

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0310 **Application Date:** 25-Jul-2022
Submission Type: New Application **Registration Date:** 25-Jul-2022

Correspondence Name and Address: Sweco Ireland Limited Glandore, 3rd Floor, City Quarter, Lapps Quay, Cork

Proposed Development: A new waste handling building (561sqm and 12m high); Use of an existing building (159 sqm and 7.5m high) granted retention under SD22A/0100 for waste handling; elevational treatment including signage to the northern facade of the existing building granted retention under SD22A/0100; continued use of the existing building (427 sqm and 8.2m high) granted permission under SD06A/1097 and 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 has been submitted with this application.

Location: Unit 518B, Grants Crescent, Jordanstown, Greenogue Business Park, Rathcoole, Dublin 24

Applicant Name: Pdraig Thornton Waste Disposal Ltd.

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.26 Hectares on the application form.

Site Description

The subject site is located in northern part of Greenogue Industrial Estate. The overall site consists of buildings located in the north (front) part of the site. There is an open shed structure located centrally to the front of the site, west of the other main building onsite, that has recently been granted retention permission. The remainder of the overall site consists of hard surfacing with various ancillary structures including a weigh bridge. The site has some planted boundaries. The site is bounded to the east and west by industrial/warehousing sites, to the north by Grants Crescent and to the south by a storage yard. Vehicular access (gated) to the site is from Grants

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Crescent. A tributary of the Griffeen River is located 40m to the west along Grants Rise. The site is located approx. 300m from a SEVSO site in the Greenogue Industrial Estate.

Proposal

Permission is sought for the following works:

- A new waste handling building (561sqm and 12m high);
- Use of an existing building (159 sqm and 7.5m high) granted retention under SD22A/0100 for waste handling; elevational treatment including signage to the northern facade of the existing building granted retention under SD22A/0100;
- Continued use of the existing building (427 sqm and 8.2m high) granted permission under SD06A/1097 and 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 has been submitted with this application.

Zoning

The subject site is subject to zoning objective 'EE': *'To provide for enterprise and employment related uses'* under the South Dublin County Development Plan 2022-2028.

Consultations

Water Services	Additional information requested.
Irish Water	No objection subject to conditions.
Roads Department	No objections.
Public Realm	No report received.
Waste Management	No report received.
H.S.E. Environmental Health Officer	No objection subject to conditions.
Transport Infrastructure Ireland	Observation received.
National Transport Authority	No report received.
Health & Safety Authority	Observation received.
Department of Defence	No report received.

SEA Sensitivity Screening – the subject site overlaps with the following layers:

- Aviation layers Noise Significant Boundaries and Inner Horizontal Surface for Casement and Bird Hazards
- Riparian Corridor

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Submissions/Observations/Representations

No third party submissions received.

Transport Infrastructure Ireland has submitted an observation on the application stating:

In the case of the above planning application, the Authority will rely on your planning authority to abide by official policy in relation to development on/affecting national roads as outlined in DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012), subject to the following:

The proposed development shall be undertaken strictly in accordance with the recommendations of the Transport (Traffic Impact) Assessment. Any recommendations arising should be incorporated as Conditions on the Permission, if granted. The developer should be advised that any additional works required as a result of the Assessment should be funded by the developer.

The Health and Safety Authority has submitted an observation stating:

The approach of the Health and Safety Authority (the Authority) to Land-use Planning is set out in the document 'Guidance on technical land-use planning advice'. It is available from our website at:

https://www.hsa.ie/eng/Your_Industry/Chemicals/Legislation_Enforcement/COMAH/Land_Use_Planning/

The document should be consulted by you to fully understand the advice given in this letter.

In that context, and the Health and Safety Authority remit, in respect of this specific application the following points are relevant:

- (1) The application is covered by Regulation 24(2) (c) of S.I. 209 of 2015*
- (2) On the basis of the information supplied, the Authority DOES NOT ADVISE AGAINST the granting of planning permission in the context of Major Accident Hazards.*
- (3) The advice is only applicable to the specific circumstances of this proposal at this period of time.*
- (4) Future development around COMAH establishments has the potential to impact on the expansion of those establishments.*

These observations have been taken in account in the assessment of the proposed development.

Relevant Planning History

Subject site

SD22A/0100

Retention of existing building (159.25) currently not in use. Proposed use is intended as a recycling facility, and this will be subject to a separate application. **Permission for retention granted.**

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Condition 2 states:

Use of Shed

This grant of retention permission relates solely to the subject structure as constructed and does not permit the use of the structure for any purpose. The use shall be subject of a separate planning application.

REASON: To clarify the scope of the planning permission and ensure the impact of the use of the structure is fully assessed and mitigated prior to commencement of any such use.

Condition 5 states:

Elevational treatment

Within 6 months of the grant of permission, or a timeframe otherwise agreed in writing with the Planning Authority, the applicant shall submit revised drawings, including floor plans and elevational drawings, showing improvements to the elevational treatment of the building for retention for the written agreement of the Planning Authority. Once approved, these amendments shall then be carried out within 6 months of the written agreement.

REASON: To ensure that the development is visually acceptable and in the interest of the proper planning and sustainable development of the area.

SD15A/0074

Waste Handling/Materials Storage/Transfer Building 561sq.m & 12m high plus ancillary site works on the site of the existing waste handling facility. **Permission granted. It does not appear as though this building was constructed, and that this permission was fully implemented.**

Condition 2 states:

The permission for an increase in waste throughput from 5,000 to 16,000 tonnes per annum is for a period of five years from the date of this order. The level of throughput shall then be reduced to 5,000 tonnes per annum unless, prior to that date, planning permission has been granted for continuation of the increased waste throughput.

REASON: To enable the impact of the development to be re-assessed, having regard to the limited size of the site and the potential traffic impact on the adjoining road network from operations during the five period.

SD06A/1097 & ABP Ref. PL 06S.223831

Change of use of the existing building from a warehouse to a waste and materials transfer station. **Permission granted. Third party appeal against decision. Appeal withdrawn.**

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Condition 3 states:

The tonnage of waste for disposal shall be less than 5000 tonnes per annum.

REASON: In the interest of proper planning and sustainable development.

SD05A/0292

Revised site plan, site boundaries, building footprint, floor plans and elevations comprising the construction of 2 no. blocks (previously 1 no. block), overall height 8.25m, (previously 11.25m) totalling 876sq.m. (previously 1,204sq.m.) of warehousing including 120sq.m. (previously 355sq.m. on 2 floors) of integral related office accommodation on ground floor, 58sq.m. of staff facilities on ground floor, 178sq.m. of mezzanine storage at first floor plus 2,840sq.m. of yard for storage and distribution of goods associated with the warehouse use, (each block totalling 438sq.m. warehousing including 60sq.m. of integral related office accommodation on ground floor, 29sq.m. of staff facilities on ground floor, 89sq.m. of mezzanine storage at first floor plus 1,420sq.m. of yard for storage and distribution of goods associated with the warehouse use) together with entrances, outfall drains, services utilities, boundary fences, landscaping, planting paving and associated site development work all at previously approved site 518 (Reg. Ref. SD03A/0066 - PL 06S.204281), Phase 5. **Permission granted.**

SD03A/0066 & ABP Ref. PL 06S.204281

Construct 98,252m.sq. of industrial/warehousing units in 20 no. blocks (varying from 8 to 17m high) including 17,298m.sq. of integral related office accommodation on two/three floors together with Alymer Road College Lane Link Road, partial realignment of Aylmer Road and College Lane, partial realignment of River Griffeen and tributaries, provision for park, access roads, outfall drains, service utilities, sub-stations, boundary fences/walls, landscaping, planting, paving parking, associated site development works and demolition of existing dwelling (Further significant information which includes revisions to the boundary of the site on the north eastern boundary giving an increase in area of 1.21 hectares for alterations to the link road outlined in green between College Lane and the Aylmer Road. Omission of 3 roundabouts, alteration to the horizontal and vertical alignment and inclusion of 1 new roundabout. Also included further details relating to the architectural/visual aspects of the development, additional landscape details for the parkland area and altered road, additional information and drainage). (This application is accompanied by an environmental impact statement. **Permission granted by SDCC. First and third party appeals against condition(s) and decision. An Bord Pleanala decided to grant permission.**

Relevant Enforcement History

None identified in APAS.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Pre-Planning Consultation

Pre-planning Ref. PP131/21

Thorntons Recycling wishes to engage with SDCC in relation to existing and potential future development at this site. Thorntons Recycling is currently finalizing the purchase of the SkipTrans Ltd. waste collection business and, as part of that process, has an option for the purchase of the site at Unit 518B, Grants Crescent, Jordanstown, Greenogue Business Park, Rathcoole, Dublin 24, currently operating under waste facility permit number WFP-DS-11-0002-06.

Relevant Policy in South Dublin County Council Development Plan 2022-2028

Policy GI1: Overarching

Policy GI2: Biodiversity

Policy GI3: Sustainable Water Management

Policy GI4: Sustainable Drainage Systems

Policy GI5: Climate Resilience

Policy QDP7: High Quality Design – Development General

Policy QDP11: Materials, Colours and Textures

Policy SM2: Walking and Cycling

Policy SM7: Car Parking and EV Charging

Policy EDE1: Overarching

Policy EDE4: Urban Growth, Regeneration and Placemaking

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

IE7 Objective 3:

To provide for, promote and facilitate high quality sustainable waste recovery and disposal infrastructure / technology in keeping with the EU waste hierarchy and to adequately cater for a growing residential population and business sector.

Policy IE8: Environmental Quality

Policy IE13: Noise

12.3.1 Appropriate Assessment

12.3.3 Environmental Impact Assessment

12.4.2 Green Infrastructure and Development Management

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.5.7 Signage – Advertising, Corporate and Public Information

12.7.1 Bicycle Parking / Storage Standards

12.7.4 Car Parking Standards

12.9.2 Enterprise and Employment Areas

Table 12.27: Key Principles for Development within Enterprise and Employment Zones

12.10.1 Energy Performance in New Buildings

12.11.1 Water Management

12.11.3 Waste Management

(iii) Waste Recovery and Waste Disposal Facilities

Facilities will only be permitted where they do not materially detract from the Land Use Zoning Objective and are at a scale appropriate to their surrounding environment and adjoining amenities.

Development proposals for waste recovery and disposal facilities, should have regard to the following:

- Avoid siting waste infrastructure or related infrastructure in Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and proposed Natural Heritage Areas (pNHAs or NHAs) or areas protected for landscape amenity, visual amenity, geology, heritage or cultural value or areas of flood risk;*
- Undertake Appropriate Assessment Screening for all waste-related activities requiring development consent;*
- Ensure a Sustainable Drainage System (SuDS) is applied to any development and that site-specific solutions to surface water drainage systems are developed, which meet the requirements of the Water Framework Directive and associated River Basin Management Plans;*
- The impact from a transport perspective should be assessed including road access, network, safety and traffic patterns to and from the proposed facility in accordance with road design guidelines and / or relevant guidelines in relation to roads. Proposals will require a Traffic Impact Assessment (TIA);*
- Impact on residential and visual amenity of the area: - In general, no new waste disposal facility or Refuse Transfer Station shall be located within 200 metres of a residence.*

12.11.4 Environmental Hazard Management

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

A Waste Action Plan for a Circular Economy Ireland's National Waste Policy 2020-2025, Department of Communications, Climate Action and Environment, (2020).

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

The Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021 (2015).

Waste Management Plan for the Dublin Region 2005-2022

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Circular PL 2/2014 Flooding Guidelines.

NTA Greater Dublin Area Transport Strategy 2020.

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Planning History;
- Zoning and Council Policy;
- Green Infrastructure and Landscaping;
- Design and Visual Amenity;
- Residential Amenity;
- Traffic, Access and Parking;
- Infrastructure and Environmental Services;
- Environmental Health; and
- Environmental Impact Assessment.

Planning History

The existing waste recovery facility at the subject site has planning permission, under Reg. Ref. SD06A/1097 & ABP Ref. PL 06S.223831, for an annual waste intake of 5,000 t. This was temporarily increased to 16,000 t for a period of five years between February 2016 to February 2021 under planning permission Reg. Ref. SD15A/0074, which has since expired.

In relation to why the increase in waste throughput was made temporary, the Planner's report for Reg. Ref. SD15A/0074 stated: *While the proposed shed structure may be effective in resolving issues regarding proper management of the existing 5,000 tonne throughput, there are significant concerns on the part of the Planning Authority regarding the ability of the site to manage a tripling of throughput on a constrained site with little room for further expansion or amendment in layout or organisation if required.*

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Additional information was submitted in relation to this. In response to the information submitted the Planner's Report states: *The Roads report considers that parking requirement will be greater than is being stated and that the constraints of the small site will result in HGVs and Skip Trucks waiting outside the site on the roadway in order to deposit and pick up loads, all of which will have to be undertaken at speed on a site with limited area. It was previously noted that the Planning Authority has serious concerns about the proposal. It is not considered that the applicant has satisfied or allayed these concerns which stem from the limited size of the site affecting the vehicular movements required to operate a swift, responsive waste management business which intends on clearing approximately 25 skips of waste per day. The site is simply not large enough for the proposed increase in throughput from 5,000 to 16,000 tonnes during the proposed period of operations. It is noted that the applicant may undertake 24 hour or shift operations. This may allow for more satisfactory management of the site.*

...in this instance, a temporary permission would not relate to the proposed structure, but rather to the increase in waste throughput. It is considered that a 5 year temporary permission should be sufficient to allow for adequate assessment of the effective management of the facility. This can be dealt with by condition.

The proposed development is for an increase in the total maximum annual waste intake to 20,000 tonnes.

The key changes in the proposed development compared to the existing facility include an increase in annual waste intake supported by the construction of a new waste handling building, increase in size of typical skip used for incoming waste loads and simplification of waste pre-treatment process. The following comparisons are made by the applicant in relation to site operations (Table 2.2 in section 2 of the submitted EIAR):

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Table 2.2: Existing and Proposed Site Operations

Operational Detail	Existing / Permitted	Proposed
Waste accepted	Bulk (skip) non-hazardous waste from industrial, commercial and domestic sources	No change
Annual waste intake (tonnes)	Planning Permission: 5,000 (since Feb 2021) 16,000 (Dec 2016-Feb 2021) Waste Facility Permit: 7,054	20,000
Processing Equipment	Hopper, trommel, screen	Gross pick and bulking only <ul style="list-style-type: none"> • 1 no. material handler with grab • 1 no. loading shovel
Staff Numbers (on-site)	Max. 9 (previous operator of existing facility) 5 no. operators / 4 no. staff	2 (1 no. operator, 1 no. supervisor)
Visitor Numbers	0-1 per day	0-3 (including visiting Thorntons Recycling personnel)
Hours of Operation	Waste Acceptance: 07:00-19:00 (Mon-Fri) 07:00-13:00 (Sat) Waste Sorting: 24-hours/7 days per week excluding Public Holidays	No change
Daily Waste Movements		
Waste In (skips received per day)	Monday-Friday: 27 no. Saturday: 17 no.	Monday-Friday: 23 no. Saturday: 12 no.
Operational Detail	Existing / Permitted	Proposed
Waste Out (HGVs offsite per day)	Monday-Friday: 4-6 no. Saturday: 3-4 no.	Monday-Friday: 5 no. Saturday: 3 no.

The applicant states that the use of larger skips will result in fewer daily vehicle movements associated with waste acceptance at the site when compared to previous operations. The Roads Department have also reviewed the proposal and have no objections. This is discussed further in this report.

It is considered that these changes address the previously raised concerns in relation to the capacity of the site to sustain an increase and resulting impact, including traffic. Given this, it is not considered that a temporary permission in relation to waste intake is required in this instance.

Reg. Ref. SD15A/0074 permission has also provided for the construction of an additional building for waste operations, in a similar location to the new building proposed under the subject application. This was never constructed, and the permission has expired.

Retention permission was granted earlier this year, under Reg. Ref. SD22A/0100, for the retention of an existing building (159.25) currently not in use. The proposed use was indicated as

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

a recycling facility and was to be subject to a separate application. The subject application involves confirming the use of this building.

Zoning and Council Policy

The site is subject to zoning objective 'EE': *'To provide for enterprise and employment related uses'* under the South Dublin County Development Plan 2022-2028.

The proposed development includes an increase in the total maximum annual waste intake to 20,000 tonnes, the construction of a new waste handling building and other site works. A 'Recycling Facility' and 'Refuse Transfer Station' are Permitted in Principle under the EE zoning. It is also noted that the site has permission for a waste facility. The proposal is therefore considered to be generally acceptable, subject to further assessment against the relevant policies, objectives and standards set out under the CDP.

Section 12.11.3 Waste Management of the CDP states that development proposals for waste recovery and disposal facilities, should have regard to the following:

- Avoid siting waste infrastructure or related infrastructure in Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and proposed Natural Heritage Areas (pNHAs or NHAs) or areas protected for landscape amenity, visual amenity, geology, heritage or cultural value or areas of flood risk;

The site has an existing permitted waste facility and is not located within or near a SAC, SPA, pNHA, NHA or areas protected for landscape amenity, visual amenity, geology, heritage or cultural value. Flood risk has been assessed and is discussed further in this report.

- Undertake Appropriate Assessment Screening for all waste-related activities requiring development consent;

An Appropriate Assessment Screening Report has been submitted with the application. This concludes that a Stage 2 Appropriate Assessment is not required.

Given the scale and nature of the development, the location of the development in a serviced area, and the consequent absence of a pathway to the European site, it is considered that the proposed development would not be likely to have a significant effect individually, or in combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

- Ensure a Sustainable Drainage System (SuDS) is applied to any development and that site-specific solutions to surface water drainage systems are developed, which meet the requirements of the Water Framework Directive and associated River Basin Management Plans;

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Existing surface water drainage system has the capacity to cater for the proposed development. SUDS measures to be incorporated where possible via condition. This is discussed further in this report.

- The impact from a transport perspective should be assessed including road access, network, safety and traffic patterns to and from the proposed facility in accordance with road design guidelines and / or relevant guidelines in relation to roads. Proposals will require a Traffic Impact Assessment (TIA);

The Roads Department have reviewed the proposed development and submitted assessments and have no objections.

- Impact on residential and visual amenity of the area: - In general, no new waste disposal facility or Refuse Transfer Station shall be located within 200 metres of a residence.

The impact on residential and visual amenity has been assessed in this report and found to be acceptable subject to conditions. The nearest residence is well separated from the site by approx. 700m.

Green Infrastructure and Landscaping

The subject site is located partly within (southern part where the new building is proposed) a Riparian Corridor. There are no existing watercourses on site. A tributary of the Griffeen River is located 40m to the west of the site along Grants Rise.

The site is also located along a Secondary Green Infrastructure Link as identified in Figure 4.4: Green Infrastructure Strategy Map under the CDP.

A landscaping plan has been submitted indicating that existing landscaping onsite would be retained and enhanced. The Planning Authority notes that there is limited existing vegetation and landscaping onsite. The new building would be built in proximity to existing vegetation.

In accordance with G15 Objective 4 of the CDP any development with a floor area in excess of 500sq.m (proposed building approx. 561sq.m) is required to demonstrate how the minimum Green Space Factor is achieved. A guidance note for how GSF is calculated can be found at <https://www.sdcc.ie/en/devplan2022/adopted-plan/related-documents/green-space-factor-guidance-note.pdf>

While it is acknowledged that the site is constrained in size and there is an existing facility onsite, further consideration should be given the green infrastructure to ensure compliance with the CDP, including G15 Objective 4. A detailed landscape plan should be submitted incorporating GI elements. This can be addressed via **condition**.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Design and Visual Amenity

The proposed development would provide for a new waste handling building (561sqm and 12m high), use of an existing building (159 sqm and 7.5m high) granted retention under SD22A/0100 for waste handling, elevational treatment including signage to the northern facade of the existing building granted retention under SD22A/0100 and the continued use of the existing building (427 sqm and 8.2m high) granted permission under SD06A/1097 and all ancillary site works.

The main visual changes would be the addition of a new building to the rear of the site and amendments to the existing buildings onsite. The new building would be approx. 35m in length and approx. 16.5m wide. It would be a steel portal framed structure. Materials and finishes include grey cladding panels spanning vertically along the top half of the building on all elevations. Concrete push walls would encase the bottom half of the building on all sides.

This new building would have a pitched roof and be approx. 12m in overall height (at the roof ridge). The existing buildings onsite are approx. 7.3m and 8.2m in overall height. The new building would be approx. 3.75-3.8m higher than neighbouring existing buildings. However, given that the building is located to the rear of the site and the context in which it is situated (existing zoned industrial estate and well removed from residential development), the proposed building is considered to be visually acceptable. Further details of the proposed materials and finishes should be submitted for approval via **condition**.

Elevational changes are proposed to the existing building granted for retention. Condition No. 5 of Reg. Ref. SD22A/0100 required improvements to the elevational treatment of this building. Proposed changes include cladding on the part open façade, to match existing western elevation of this building, and signage to the front. These changes are visually acceptable and improve the current state of the building, which appears unfinished.

The proposed sign on the front of this building would measure approx. 1.5m in height by approx. 2.9m in width. Table 12.27 states that signage should be simple in design and designed to integrate with architectural features and / or the landscape setting (see also Section 12.5.7 Advertising, Corporate Identification and Public Information Signs). The proposed sign is considered to be in compliance with the CDP, subject to a **condition** that it is not internally lit.

Residential Amenity

The nearest existing residential development to the subject site is to the north-east, over 700m from the site. Therefore, based on the separation distance, it is considered that the proposal would not materially harm the amenity of existing residents.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Traffic, Access and Parking

The Roads Department have reviewed the proposed development and have no objections: *An application for a new waste handling shed. The proposals do not affect the existing vehicle access or internal roads layout. The applicant has submitted an Autotrack detailing the manoeuvres of HGV's within the development. The applicant has submitted visibility splay at the access and details of the EV and mobility impaired parking. Bicycle parking has also been provided.*

Transport Infrastructure Ireland has submitted an observation on the application stating: *In the case of the above planning application, the Authority will rely on your planning authority to abide by official policy in relation to development on/affecting national roads as outlined in DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012), subject to the following:*

The proposed development shall be undertaken strictly in accordance with the recommendations of the Transport (Traffic Impact) Assessment. Any recommendations arising should be incorporated as Conditions on the Permission, if granted. The developer should be advised that any additional works required as a result of the Assessment should be funded by the developer.

Traffic is discussed further under the EIAR section of this report. The recommendations of the traffic assessment (measures outlined in the EIAR) should be attached as conditions to a grant of permission.

Infrastructure and Environmental Services

Water Services have reviewed the proposed development and request additional information in relation to surface water:

The applicant is required to provide surface water attenuation through the implementation of SuDS (Sustainable Drainage Systems) features. Where this is proven to be insufficient, an arched type attenuation system can be used.

The applicant is required to submit a report showing surface water attenuation calculations for the proposed development. Details must include the total site area (m²), area of hard standing surface (m²), landscaping details, permeable paving (if any) and their respective run off coefficients.

The applicant is required to submit a drawing showing plan and cross sectional views of the proposed rainwater harvesting tank.

Details required include:

- *Details on the overflow design of the tank*
- *Details on how the harvested rainwater will be used on site*

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

The applicant is required to submit a report and drawing showing how much surface water attenuation (m³) is proposed in SuDS (Sustainable Drainage Systems). Where there is insufficient capacity, attenuation can be provided through the use of an arched type attenuation system

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Examples include but are not limited to:

- *Permeable paving*
- *Other such SuDS*

Given that the surface water infrastructure is existing, and no significant increase in relation to this is proposed, it is considered that the above can be addressed by **condition. SUDS measures should be incorporated, including permeable paving etc.**

Water Services raise no objection in relation to flood risk. This is discussed further under the EIAR assessment section of this report.

Irish Water have reviewed the proposed development and have no objection subject to a condition that all development is carried out in compliance with Irish Water standards, codes and practices. This report is noted and should be conditioned as such.

Environmental Health

The H.S.E. Environmental Health Officer has reviewed the proposed development in relation to the impacts of noise, pest control and air quality following review of Chapters 2, 7, and 8 of the EIAR. Their assessment is provided in the below EIAR section of this report. The EHO states that the proposal is acceptable subject to conditions including restrictions on noise, air quality, drainage, pest control and refuse storage so as to prevent a public health nuisance. These **conditions** should be attached in the event of a grant of permission.

SEVSO

The site is located approx. 300m from a SEVSO site and was referred to the Health and Safety Authority for comment. The HSA have submitted an observation stating the following:

- 1. The application is covered by Regulation 24(2) (c) of S.I. 209 of 2015*
- 2. On the basis of the information supplied, the Authority DOES NOT ADVISE AGAINST the granting of planning permission in the context of Major Accident Hazards.*
- 3. The advice is only applicable to the specific circumstances of this proposal at this period of time.*

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

4. Future development around COMAH establishments has the potential to impact on the expansion of those establishments.

This report is noted.

Environmental Impact Assessment

The applicant has submitted an Environmental Impact Assessment Report. The applicant refers to Class 13(a) of Part 2 of Schedule 5 of the Planning and Development Regulations, as amended:

- (a) Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would: -*
- (i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and*
 - (ii) result in an increase in size greater than –*
 - 25 per cent, or*
 - an amount equal to 50 per cent of the appropriate threshold, whichever is the greater.*

The applicant that the annual waste intake for the proposed development (20,000 t) represents an increase of 15,000 t above the current quantity permitted by grant of planning permission (5,000 t). This is greater than 50% of the Class 11(b) threshold of 12,500 t.

An EIAR process is defined in the EIA Regulations and Directive. That an environment impact assessment means a process consisting of:

- (i) The preparation of an environmental impact assessment report;
- (ii) The carrying out of consultations;
- (iii) The examination by the competent authority of the information presented in the EIA report and any supplementary information provided, where necessary, by the developer;
- (iv) The reasoned conclusion by the competent authority on the significant effects of the project on the environment, taking into account the results of the examination referred to in point (iii) and, where appropriate, its own supplementary examinations and;
- (v) The integration of the competent authority's reasoned conclusion into any of the decisions.

The EIAR is prepared by the developer and is submitted to a Competent Authority as part of a consent process. The EIAR consists of a systematic analysis and assessment of the potential effects of a proposed project on the receiving environment. The amended EIA Directive prescribes a range of environmental factors which are used to organise descriptions of the environment and these factors must be addressed in the EIAR. These are listed in Article 3(1) of the amended directive.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

What an EIAR is to contain:

the developer shall include at least:

- (a) a description of the project comprising information on the site, design, size and other relevant features of the project;*
- (b) a description of the likely significant effects of the project on the environment;*
- (c) a description of the features of the project and/or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;*
- (d) a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment;*
- (e) a non-technical summary of the information referred to in points (a) to (d); and*
- (f) any additional information specified in Annex IV relevant to the specific characteristics of a particular project or type of project and to the environmental features likely to be affected.*

Adequacy of Environmental Impact Assessment Report (EIAR)

The EIAR sets out:

Chapter 1 – Introduction

Chapter 2 – Description of the Proposed Development

Chapters 3 – 12 sets out the required topics

The direct, indirect and cumulative effects of the proposed project on the specified factors are identified, described and assessed in the following chapters:

3. Traffic & Transport
4. Biodiversity
5. Land & Soils
6. Water & Wastewater
7. Noise and Vibration
8. Air Quality and Climate
9. Landscape & Visual Impact
10. Archaeology, Architectural and Cultural Heritage
11. Material Assets
12. Population & Human Health

Subject to Article 108 of the Planning and Development Regulations 2001 (as amended) the Planning Authority is required to examine the adequacy of the EIAR submitted. It is considered that the proposed EIAR contains the information as set out in Schedule 6 of the Planning and Development Regulations (2001) as amended and in accordance with European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Alternatives

The EIAR examines the following alternatives:

Do-Nothing Scenario

The site has transferred waste operators. The continued operation under the existing permitted waste intake is not commercially viable over the long term. Based on typical demand, it is anticipated that the existing facility will cater for larger individual skip loads compared to the operations carried out by the previous operator. The existing facility will require increase capacity to cater for current and projected demands.

Temporary Waste Intake 2016-2021

An alternative option was considered to revisit the previous level of service temporarily permitted from 2016 to 2021, 16,000 t. The new operator has reviewed the current and projected future demand. The previously permitted waste intake of 16,000 t would be insufficient to meet the demand within a commercially feasible operational scenario.

Alternative Location

Alternative locations included greenfield sites, which were considered less preferable to the reuse and utilisation of a developed and mature waste management facility. Brownfield sites were also use, however, would result in greater resource use and cost with less certainty on the suitability from an environmental and land use perspective. The application site was selected because it has an existing serviced waste management facility, availability of space onsite for additional facilities to increase capacity, strategic location regarding road network, activities compatible with current zoning and existing surrounding land uses, distance from residential receptors and from sites designated for conservation.

Alternative Process

Alternative waste handling and processing options were considered. Selected process ensures appropriate segregation of materials and allows for bulking of sorted materials in a timely manner. Additional waste management activities and acceptance of additional waste streams using alternative processing methods were also considered. Alternative waste streams, such as food waste, were discounted as these may introduce unwanted sources of odour and increase complexity of operations. Alternative processes for final treatment were also discounted as these would require a significant intensification of activity and are not considered appropriate based on space available and the zoning.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

EIAR Reasoned Conclusion

Having regard to the environmental information contained within the EIAR and information submitted as part of the application, it is considered that the main significant direct and indirect residual effects of the proposed development on the environment are as follows:

Traffic & Transport

The Roads Department have reviewed this chapter of the EIAR and state the following:

The traffic assessment within the EIR states the following.

- *The amount of operators at the development will reduce from 9no. to 2no.*
- *They are increasing the size of the skips so the traffic numbers should decrease from 66no currently to 56no. in the future.*
- *They have analysed the junctions surrounding the development and found a number of them will exceed the congestion criteria. Although they claim these junctions will reach this due to background growth and not because of the increase in tonnage.*

Roads have no objection to the proposals.

Biodiversity

This chapter has been prepared by Randel Counihan and Maeve Riley, Senior Ecologists at APEM Ireland, competent experts who are suitably qualified in the area of assessment. The receiving environment is described in relation to sites designated for nature conservation, species, and important ecological features.

The site largely consists of buildings and artificial surfaces. Along the perimeters of the site are areas of recolonising bare ground and hedgerows. No mitigation measures are proposed; however, enhancements are advised to support the enhancement of biodiversity onsite. This includes supplementing the front hedgerow with native species. This has been indicated on the submitted Landscaping Plan.

The cumulative impacts and the potential for interactions with the other EIAR topics have been adequately addressed.

Land & Soils

This chapter has been prepared by Tim O'Shea, Principal Environmental Consultant at Sweco, and Jessica Long, Environmental Consultant at Sweco, competent experts who are suitably qualified in the area of assessment. The receiving environment is described in relation to historical land use, current land use, topography, geology, soils and subsoils, hydrogeology, and the rating of soil, geological and hydrogeological features.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Mitigation measures proposed relate to a CEMP, earthworks, concrete, fuel/chemical handling and storage and in terms of risk to soil and groundwater during operations. The cumulative impacts and the potential for interactions with the other EIAR topics have been adequately addressed.

Water & Wastewater

This chapter has been prepared by Mary Creedon, Principal Engineer at Sweco, and Jessica Long, Environmental Consultant at Sweco, competent experts who are suitably qualified in the area of assessment. The received environment has been described in relation to hydrology, water quality, hydrogeology and geology, protected areas (biodiversity) and flooding.

No additional water demand or wastewater generation above what is already provided in the existing facility.

The chapter states that as the area on which the new building is to be built is a paved area. It is stated that there would be no increase in surface water runoff. The sizing of the existing attenuation tank and petrol interceptor are adequately sized to cater for the proposed development. The new building would be equipped with a rainwater harvesting system.

Water Services have requested additional information in relation to providing above ground SUDS, surface water attenuation calculations, and details on the proposed rainwater harvesting tank. Given that the surface water infrastructure is existing, and no significant increase in relation to this is proposed, it is considered that the above can be addressed by **condition. SUDS measures should be incorporated, including permeable paving etc.**

The proposed new building would not be constructed in the area of the site which has been identified as an area with a slight risk of inundation in a 1 in 100-year return period flood event (Flood Zone A). There is a risk of flooding elsewhere in the 0.1% AEP flood event due to the location of the proposed building within the flow path of flooding in this event. Mitigation measures are proposed including in relation to mitigating flooding elsewhere.

The cumulative impacts and the potential for interactions with the other EIAR topics have been adequately addressed.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Noise and Vibration

The H.S.E. Environmental Health Officer has reviewed this chapter of the EIAR and state the following in their assessment:

The EHS reviewed Chapter 7 and the included a noise baseline survey between the 3rd May 2002 [2022] and 3rd June 2022 and an assessment carried out on the potential impacts of noise and vibration associated with the proposed development.

This chapter of the EIAR was written by Dominic Parkinson who is the Principal Acoustic Consultant for this project and who we believe is a suitably qualified person.

Construction Phase

The information provided details that the proposed effect of the construction phase noise on the nearest noise sensitive receptors is considered to be not significant. Where there are risks of noise during the construction phase the chapter details a number of mitigation measures to be used to ensure that any effects are negligible and imperceptible. It should be noted that the EHS recommends that a condition in relation to construction noise be included - no equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Operation Phase

The information also provided details, following an assessment of operational activities has shown that mitigation measures were not required for the control or reduction of noise. Night time activities are unlikely to have a significant impact on the nearest noise sensitive locations given that all the waste sorting activities will be undertaken within the buildings. However, a noise survey will be undertaken on completion of the facility to verify that noise levels are in line with the predicted levels identified and comply with the relevant condition(s) of planning permission (if granted).

The EIAR chapter 7 details the assessment of cumulative effects in relation to noise and vibration. No other projects have been identified which may cause cumulative noise or vibration effects together with the proposed development.

The recommended **conditions** from the EHO in relation to construction hours and a noise survey post operation should be attached to any grant of permission.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Air Quality and Climate

The H.S.E. Environmental Health Officer has reviewed this chapter of the EIAR and state the following in their assessment:

The EHS reviewed the air quality and climate change chapter and included assessments carried out.

This chapter was completed by Aayesha Akram Senior Air Quality Consultant and contained a number of modelling scenarios in relation to the proposed development and various potential pollutants in addition to cumulative impacts with other facilities in close proximity to this proposed development.

Information is provided which details that the impacts associated with the construction and operational phases of the development will be in relation to climate will be imperceptible. Following implementation of mitigation measures in chapter 8 there are no significant residual effects on air quality or climate during construction or operational phase of this development.

Landscape & Visual Impact

This chapter has been prepared by Maeve English, Technical Director-Environment at Sweco, and Jessica Long, Environmental Consultant at Sweco, competent experts who are suitably qualified in the area of assessment. The received environment is described in relation to site context within an existing business park, landscape character, landscape value and sensitivity and designated views and scenic routes.

The visual assessment has been made using the proposed elevational drawings of the proposed development. This is considered adequate given the nature and context of the development.

Reduction in operational traffic and streamlining of operations would ensure that waste is handled internally and not result in the external storage of waste onsite.

The cumulative impacts and the potential for interactions with the other EIAR topics have been adequately addressed.

Archaeology, Architectural and Cultural Heritage

This chapter has been prepared by Annette Quinn and Miriam Carroll, Archaeological Consultants at Tobar Archaeological Services, competent experts who are suitably qualified in the area of assessment. No archaeological or architectural designations are identified within or directly adjoining the site. Those located within the wider area have been identified.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Proposed groundworks are limited. No negative effects are identified and therefore no mitigation measures are proposed. The cumulative impacts and the potential for interactions with the other EIAR topics have been adequately addressed.

Material Assets

This chapter has been prepared by Tim O'Shea, Principal Environmental Consultant at Sweco, and Francisco Nunes de Souza Jnr, Assistant Engineer at Sweco, competent experts who are suitably qualified in the area of assessment. The receiving environment is adequately described in relation to electricity, energy, water supply, wastewater, telecommunications and waste management.

The site has existing service connections. Measures are proposed in relation to managing construction waste. A revised waste facility permit will be required for the operation of the development if permitted. All waste management operations will be carried out in accordance with the waste facility permit. The increase in annual waste intake would provide increased waste pre-treatment capacity to meet current and future demand.

The cumulative impacts and the potential for interactions with the other EIAR topics have been adequately addressed.

Population & Human Health

This chapter has been prepared by Tim O'Shea, Principal Environmental Consultant at Sweco, a competent expert who is suitably qualified in the area of assessment. The receiving environment has been described in relation to the development context and land use zoning, population, employment, human health and safety, and amenities and tourism.

The level of employment would stay the same to what was required for the previously permitted operations. No increase in operational staff. There would be a temporary increase in employment/population during the construction stage. Health and safety would be managed at the construction and operational stages via the appropriate mechanisms. The introduction of bicycle parking would be a positive addition in relation to human health.

The cumulative impacts and the potential for interactions with the other EIAR topics have been adequately addressed.

Conclusion

It is considered that the information contained within the EIAR is sufficient to allow for adequate assessment of the potential impacts of the proposed development on the receiving environment

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

and to comply with the requirements of Article 94 of the Planning and Development Regulations 2001 (as amended).

Development Contributions

New waste handling building 561sq.m

Planning Reference Number	SD22A/0310
Summary of permission granted:	New waste handling building
Are any exemptions applicable?	No
If yes, please specify:	
Is development commercial or residential?	Commercial
Standard rate applicable to development:	98.76
% Reduction to rate, if applicable (0% if N/A)	0
Rate applicable	98.76
Area of Development (m2)	561
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	561
Vehicle display areas/ Open storage spaces	0
Rate applicable	€9.88
Contribution	€0.00
Total development contribution due	€55,404.36

SEA monitoring

Building Use Type Proposed: New waste handling building

Floor Area: 561sq.m

Land Type: Brownfield.

Site Area: 0.26 Hectares.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons 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 condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, 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. Materials and Finishes
Prior to the commencement of development the applicant shall submitted details of the materials and finishes of the development for the written agreement of the Planning Authority.
REASON: In the interest of visual amenity.
3. Green Infrastructure and Landscaping
Prior to the commencement of development the applicant/developer is requested to submit, for the written agreement of the Planning Authority, a revised landscape plan and details that incorporates green infrastructure elements. This shall include, where possible, surface water attenuation through the implementation of SuDS (Sustainable Drainage Systems) features (i.e. permeable paving etc.). The applicant/developer should address compliance with G15 Objective 4 of the South Dublin County Development Plan 2022-2028.
REASON: To provide for green infrastructure and ensure compliance in this regard with the South Dublin County Development Plan 2022-2028.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

4. Surface Water

Prior to the commencement of development the applicant/developer is requested to submit, for the written agreement of the Planning Authority:

(a) A report showing surface water attenuation calculations for the proposed development.

Details must include the total site area (m²), area of hard standing surface (m²), landscaping details, permeable paving (if any) and their respective run off coefficients.

(b) A drawing showing the plan and cross sectional views of the proposed rainwater harvesting tank. Details of this shall also be addressed in relation to:

- Details on the overflow design of the tank
- Details on how the harvested rainwater will be used on site

(c) A report and drawing showing how much surface water attenuation (m³) is proposed in SuDS (Sustainable Drainage Systems).

REASON: To ensure surface water drainage is appropriately provided for.

5. Protection/Retention of Existing Trees.

Existing trees shall be retained and shall be protected from damage during building operations in accordance with a Tree Protection Plan prepared by a suitably qualified Arborist carrying professional indemnity insurance.

Only those trees detailed for removal on the plan, submitted to the Planning Authority for written agreement prior to commencement of development, shall be removed. All other trees on the site shall be retained and shall be protected from damage for the duration of the works on site, to the satisfaction of the Planning Authority in accordance with BS 5837: 2012.

All existing trees to be retained shall be enclosed by stout protective fencing, located at a suitable distance as detailed in BS: 5837 – 2012 – ‘Trees in Relation to Design, Demolition and Construction’. This protective fencing shall be erected no later than two weeks of the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site, and before any materials are brought onto site and prior to the commencement of any works associated the proposed development.

The Planning Authority shall be notified in writing when protective measures are commencing and also in writing when they have been completed.

The protective fencing shall at all times be maintained intact and in good order for the duration of the construction works. Any damage caused to the protective fence shall be repaired immediately.

No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the protective fence(s), nor shall any changes in ground level be made within the fence(s) unless previously agreed in writing by the Planning Authority.

In the event that trees become damaged or otherwise defective during construction period, South Dublin County Council shall be notified as soon as reasonably practicable and remedial action agreed and implemented at the developer own expense.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

Any necessary tree felling and surgery works shall be first agreed on-site and subsequently in writing with the Planning Authority prior to the commencement of the development.

The proposed location of the site compound, and the exact routes of all water mains, foul and surface water sewers shall be marked out on site, and agreed with the Planning Authority's Public Realm Section prior to the commencement of any works on site, so as to minimise damage to trees which could result from excavation works, storage of materials and construction of temporary access roadway.

REASON: In the interests of proper planning and sustainable development, compliance with Development Plan policy, visual amenity and the protection of existing trees and biodiversity.

6. Construction Environmental Management Plan

Prior to the commencement of development, the applicant/developer shall submit a site-specific Construction Management Plan (CEMP) for the written agreement of the Planning Authority. The CEMP should detail and ensure Best Construction Practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water and measures to minimise the generation of sediment and silt. Details around storage of construction materials, dust suppression and construction-related fuel and oil and roofed bunds that exclude rainwater shall be included. The developer must take precautions to ensure there is no entry of solids, during the connection of pipework, or at any stage to the existing surface water system. Flooding incidences during the construction phase should also be considered as part of the preparation of the CEMP. The CEMP should provide for the assignment of a designated, suitably experienced, and person during the construction phase, to monitor and ensure all environmental mitigation measures are implemented and functioning correctly and related record of checks shall be maintained and made available for inspection.

REASON: In the interests of good water quality, flood-risk management and the proper planning and sustainable development of the area.

7. Environmental Impact Assessment Report

All mitigation and management measures recommended in the submitted EIAR shall be implemented on the site.

REASON: In the interests of minimising the environmental effects of the development

8. Environmental Health

(a) The applicant shall adhere to the noise and vibration monitoring and mitigation measures outlined in the EIAR (chapter7) submitted as part of this planning permission request.

(b) No equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

(c) Where intrusive machinery is required to be used at short notice, the main contractor shall ensure that nearby sensitive locations are informed prior to works commencing.

(d) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

(e) The applicant shall ensure that the design of the noise sources at the facility and the associated abatement measures will ensure that tonal or nuisance noise will not arise at the Noise Sensitive Locations NSLs due to the facility operation.

(f) The applicant shall put in place management procedures and a maintenance program for the external plant. All mechanical plant items such as motors, pumps, etc shall be regularly maintained to ensure that excessive noise generated by any worn or rattling components is minimised.

(g) The applicant shall adhere to the remedial or reductive measures outlined in the EIAR (section 8 Air Quality and Climate Change) submitted as part of this planning permission request. This includes the detailed mitigation measures for both the construction phase and the operational phase of the development.

(h) The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, on site as would give reasonable cause for annoyance to any person in any residence, adjoining premises or public place in the vicinity

(i) Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.

(j) The applicant shall put in place a pest control contract for the site for the duration of the construction works.

(k) A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

REASON: In the interests of public health.

9. Drainage - Irish Water.

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

10. Restrictions on Signage.

Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

(including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the development or within the curtilage of the site, unless authorised by a grant of planning permission.

REASON: To protect the visual amenities of the area and in the interest of the proper planning and sustainable development of the area.

11. Signage Not Internally Lit.

The proposed signage shall not be internally illuminated.

REASON: In the interest of residential amenity, and the proper planning and sustainable development of the area.

12. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €55,404.36 (Fifty five thousand, four hundred and four euros and thirty six cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: The applicant shall notify the Irish Aviation Authority and the Department of Defence regarding any cranes likely to penetrate ICAO surfaces.

Comhairle Chontae Atha Cliath Theas

PR/1177/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0310

LOCATION: Unit 518B, Grants Crescent, Jordanstown, Greenogue Business Park,
Rathcoole, Dublin 24



Deirdre Kirwan,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 19/09/2022


Colm Harte,
Senior Executive Planner