

Land Use Planning &amp; Transportation

25 JUL 2022

South Dublin County Council

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20/07/2022

Our reference: 66500234-SWE-XX-XX-T-X-1001

Application for permission for development at the existing waste recovery facility located at Unit 518B, Grants Crescent, Greenogue Business Park, Rathcoole, Co. Dublin, D24 NY97

Dear Sir / Madam,

Enclosed please find an application for permission for development at the site of the existing waste recovery facility located at Unit 518B, Grants Crescent, Greenogue Business Park, Rathcoole, Co. Dublin, D24 NY97. The development will consist of:

- (i) a new waste handling building (561 m<sup>2</sup> and 12 m high);
- (ii) the use of an existing building (159 m<sup>2</sup> and 7.5 m high) granted retention permission under SD22A/0100 for waste handling;
- (iii) elevational treatment including signage on the northern façade of the existing building granted retention permission under SD22A/0100;
- (iv) continued use of the existing building (427 m<sup>2</sup> and 8.2 m high) granted permission under SD06A/1097; and
- (v) all ancillary site works.

The development will comprise an activity requiring a review of the existing waste facility permit (permit ref. no. WFP-DS-11-0002-06). The proposed development includes an increase in the total maximum annual waste intake to 20,000 tonnes.

An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

This application is made on behalf of our Client, Pdraig Thornton Waste Disposal Ltd. t/a Thorntons Recycling of Unit S3B, Henry Road, Parkwest Business Park, Dublin 12.

This cover letter provides an overview of the application for planning permission as submitted to South Dublin County Council (SDCC).

### Background & Planning History

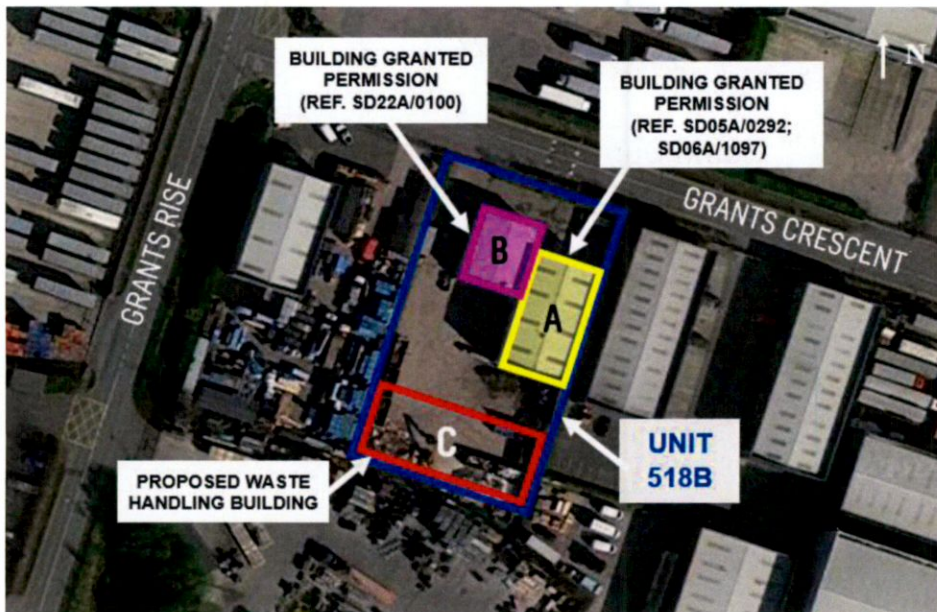
Unit 518B has previously been operated as a waste recovery facility by SkipTrans (Arneg Gate Ltd. t/a SkipTrans). The development context for Unit 518B (including the development proposed as part of the current application for planning permission) is shown in Figure 1, with reference to an aerial view of the site.

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**Figure 1: Site Overview**

In 2005, planning permission was granted for the development of two warehouse units and supporting office accommodation within Unit 518, with the resulting subdivision of the original Unit 518 into the present day Units 518A and 518B (SDCC planning ref. SD05A/0292).

In 2007, planning permission was granted for the change of the use of the warehouse in Unit 518B (building marked 'A', Figure 1) to a waste and materials transfer station, which resulted in the commencement of waste recovery operations (SDCC planning ref. SD06A/1097). The permission granted provided for an annual waste intake of 5,000 tonnes. This use of the site as a waste recovery facility has been continued to the present day.

In 2016, planning permission was granted to a previous occupant of the site for the development of a new waste handling building (SD15A/0074). This permission also provided for an increase in the annual waste intake to 16,000 tonnes for a period of five years (effective to 2021). The new building was not developed and this planning permission is now expired. While not proceeding with this new building, a new smaller shed structure was instead constructed by the previous occupant of the site (building marked 'B', Figure 1). This building was originally constructed without planning permission.

The business and operations at the site were transferred from SkipTrans to Thorntons Recycling in November 2021. Further to consultation with SDCC, Thorntons Recycling sought to regularise the previously unauthorised shed structure by way of a planning application for retention permission submitted in April 2021. In July 2022, retention permission was granted for the shed structure (SD22A/0100).

Thorntons Recycling is now proposing the development of a new waste handling building in the area marked 'C' in Figure 1 above, similar to the proposals advanced previously under SD15A/0074. As shown, the new building will be sited to the rear (southern) end of Unit 518B, behind the two existing buildings.

This application has been subject to pre-application consultation with SDCC (SDCC ref. PP039/22).



## **Description of Development**

The planning description as reflected in the newspaper notice and site notice is as follows:

*“Padraig Thornton Waste Disposal Ltd. t/a Thorntons Recycling intends to apply for permission for development at the existing waste recovery facility located at Unit 518B, Grants Crescent, Greenogue Business Park, Rathcoole, Co. Dublin, D24 NY97. The development will consist of (i) a new waste handling building (561 m<sup>2</sup> and 12 m high), (ii) the use of an existing building (159 m<sup>2</sup> and 7.5 m high) granted retention permission under SD22A/0100 for waste handling, (iii) elevational treatment including signage to the northern façade of the existing building granted retention permission under SD22A/0100; (iv) continued use of the existing building (427 m<sup>2</sup> and 8.2 m high) granted permission under SD06A/1097, and (v) all ancillary site works.*

*The development will comprise an activity requiring a review of the existing waste facility permit (WFP-DS-11-0002-06). The proposed development includes an increase in the total maximum annual waste intake to 20,000 tonnes.*

*An Environmental Impact Assessment Report (EIAR) has been submitted with this application.*

## **Waste Intake**

The grant of planning permission under SD06A/1097 in 2007 for the original waste and materials transfer station provided for an annual waste intake of 5,000 tonnes.

The grant of planning permission under SD15A/0074 in 2016 provided for an increase in the annual waste intake to 16,000 tonnes for a period of five years only (i.e. reducing to 5,000 tonnes with effect from 2021).

The existing waste facility permit (WFP-DS-11-0002-06 issued in 2021) limits the maximum annual waste intake for the existing facility to 7,054 tonnes.

As part of the proposed development, it is proposed to increase the maximum annual waste intake to 20,000 tonnes. This increase in waste intake will also require a review of the existing waste facility permit (WFP-DS-11-0002-06).

## **Elevational Treatment – Retained Structure**

Condition 5 of the recent grant of retention permission SD22A/0100 (building marked ‘B’ in Figure 1 above) requires *“improvements to the elevational treatment”* of the retained structure. Proposals for these improvements are reflected in this application which include cladding of the part open façade of the retained structure using materials and a finish consistent with the existing buildings onsite and neighbouring units. Signage reflecting the company logo of the applicant (Thorntons Recycling) is also proposed as part of the elevational treatment to enhance and distinguish the identity of Unit 518B.

These proposed improvements to the elevational treatment of the retained structure are reflected in the contiguous elevation drawings for the site enclosed as part of this application and will also be submitted under separate cover in response to the grant of planning permission SD22A/0100.

**Documents Enclosed**

Please find enclosed the documents and drawings listed below in relation to this application for permission:

- Cover Letter
- EIA Portal confirmation (EIA portal number 2022128)
- Letter of Consent from Site Owners
- Application Form
- Site Notice
- Newspaper Notice
- Schedule of Documents
- Planning Fee (confirmation of EFT)
- Drawings (10 no. copies)
- Environmental Impact Assessment (EIAR) including Flood Risk Assessment (FRA) (10 no. copies)
- Screening for Appropriate Assessment Report (10 no. copies)
- Preliminary Construction Environmental Management Plan (CEMP) (10 no. copies)
- Preliminary Construction Traffic Management Plan (CTMP) (10 no. copies)

An electronic copy of the EIAR is also included with the application pursuant to Article 97 of the Planning and Development Regulations 2001 to 2022.

We trust that the above is in order. We look forward to receipt of an acknowledgement and validation of the documentation submitted at your earliest convenience. If any clarification is required, please do not hesitate to contact us.

Yours sincerely,



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Tim O'Shea

Sweco Ireland Ltd.

on behalf of Padraig Thornton Waste Disposal Ltd. t/a Thorntons Recycling