

Meath County Council
Planning Department
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ENVIRONMENTAL PROTECTION AGENCY

11 JAN 2019

CORK

Planning Reference Number: AA/180893

Date: 15-01-19

TO: Environmental Protection Agency
Environmental Licensing Programme
EPA Regional Inspectorate
Inniscarra, Co. Cork

GRANT

Planning and Development Act 2000 – 2018
Planning & Development Regulations 2001 to 2018
Notification of Decision on planning application in the name of Clashford Recovery Facilities Ltd

Dear Sir/Madam,

I wish to inform you that by order dated 15-01-19 Meath County Council has **CONDITIONAL PERMISSION** for development at this site, within part of a sand and gravel pit (P.A. Reg. Ref. QY36, QC 17.QC2085) which is currently under restoration. The development will consist of the recovery of construction and demolition waste using mobile crushing and screening plant to produce secondary aggregates. The existing site office including welfare facilities will be replaced including provision of septic tank and percolation area. The wheelwash will be upgraded and relocated towards the site entrance. The existing palisade fence at the entrance is to be replaced with a stone wall and separate entrance gate provided for access to the site office. A weighbridge, hard standing area with drainage to oil interceptor, semi-mobile crushing and screening plant and other ancillaries will be provided. The total application area including the site infrastructure covers c. 0.8 ha of lands. The development will be subject to the requirements of a waste management licence (Reg. No. W0265 01) which is currently under consideration by the Environmental Protection Agency (EPA) at Clashford, Naul, Co. Meath, .

If you are aggrieved by this decision you may appeal it **WITHIN FOUR WEEKS** of the date of the decision by forwarding your grounds of appeal to An Bord Pleanala, 64 Marlborough Street, Dublin 1. The fee for an appeal against a decision of a Planning Authority is € 220. An appeal will be invalid unless accompanied by the appropriate fee together with evidence of payment of submission fee to Planning Authority. Where an appeal is made by another party you may make submissions or observations on the appeal as an observer. The time limit for this is four weeks from the receipt of the appeal by An Board Pleanala and a fee of € 50 (at present) must be paid to An Board Pleanala with any such submissions or observations.

Where an Environmental Impact Statement has been submitted the time limit is four weeks from the date on which An Board Pleanala publishes notice of receipt of the appeal. Confirmation of whether an appeal has been made or not can be obtained by telephoning An Bord Pleanala (Telephone No. 01 8588100). A copy of any appeal made to An Bord Pleanala may be inspected at the Planning Office during office hours.

Yours Faithfully,


On behalf of Meath County Council.

Schedule of Conditions

1. The development shall be operated in accordance with the plans and particulars lodged with the application on 10/08/18 and the 11/12/18, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The annual intake of waste at the Construction and Demolition Waste Recovery Facility shall not exceed 20,000 tonnes. A record of all imported material shall be retained and available to the Planning Authority on request.

Reason: In the interests of clarity

3. The imported material shall comprise of demolition waste (principally mixed concrete, bricks, blacktop, tiles and ceramics) only and shall be only deposited on that part of the landholding as indicated on the site layout map received by the Planning Authority on the 10/08/18.

Reason: In the interest of clarity.

4. Permission for the operation of the Construction and Demolition Waste Recovery Facility shall be for a period of 10 years only from the date of the grant of permission. The structures shall be removed off site and the site returned to agricultural use within this period, unless a subsequent planning permission for its retention has been granted by the planning authority.

Reason: To ensure a finite time for the proposed development in order to achieve an acceptable balance between the orderly and logical development of the area.

5. Prior to the commencement of development on site the applicant shall submit final design detail of the proposed crusher / screener for the written agreement of the Planning Authority.

Reason: In the interest of development control.

6. Prior to the commencement of development on site the Applicant shall submit the following for the written agreement of the Planning Authority:
- a. Sightlines of 90 meters to the nearside road edge from a setback of 3 metres.
 - b. Details of all warning signs in compliance with all aspects of the current edition of the Traffic Signs Manual

Reason: In the interest of Traffic Safety.

7. The development shall be operated and managed in accordance with an Environmental Management System (EMS), which shall be submitted by the developer to, and agreed in writing with, the planning authority prior to commencement of development. This shall include the following:
- a. Proposals for the suppression of on-site noise.
 - b. Proposals for the on-going monitoring of sound emissions at dwellings in the vicinity.
 - c. Proposals for the suppression of dust on site.
 - d. Details of safety measures for the site, to include warning signs and stock proof fencing.
 - e. Management of all landscaping.
 - f. Specification of limits in relation to parameters to be agreed with the planning authority.
 - g. Monitoring of ground and surface water quality, levels and discharges.
 - h. Details of site manager, contact numbers (including out of hours) and public information signs at the entrance to the facility.

Reason: In order to safeguard local amenities.

8. (a) The onsite system proposed shall be constructed in accordance with the recommendations contained in the Environmental Protection Agency Guidelines, 2009. Certification from the designer, manufacturer or the supplier that the complete wastewater treatment and disposal system has been satisfactorily designed, installed and commissioned to accord with the provisions of the EPA, Code of Practice, Wastewater Treatment and Disposal Systems Serving Single Houses, 2009 and the site characterisation report submitted on 10/08/2018, shall be submitted to the Planning Authority prior to occupation of the house. The certification shall include an as constructed cross sectional drawing through the proposed effluent treatment system and associated percolation area.
- (b) The installation and maintenance of this wastewater treatment system shall be such as to not give rise to any polluting matter entering any waters, tidal waters or any part of any river, stream, lake, canal, reservoir, aquifer, pond, watercourse or other inland waters, whether natural or artificial or any contiguous to those mentioned which for the time being is dry.

Reason: In the interests of public health and to provide for the protection of the environment.

9. The applicant shall provide and arrange for the continuous and indefinite maintenance of the entire wastewater treatment system installed which shall be maintained in accordance with the manufacturer's instructions.

Reason: In the interests of public health and to provide for the protection of the environment.

10. The applicant must liaise with the Environment Section, Meath County Council prior to the importation of any material onto this site to ensure that the requisite authorisation is in place.

Reason: In the interest of proper planning and compliance with the Waste Management Regulations.

11. Operation of the plant and associated machinery shall be confined to between 07.00hours and 19.00 hours Monday to Friday, 07.00 hours and 14.00 hours on Saturday (excluding public holidays)

Reason: To protect the residential amenity of the area and in the interest of orderly development.

12. Activities on-site shall not give rise to noise levels off-site, at noise sensitive locations, which exceed the following sound pressure limits (L_{Aeq} , 15 mins):

(i)	7am to 7pm Monday to Friday (inclusive):	55dB(A)
(ii)	7am to 2pm Saturday:	55dB(A)
(ii)	Any other time:	45dB(A)

In addition, there shall be no clearly audible tonal component or impulsive component in the noise emission from the site at any noise sensitive location.

Reason: In the interest of public health and proper planning and development.

House Extensions and Single Residential Units (urban and rural). Forward by e mail to planning@meathcoco.ie and shall include a cover letter outlining relevant compliance issues together with appropriate drawings in PDF format.

All other Planning Compliance. - Forward to Planning Compliance, Planning Department, Buvinda House, Dublin Road, Navan, C15 Y 291 and shall include a cover letter outlining relevant compliance issues together with a CD that includes all relevant maps and drawings in PDF format (high resolution).