
39	Cadmium	Metals	0.08 or 0.09 or 0.15 or 0.25 ⁴	0.050	No	0.003	No
40	Mercury	Metals	MAC of 0.07	0.000	No	0.000	No
41	Chromium VI	Metals	3.4	0.292	No	0.016	No
42	Selenium	Metals	n/a	0.438	No	0.023	No
43	Antimony	Metals	n/a	0.155	No	0.008	No
44	Molybdenum	Metals	n/a	0.000	No	0.000	No
45	Tin	Metals	n/a	0.108	No	0.006	No
46	Barium	Metals	n/a	18.508	No	0.989	No
47	Boron	Metals	n/a	62.875	No	3.360	No
48	Cobalt	Metals	n/a	0.176	No	0.009	No
49	Vanadium	Metals	n/a	2.727	No	0.146	No
50	Nickel	Metals	4	4.258	Yes	0.228	No
51	Fluoride	General	500	241.875	No	12.925	No
52	Chloride	General	n/a	84885.455	No	4535.864	No
53	TOC	General	n/a	9219.773	No	492.660	No
54	Cyanide	General	10	2.932	No	0.157	No
	Conductivity	General	n/a	#N/A	#N/A	#N/A	#N/A
	Hardness (mg/l CaCO ₃)	General	n/a	#N/A	#N/A	#N/A	#N/A
	pH	General	n/a	#N/A	#N/A	#N/A	#N/A

Notes:

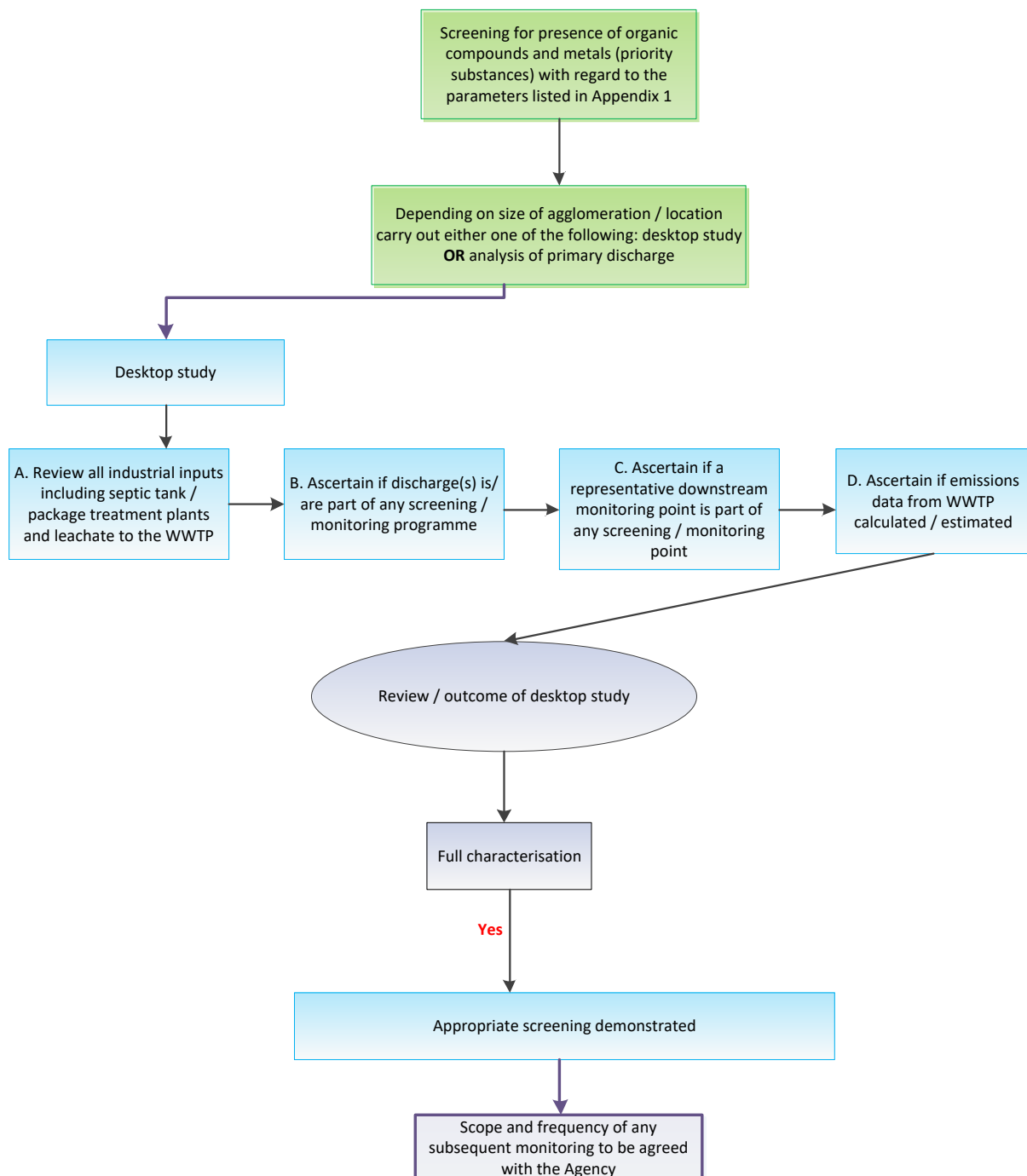
1. Where measured values are available these should be used instead of estimated values from PRTR tool.

2. In the case of Copper the value 5 applies where the water hardness measured in mg/l CaCO₃ is less than or equal to 100; the value 30 applies where the water hardness exceeds 100 mg/l CaCO₃. Estimated CaCO₃ value > 100 where no sampling data available (based on PRTR tool)
3. In the case of Zinc, the standard shall be 8 µg/l for water hardness with annual average values less than or equal to 10 mg/l CaCO₃, 50 µg/l for water hardness greater than 10 mg/l CaCO₃ and less than or equal to 100 mg/l CaCO₃ and 100 µg/l elsewhere. Estimated CaCO₃ value > 100 where no sampling data available
4. For Cadmium and its compounds the EQS values vary dependent upon the hardness of the water as specified in five class categories (Class 1: <40 mg CaCO₃/l, Class 2: 40 to <50 mg CaCO₃/l, Class 3: 50 to <100 mg CaCO₃/l, Class 4: 100 to <200 mg CaCO₃/l and Class 5: ≥200 mg CaCO₃/l)

Appendix 2 – Priority Substance Screening Flowchart

A flow chart for the screening of the presence of organic compounds and metals (Priority Substances) from WWTP is included below. This flowchart shows that appropriate screening has been demonstrated in line with the assessment undertaken in this report.

Full Characterisation



Region	Local Authority	Monitored Entity Name	National Code	Station Name	Station Code	Sample Code	Date	Sample Upload Date	Difference	Compliant with SLA	Sampling Method	Sample Purpose	Sample Authorisation	Sample Revision	BOD, 5 days with Inhibition (Carbonaceous BOD)mg/L	COD-Cr mg/L	Flow Rate m3/24hrs	Suspended Solids mg/L
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	68995	11/01/18	07/02/2018	27	OK	Grab	Waste Water Influent	EPA,SHARED,PRIVATE	1	55.0000	118.0000		38.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	69465	01/02/18	07/03/2018	34	OK	24 hr composite	Waste Water Influent	PRIVATE,SHARED,EPA	1	95.0000	220.0000		158.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	70505	15/03/18	09/04/2018	25	OK	Grab	Waste Water Influent	SHARED,PRIVATE,EPA	1	23.0000	48.0000		37.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	70973	11/04/18	09/05/2018	28	OK	Grab	Waste Water Influent	SHARED,PRIVATE,EPA	1	92.0000	197.0000		131.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	71879	17/05/18	07/06/2018	21	OK	24 hr composite	Waste Water Influent	EPA,SHARED,PRIVATE	1	43.0000	120.0000		23.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	72704	20/06/18	10/07/2018	20	OK	Grab	Waste Water Influent	SHARED,PRIVATE,EPA	1	162.0000	343.0000		135.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	73535	19/07/18	08/08/2018	20	OK	24 hr composite	Waste Water Influent	SHARED,EPA,PRIVATE	1	93.0000	205.0000		72.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	73868	02/08/18	06/09/2018	35	OK	24 hr composite	Waste Water Influent	PRIVATE,SHARED,EPA	1	49.0000	181.0000		79.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	75118	27/09/18	10/10/2018	13	OK	24 hr composite	Waste Water Influent	SHARED,PRIVATE,EPA	1	191.0000	475.0000		181.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	75777	25/10/18	08/11/2018	14	OK	Grab	Waste Water Influent	EPA,SHARED,PRIVATE	1	100.0000	222.0000		127.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	76350	15/11/18	06/12/2018	21	OK	24 hr composite	Waste Water Influent	EPA,PRIVATE,SHARED	1	7.2000	33.0000		8.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	76990	13/12/18	09/01/2019	27	OK	24 hr composite	Waste Water Influent	SHARED,PRIVATE,EPA	1	63.0000	116.0000		43.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	77482	24/01/19	07/02/2019	14	OK	24 hr composite	Waste Water Influent	PRIVATE,SHARED,EPA	1	15.0000	119.0000		98.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	77950	14/02/19	13/03/2019	27	OK	24 hr composite	Waste Water Influent	SHARED,EPA,PRIVATE	1	26.0000	71.0000		30.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	78806	21/03/19	10/04/2019	20	OK	24 hr composite	Waste Water Influent	EPA,SHARED,PRIVATE	1	19.0000	86.0000		24.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	79218	11/04/19	08/05/2019	27	OK	Grab	Waste Water Influent	PRIVATE,SHARED	1	67.0000	126.0000		27.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	79858	09/05/19	06/06/2019	28	OK	24 hr composite	Waste Water Influent	PRIVATE,SHARED	1	34.0000	97.0000		29.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	80893	20/06/19	10/07/2019	20	OK	24 hr composite	Waste Water Influent	PRIVATE,SHARED	1	40.0000	91.0000		39.0000
South	CORK COUNTY COUNCIL	Millstreet	TP0500D0332	Millstreet INF SW001	TPINF0500D0332SW001	81579	18/07/19	08/08/2019	21	OK	Grab	Waste Water Influent	SHARED,PRIVATE	1	132.0000	298.0000	812.0000	98.0000

Millstreet D0332-01 (Primary Discharge to Tanyard Stream) 2018 Data																% Compliance with ELV Limits Schedule A.1	% Compliance with Condition 2.1	% Compliance with Frequency Schedule B.1	
		Sample Date	11/01/2018	01/02/2018	15/03/2018	11/04/2018	17/05/2018	20/06/2018	19/07/2018	02/08/2018	27/09/2018	25/10/2018	15/11/2018	13/12/2018					
		Sample Type	Comp	Comp	Comp	Comp	Comp	Comp	Comp	Comp	Comp	Comp	Comp	Comp					
	ELV	Max ELV	Frequency	Actual															
BOD mg/L	25	50	12	12	3.8	4.7	4.4	4.6	3.2	4.8	1.3	1.7	2.3	1.9	0.5	1.1	100.00	100.00	100.0
COD mg/L	125	250	12	12	10.5	10.5	22	10.5	10.5	26	10.5	10.5	10.5	10.5	10.5	10.5	100.00	100.00	100.0
Suspended Solids mg/L	35	87.5	12	12	56	7	7	10	7	12	1.25	1.25	4	1.25	1.25	1.25	91.67	100.00	100.0
Orthophosphat	n/a	#VALUE!	12	12	0.71	1.51	0.9	1.07	1.72	2.98	0.25	2.08	1.61	1.13	0.8	0.58			100.0
Ammonia (N)	n/a	#VALUE!	12	12	0.2	1	0.2	0.8	1.1	6.8	8.2	0.6	1	0.9	0.05	0.05			100.0
pH	6 to 9		12	12	7.7	7.6	7.7	7.7	7.8	7.8	7.9	7.5	7.5	7.5	7.5	7.5			100.0

Millstreet D0332-01 (Primary Discharge to Tanyard Stream) 2019 Data										
		Sample Date	18/07/2019 14:15	20/06/2019 12:10	09/05/2019 09:50	11/04/2019 13:05	21/03/2019 13:15	14/02/2019 13:15	24/01/2019 09:30	
		Sample Type	Comp	Comp	Comp	Comp	Comp	Comp	Comp	
	ELV	Max ELV								
BOD mg/L	25	50	3.1	<1	<1	1.3	4.5	1.4	4.1	
COD mg/L	125	250	34	<21	<21	<21	24	<21	22	
Suspended Solids mg/L	35	87.5	3	<2.5	<2.5	<2.5	4	<2.5	8	
Orthophosphate (P) mg/l	n/a	#VALUE!	0.5	1.24	1	1.08	0.67	0.64	0.81	
Ammonia (N) mg/l	n/a	#VALUE!	4.5	0.2	<0.1	<0.1	0.5	0.4	0.6	
pH	6 to 9		7.9	8.2	7.9	7.8	7.6	7.4	7.6	

SECTION D – EXISTING ENVIRONMENT & IMPACT OF THE DISCHARGE(S)

Attachment D1: Assessment of Impact on Receiving Surface or Ground Water

- **Attachment D.1.1: Flow data for receiving water**
- **Table D.1.2: Waste assimilation capacity calculations**



River Name	Finnow [Blackwater](18_413)
XY Location	126719,92061 (ING)

River Segment Map



Disclaimer

The source hydrometric data used to estimate the flow duration curve ordinates for ungauged catchments was obtained from (1) water level data and (2) the rating curve(s) generated for each hydrometric station. The Environmental Protection Agency and the Office of Public Works used these data, respectively, to calculate daily mean flows. The daily mean flows were then used by the Environmental Protection Agency to prepare flow duration curves for each station. Neither body accepts any liability for the subsequent handling of the data.



Disclaimer

The source of hydrometric data used to estimate the flow duration curve ordinates for ungauged catchments was obtained from (1) water level data and (2) the rating curve(s) generated for each hydrometric station. The Environmental Protection Agency and the Office of Public Works used these data, respectively, to calculate daily mean flows. The daily mean flows were then used by the Environmental Protection Agency to prepare flow duration curves for each station. Neither body accepts any liability for the subsequent handling of the data.

The user should familiarise himself/herself with the catchment being studied and confirm that the ungauged site is in a natural catchment where flows conditions are suitable for the use of the model.

It is strongly recommended that the user examine the catchment descriptors contained in the report produced and confirm that the percentages of the various constituent elements are comparable to a natural catchment.

If the flow in a catchment is not entirely natural, the estimation of flows using the model in these catchments could be affected due to:

- existence of local conduit karst within the catchment;
- the selected location itself is on local conduit karst;
- regulation of the river flow on the river channel (e.g. power station, sluice gates etc)
- impacts of abstractions upstream of the selected location or the impact of the discharge associated with the abstraction into the same/different catchment;
- estimates of flow being sought at locations effected by storage effects at, or near, lake outfalls;
- lack of similar catchments with observed flows, ie where catchment descriptors lie outside the range of available gauging station catchments (e.g. the catchment area is under 5 km²);
- any other special circumstances that may affect river flows.

Expert judgement will be required to ensure that the estimate of flow is not unduly affected by any of these influences.

Please note that the model does not provide estimates of flood peaks and, specifically, should not be used for that purpose.

The EPA has also prepared estimates of DWF and long term 95 percentile flows which are also presented on the EPA web site. These data are presented at <http://www.epa.ie/whatwedo/monitoring/water/hydrometrics/data/>

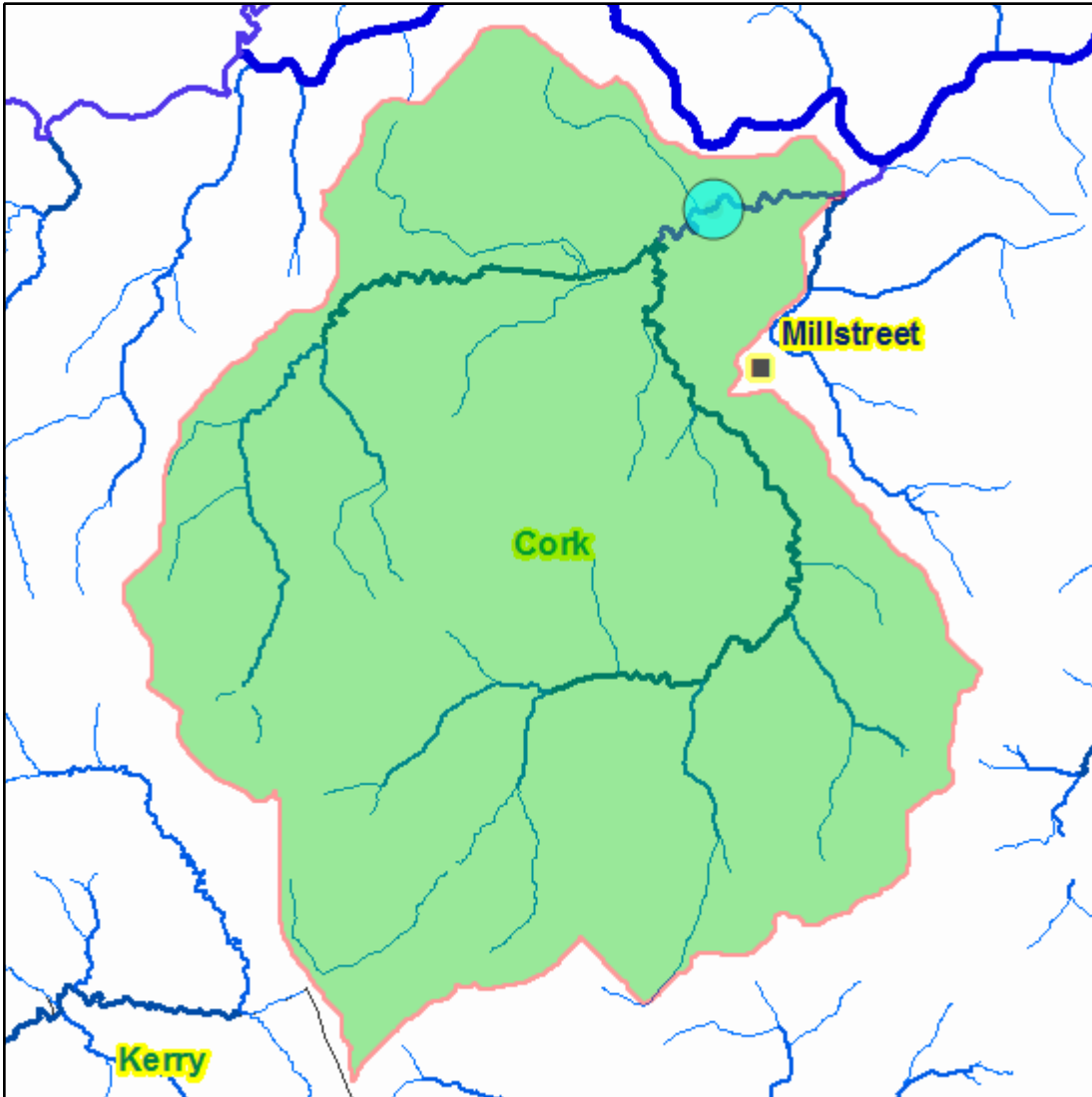
The data produced by the model for specific stations should be compared to the data contained in this file of DWF and long term 95percentile flows.

Disclaimer

The source hydrometric data used to estimate the flow duration curve ordinates for ungauged catchments was obtained from (1) water level data and (2) the rating curve(s) generated for each hydrometric station. The Environmental Protection Agency and the Office of Public Works used these data, respectively, to calculate daily mean flows. The daily mean flows were then used by the Environmental Protection Agency to prepare flow duration curves for each station. Neither body accepts any liability for the subsequent handling of the data.

River Name	Finnow [Blackwater](18_413)
XY Location	126719,92061 (ING)

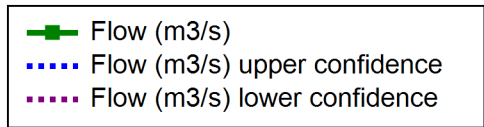
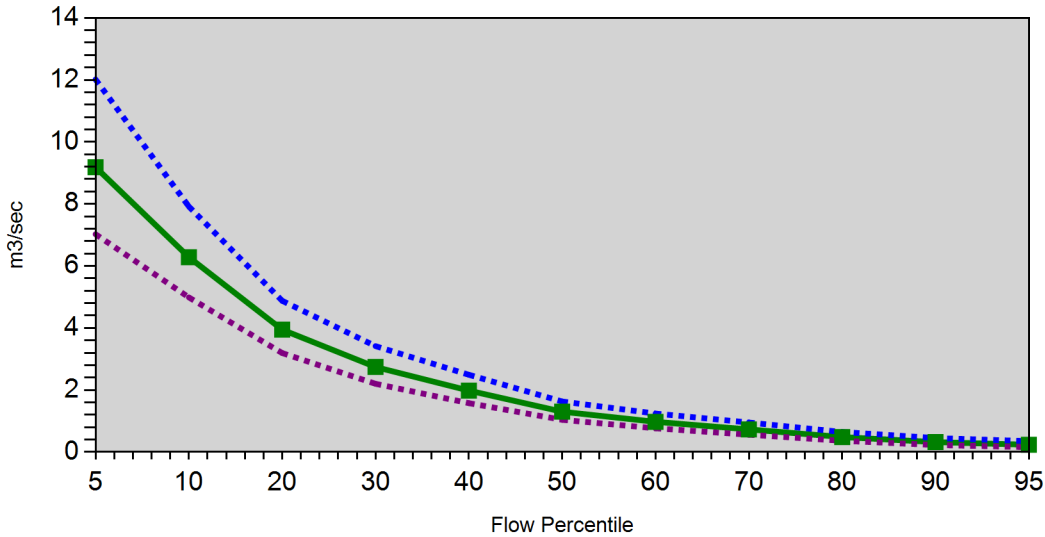
Nested Catchment Map



Disclaimer
The source hydrometric data used to estimate the flow duration curve ordinates for ungauged catchments was obtained from (1) water level data and (2) the rating curve(s) generated for each hydrometric station. The Environmental Protection Agency and the Office of Public Works used these data, respectively, to calculate daily mean flows. The daily mean flows were then used by the Environmental Protection Agency to prepare flow duration curves for each station. Neither body accepts any liability for the subsequent handling of the data.



Flow Duration Curve (Flow in m3/sec)



%ile	flow(m3/sec)	upper 95% confidence limit m3/sec	lower 95% confidence limit m3/sec
5	9.186	12.015	7.023
10	6.283	7.916	4.986
20	3.945	4.876	3.191
30	2.741	3.415	2.2
40	1.981	2.491	1.576
50	1.3	1.629	1.038
60	0.974	1.24	0.765
70	0.729	0.952	0.558
80	0.483	0.645	0.362
90	0.319	0.451	0.226
95	0.234	0.351	0.156

Disclaimer

The source hydrometric data used to estimate the flow duration curve ordinates for ungauged catchments was obtained from (1) water level data and (2) the rating curve(s) generated for each hydrometric station. The Environmental Protection Agency and the Office of Public Works used these data, respectively, to calculate daily mean flows. The daily mean flows were then used by the Environmental Protection Agency to prepare flow duration curves for each station. Neither body accepts any liability for the subsequent handling of the data.



Catchment Descriptors		
General		
Descriptor	Unit	Value
Area	sq km	51.7
Average Annual Rainfall (61-90)	mm/yr	1753
Stream Length	km	61.2
Drainage Density	Channel length (km)/catchment area (sqkm)	1.2
Slope	Percent Slope	11.8
FARL	Index (range 0:1)	1

Soil	
Code	% of Catchment
Poorly Drained	32.5
Well Drained	46.3
Alluvmin	4.7
Peat	15.4
Water	0
Made	1.1

Disclaimer

The source hydrometric data used to estimate the flow duration curve ordinates for ungauged catchments was obtained from (1) water level data and (2) the rating curve(s) generated for each hydrometric station. The Environmental Protection Agency and the Office of Public Works used these data, respectively, to calculate daily mean flows. The daily mean flows were then used by the Environmental Protection Agency to prepare flow duration curves for each station. Neither body accepts any liability for the subsequent handling of the data.



Subsoil Permeability		
Code	Explanation	% of Catchment
H	High	0
M	Moderate	5.1
L	Low	25.6
ML	Moderate/Low	19.8
NA	No Subsoil/Bare Rock	49.4

Aquifer		
Code	Explanation	% of Catchment
LG_RG	LG: Locally important sand-gravel aquifer RG: Regionally important sand-gravel aquifer	0
LL	Locally important aquifer which is moderately productive only in local zones	95.9
LM_RF	LM: Locally important aquifer which is generally moderately productive RF: Regionally important fissured bedrock aquifer	0
PU_PL	PU: Poor aquifer which is generally unproductive PL: Poor aquifer which is generally unproductive except for local zones	0
RKC_RK	Regionally important karstified aquifer dominated by conduit flow	0
RKD_LK	Regionally important karstified aquifer dominated by diffuse flow	4

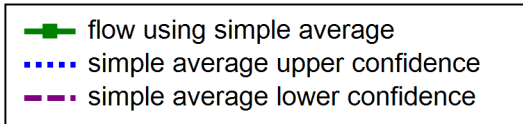
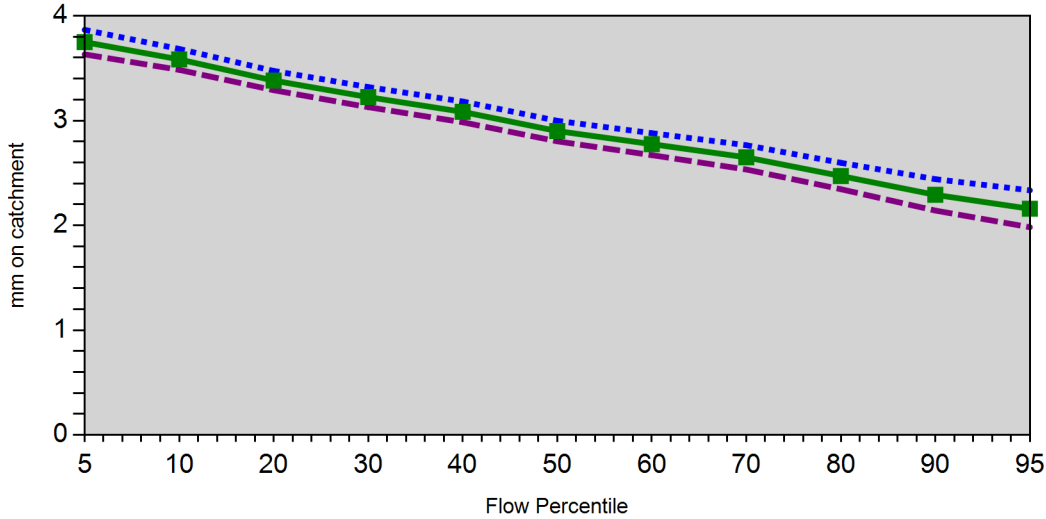
Stations in Pooling group			
%ile Flow	Station 1	Station 2	Station 3
5	22039	22022	21004
10	22039	22022	21004
20	22039	22022	21004
30	22039	22022	21004
40	22039	22022	21004
50	20002	22006	22039
60	20002	22006	22039
70	20002	22006	22039
80	20002	16012	22043
90	20002	16012	22043
95	20002	16012	22043

Disclaimer

The source hydrometric data used to estimate the flow duration curve ordinates for ungauged catchments was obtained from (1) water level data and (2) the rating curve(s) generated for each hydrometric station. The Environmental Protection Agency and the Office of Public Works used these data, respectively, to calculate daily mean flows. The daily mean flows were then used by the Environmental Protection Agency to prepare flow duration curves for each station. Neither body accepts any liability for the subsequent handling of the data.



Flow Duration Curve (mm on catchment)



Log Flow (mm on catchment)			
%ile	mm	upper 95% confidence limit	lower 95% confidence limit
5	3.749	3.866	3.632
10	3.584	3.684	3.484
20	3.382	3.474	3.29
30	3.224	3.32	3.128
40	3.083	3.182	2.984
50	2.9	2.998	2.802
60	2.775	2.88	2.67
70	2.649	2.765	2.533
80	2.471	2.597	2.345
90	2.291	2.441	2.141
95	2.158	2.334	1.982

Disclaimer

The source hydrometric data used to estimate the flow duration curve ordinates for ungauged catchments was obtained from (1) water level data and (2) the rating curve(s) generated for each hydrometric station. The Environmental Protection Agency and the Office of Public Works used these data, respectively, to calculate daily mean flows. The daily mean flows were then used by the Environmental Protection Agency to prepare flow duration curves for each station. Neither body accepts any liability for the subsequent handling of the data.

Assimilative Capacity at Finnow Bridge

River Flow

EPA HydroTool

	Flow
95%ile flow	0.234

River Water Quality

Based on 2012-2018 sampling/ analysis at Finnow Br

Parameter	Mean
BOD	0.9667 mg/l
Ortho-Phosphorus	0.0156 mg/l
Ammonia (N)	0.0254 mg/l

WwTP Flow

	m ³ /s
DWF @ 225 l/pe/day	0.008385

Water Quality Limits

River is Q4 (Good) status
aim to retain Good status

Limits for 'Good' status

Parameter	95%ile
BOD	2.6 mg O ₂ /l
Ammonia	0.14 mg N/l
Molybdate Reactive Phosphorous	0.075 mg P/l

Discharge Standards

Parameter	Units	Limit
cBOD	mg/l	25
COD	mg/l	125
Suspended Solids	mg/l	25
Ammonia (N)	mg/l	1
Orthophosphate	mg/l	0.5
pH	-	6 – 9

Based on Future Capacity (3,220pe)

		BOD mg O ₂ /l	Ortho-P mg P/l	Ammonia mg N/l
Background concentration		0.9667	0.0156	0.0254
Receiving Water 95%ile flow	m ³ /s	0.234	0.234	0.234
Discharge Concentration	mg/l	25	0.5	1
Resultant Concentration in River	mg/l	1.09	0.02	0.04
Max Concentration in River	mg/l	2.6	0.075	0.14