

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0063	
1. Location	Knockmitten Lane, Dublin 22.		
2. Development	For change of use from warehouse to recycling centre and external improvements.		
3. Date of Application	05/02/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 31/03/1999 2.	1. 13/04/1999 2.
4. Submitted by	Name: Grainne Mallon & Associates, Address: 6 Merrion Sqaure, Dublin 2.		
5. Applicant	Name: Reduce, Reuse and Recycle, Address: Knockmitten Lane, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1203 Date 10/06/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	07/07/1999	Written Representations	
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. .... Registrar	..... Date	..... Receipt No.	

# AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S99A/0063

**APPEAL** by Irish Soft Drinks Limited of Knockmitten, Naas Road, Dublin, John Geoghan and others care of Brendan T. Muldowney and Company of 7 Church Street, Longford, Pairic Cassells care of A. J. Mulhall of The Bungalow, Knockmitten Lane, Dublin and by Reduce, Reuse and Recycle Limited care of Grainne Mallon and Associates of 6 Merrion Square, Dublin against the decision made on the 10th day of June, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission to the said Reduce, Reuse and Recycle Limited for development comprising change of use from warehouse to recycling centre and external improvements at Knockmitten Lane, Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

## FIRST SCHEDULE

Having regard to the zoning provisions of the current Development Plan for the area and to the predominantly industrial pattern of development along Knockmitten Lane, and also taking into account the provisions of section 54 of the Waste Management Act, 1996, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would not be contrary to the proper planning and development of the area.

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## SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the drawings and documentation received by the planning authority on the 13th day of April, 1999, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. The annual throughput of waste shall not exceed 10,000 tonnes and any proposed increase in throughput shall be the subject of a separate application for planning permission.

**Reason:** To clarify the extent of the permission granted.

3. The front boundary of the site shall be set back as indicated on drawing number G7104/A received by the planning authority on the 13th day of April, 1999. Details of necessary works (and timescale for completion) between the new kerbline (front boundary) and the edge of existing Knockmitten Lane shall be agreed with the planning authority prior to commencement of development and shall be carried out to the planning authority's satisfaction at the applicants expense.

**Reason:** In the interest of traffic safety and orderly development.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

5. The area between the building and roads shall not be used for truck parking or other storage or display purposes, but shall be reserved for car parking and landscaping as shown on lodged plans.

**Reason:** In the interest of the proper planning and development of the area.

6. No advertising sign or structure shall be erected or displayed within the curtilage of the site without a prior grant of planning permission.

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7. The proposed car parking area shall be laid out and marked out on site and shall be reserved for car parking purposes only.

**Reason:** In the interest of the proper planning and development of the area.

8. A scheme of landscaping and boundary treatment including a timescale for implementation shall be submitted to the planning authority for agreement prior to commencement of the change of use.

**Reason:** In the interest of the amenities of the area.

9. Prior to the commencement of development, the developer shall pay the sum of £7,500 (seven thousand and five hundred pounds) [€9,523.04 (nine thousand five hundred and twenty three Euro four cents)] (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to the planning authority as a contribution towards the expenditure that is proposed to be incurred by the planning authority in respect of water supply and sewerage facilities facilitating the proposed development.

Payment of this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

10. Prior to the commencement of development, the developer shall pay the sum of £30,000 (thirty thousand pounds) [€38,092.14 (thirty eight thousand and ninety two Euro and fourteen cents)] (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to the planning authority as a contribution towards the expenditure that is proposed to be incurred by the planning authority in respect of road improvements and traffic management facilitating the proposed development.

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Payment of this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



*Louis O'Leary*

Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this *4th* day of *February* 2000.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1203	Date of Decision 10/06/1999
Register Reference S99A/0063	Date: 05/02/99

Applicant Reduce, Reuse and Recycle,

Development For change of use from warehouse to recycling centre and external improvements.

Location Knockmitten Lane, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 31/03/1999 /13/04/1999

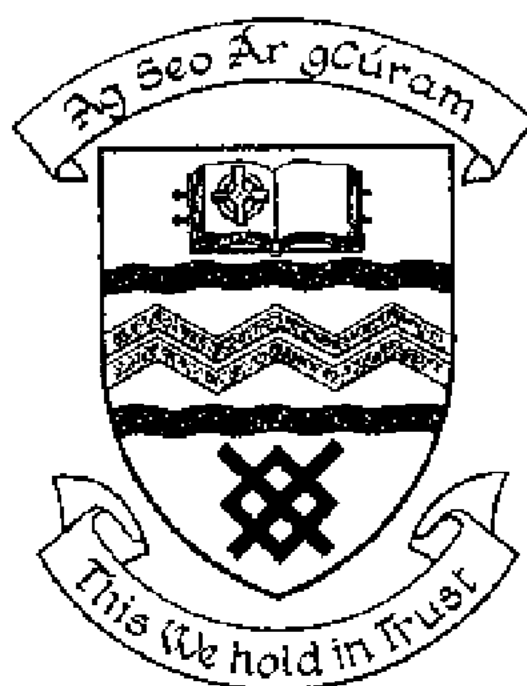
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 12 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 10/06/99  
for SENIOR ADMINISTRATIVE OFFICER

Grainne Mallon & Associates,  
6 Merrion Square,  
Dublin 2.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on 13th April 1999, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the front boundary of the site shall be set back as indicated on drg. No. G7104/A received on 13/04/99. Details of necessary works (and timescale for completion) between the new kerblin (front boundary) and the edge of existing Knockmitten Lane shall be agreed with the Area Engineer, Road Maintenance, South Dublin County Council prior to commencement of development and shall be carried out to the Area Engineers satisfaction at the applicants expense.  
REASON:  
To ensure a satisfactory standard of work.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall be complied with:-
  - (a) Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer;
  - (b) Applicant proposes to connect to sewers not yet taken in charge. Applicant to submit written evidence of permission to connect to private sewers;
  - (c) Applicant to ensure full and complete separation of foul and surface water systems;
  - (d) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990;
  - (e) All surface water runoff from yard areas shall be

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- routed via a silt trap;
- (f) All surface water runoff from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer;
  - (g) All liquid storage tanks shall have a concrete surround (bund);
  - (h) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense;
  - (i) Prior to the commencement of the works, the applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connection to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations;
  - (j) 24 hour storage per unit shall be provided.

REASON:

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

- 4 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.

REASON:

In the interest of the proper planning and development of the area.

- 5 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

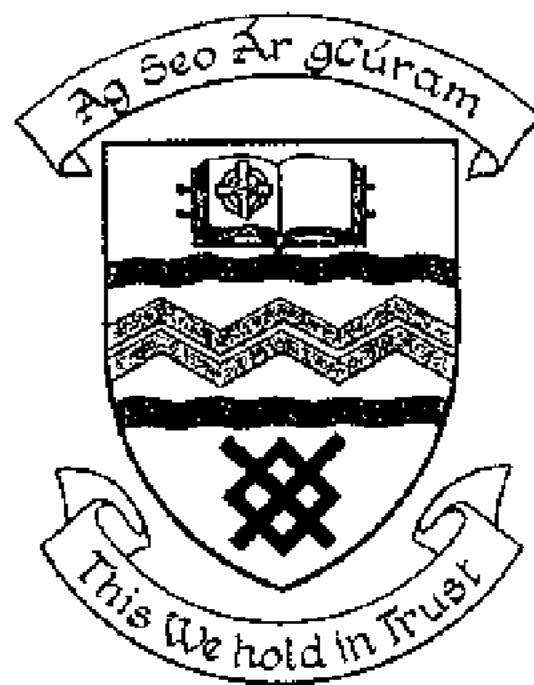
REASON:

In the interest of health.

- 6 That no advertising sign or structure shall be erected or displayed on the site except those which are exempted development, unless a planning permission is granted by the Planning Authority or An Bord Pleanála on appeal for such



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signs or structures.

REASON:

In the interest of the proper planning and development of the area.

- 7 That the proposed car parking area shall be laid out and marked out on site and shall be reserved for car parking purposes only.

REASON:

In the interest of the proper planning and development of the area.

- 8 That the proposed landscaped area shall be planted with suitable planting and work thereon completed within 3 months of the date of final grant of this permission.

REASON:

In the interest of the proper planning and development of the area.

- 9 That suitable boundary treatment shall be provided to the western boundary of the site. This shall be to an overall height and of materials, consistent with the proposed boundary treatment to Knockmitten Lane.

REASON:

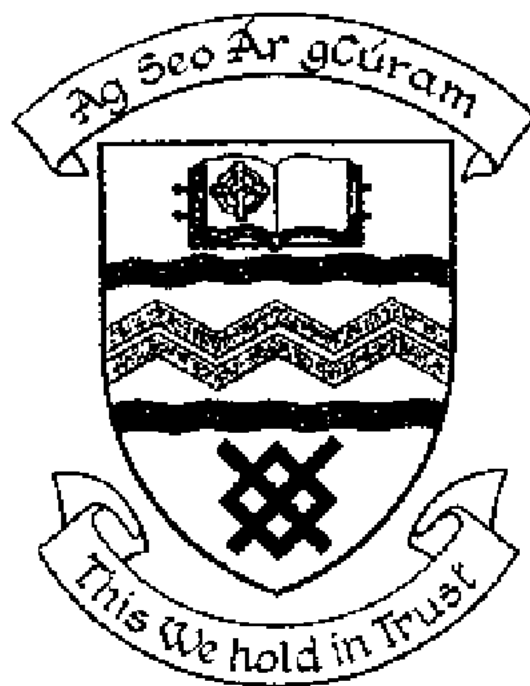
In the interest of the proper planning and development of the area.

- 10 All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level from the plant measured at the nearest noise sensitive location shall not exceed the background levels by more than 10dBA measured over the worst hour between 08.00 hours and 22.00 hours Monday to Friday inclusive up to a maximum of 65 dBA.

At all other times the noise level shall not exceed the background level by more than 10dBA measured over the worst fifteen minutes up to a maximum of 45 dBA.

A correction of +5dBA shall be applied for impulsive noise where appropriate and all tones shall be suppressed.

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All assessments of the noise impact shall be carried out in accordance with the Council's document "Guideline on Noise Levels".

**REASON:**

In the interest of the proper planning and development of the area.

- 11 That a financial contribution in the sum of £15,010 (fifteen thousand and ten pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

**REASON:**

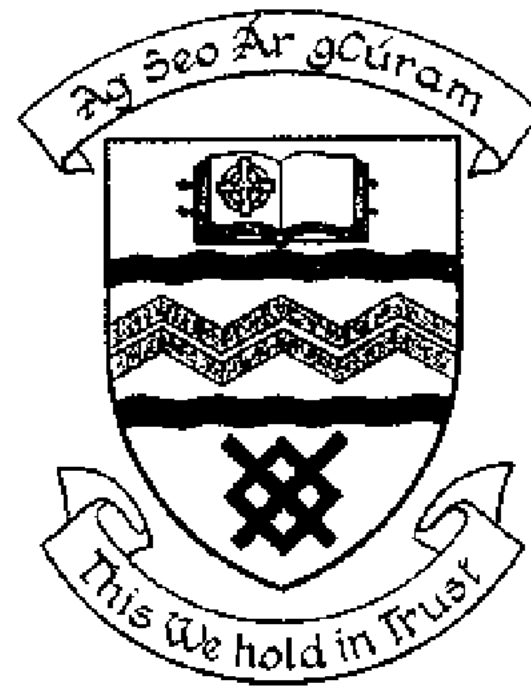
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 12 That a financial contribution in the sum of £39,060 (thirty nine thousand and sixty pounds) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

**REASON:**

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0629	Date of Decision 31/03/1999 <i>MP</i>
Register Reference S99A/0063	Date: 05/02/1999

**Applicant**                      Reduce Reuse & Recycle Ltd.,  
**Development**                For change of use from warehouse to recycling centre and  
                                         external improvements.

**Location**                      Knockmitten Lane, Dublin 22.

**App. Type**                      Permission

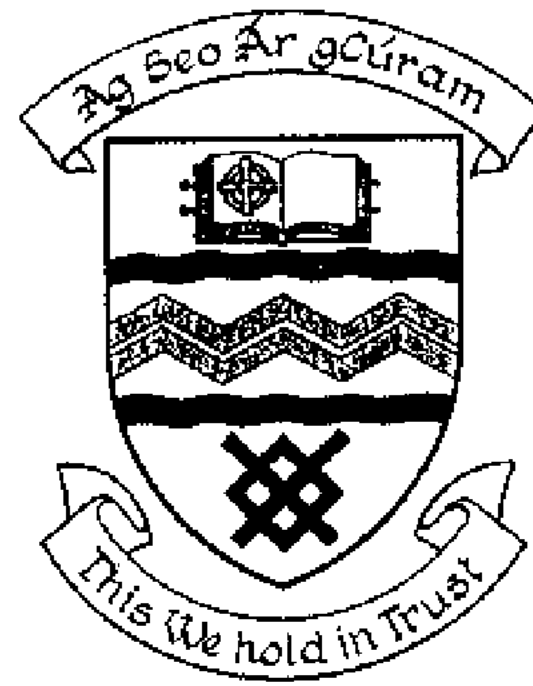
Dear Sir/Madam,

With reference to your planning application, received on 05/02/1999 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1      The applicant is requested to submit a noise assessment study for the proposed development, undertaken by a suitably qualified organisation/individual. The study should identify the noise creating elements of the proposed activity and the noise prevention measures that the applicant proposes to adopt in order to reduce noise nuisance to adjoining noise sensitive properties. The study should include a noise survey to establish existing background noise levels and make reference to surrounding noise sensitive locations. Reference to hours of operation, number and type of vehicles and frequency of vehicle movements to and from the site should be made.
- 2      The applicant is requested to submit details on the following:-
  - (a)      Confirmation that all process and storage of waste will take place within the building;
  - (b)      Details of the exact extent of the site to be used for 'waste bin storage' and clarification of whether this area is to be used for empty containers or

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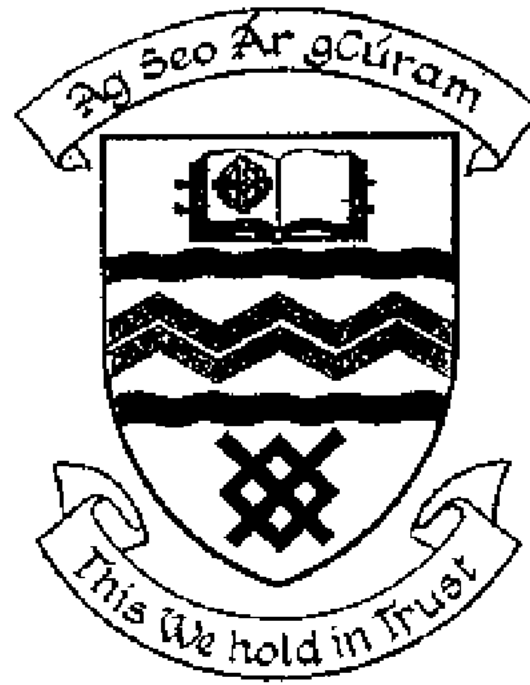
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- containers filled with waste;
  - (c) Details of hours of operation.
  - (d) Clarification as to whether or not food waste is to be handled.
- 3 Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer, such details shall provide for the following:-
- (a) Applicant to ensure full and complete separation of foul and surface water systems;
  - (b) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990;
  - (c) All surface water runoff from yard areas shall be routed via a silt trap;
  - (d) All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer;
  - (e) All liquid storage tanks shall have a concrete surround (bund).
- 4 Applicant to submit a revised site layout detailing a carparking layout which provides for 45 no. carparking spaces.
- 5 Applicant to submit a revised site layout plan which provides for the setting back of the boundary to the Road Reservation line, the exact location of the line to be set out on site and agreed with the Roads Engineer, Roads Planning Division.
- 6 The applicant is advised that the existing front boundary treatment to the site is unacceptable and that the existing palisade fence should be replaced with a low wall and railing of a type to be in keeping with the adjoining property to the east.

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Signed on behalf of South Dublin County Council

*PA*  
.....  
for Senior Administrative Officer

31/03/1999