



# Comhairle Chontae Chill Mhantain

WICKLOW COUNTY COUNCIL

53-3(44)

Aras An Chontae  
Cill Mhantain  
Telefon : (0404) 20148  
Fax No : (0404) 69462  
Intl VPN : 181 2100  
E-Mail: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Web: [www.wicklow.ie](http://www.wicklow.ie)

Your Ref:

Our Ref: 05/4327

Previous Ref. No's:

ENVIRONMENTAL PROTECTION  
AGENCY

13 JAN 2006

## Environmental Protection Agency

11/01/2006

PO Box 3000

Johnstown Castle Estate

Co. Wexford

A Chara

In accordance with Article 28(1) of the Planning & Development Regulations 2001, you are advised that the Planning Authority received an application for PERMISSION for Construction of a replacement two storey administration building to include inter alia, offices, canteen, staff amenity and changing facilities, associated control rooms, hard standings, vehicle parking, and all other associated site works. (The proposed building is to replace existing temporary accommodations, which are on the site presently, but which are conditioned for removal within a previous planning permission, ref. 03/9208). This development relates to a site, which is operated under a Waste Licence granted by the Environmental Protection Agency, and is paralleled with another contemporary planning application, (Ref 05/4154), at Fassaroe Bray Co Wicklow from **Greenstar Holdings Ltd** on 15/12/2005 .

I wish to advise you that any submission/observation which you may wish to make should be received by the Planning Authority by the 27/01/2006. Any such submission/observation shall be taken into account by this Authority when making a decision on the application. However, if your submission / observation is not received by this date, the Authority may determine the application without any further notice.

Mise, le meas,

  
-----  
SENIOR EXECUTIVE OFFICER  
PLANNING & ECONOMIC DEV

3/2005 14-15 35P

Numb

December 2005

PLANNING  
REGISTER REF No.  
05 / 4327

**Martin  
Murray**

**Architects**

19 Pembroke Road,  
Ballsbridge, Dublin 04

Tel (01) 212 0000  
Fax (01) 212 0001  
EMAIL: mmarch@indigo.ie

Re: Development at Greenstar Facility at Fassaroe, Bray, Co. Wicklow, consisting of: The construction of a Replacement Two Storey Administration Building to include inter alia, Offices, Canteen, Staff Amenity and Changing Facilities, Associated Control Rooms, Hard Standings, Vehicle Parking, and all other associated Site Works. (The proposed building is to replace existing temporary accommodations, which are on the site presently, but which are conditioned for removal within a previous planning permission, ref 0319208). This development relates to a site, which is operated under a Waste Licence granted by the Environmental Protection Agency, and is paralleled with another contemporary application (Ref 05/4154).

Dear Sir/Madam,

On behalf of our client Greenstar Holdings Ltd. we wish to apply for planning permission for the above-proposed development. In support of this application we enclose the following documentation:

- (i) Completed application form and cover letter herewith
- (ii) Page from the Evening Herald of December 14<sup>th</sup> 2005 containing public notice.
- (iii) One copy of the site notice erected on site. **This** application **was** previously submitted (Ref: 05/4162) with a white site notice, which was deemed incorrect as an application was made for the same site on November 18<sup>th</sup> last, (Ref: 05/4154). This fact required the second application to be displayed on a yellow site notice, as it now constitutes the second application on this site within the previous six month period. The site notice is now on a yellow background in accordance with the Planning and Development Regulations 2001.
- (iv) Six copies of the site location map
- (v) Six copies of the descriptive drawings in accordance with the attached schedule (Including six copies of the engineer's drainage proposals as noted below).
- (vi) Receipt (Receipt No: L1/0/56431) for the sum of €2,743.20 for the planning fee, (762m<sup>2</sup> by €3.60) is enclosed. This fee was submitted as part of an invalidated application (Ref: 05/4162), and will be the planning fee for this resubmitted application, which has been revised to comply with the Planning and Development Regulations 2001 in regard to colour of site notice.

Martin Murray  
Dipl Arch B Arch Sc  
Dipl Proj Mang M Arch UD MRIAI

Also at:  
Tara Court, Dublin Road,  
Naas, Co. Kildare  
Tel: 045 898 222  
Fax: 045 899 700

- (vii) **Visual Impact Assessment and Landscape Propo:**
- (viii) consultant Engineer's Report on Overall Site Drainage
- (ix) Certificate of Incorporation of the Company

Our application gives rise to a number of considerations, which we address below:

**(1) Necessity of Proposed Building**

The application is for an administration building to replace existing temporary accommodations, which are on the site presently, but which are conditioned for removal within a previous planning permission, ref **03/9208**. Their removal necessitates the provision of alternative permanent and accommodations, including Offices, Canteen, Staff Amenity and Changing Facilities, Associated Control Rooms, Hard Standings, Vehicle Parking, and all associated Site Works.

**(2) Visual Impact**

A visual impact assessment and landscape master plan has been carried out by Martin Murray Architects, in association with Michael Cregan Associates, Landscape Architects and is included with this application. The nature of the site is such that the addition of the new administration building does not in our opinion give rise to visual impacts.

**(3) Landscaping**

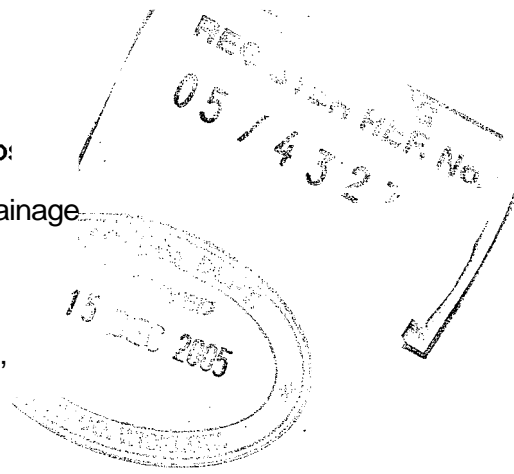
The proposed landscaping for the site is shown on the proposed landscape works - drawing no. **L/PP/02** enclosed herewith. This is a further development of the existing landscaping strategy for the site and is in line with the overall master plan for landscaping submitted with earlier applications.

**(4) Effluent & Drainage**

As part of the parallel Phase 3 planning application for the Screening and Sorting Building it is proposed to rationalise the overall site drainage. This has been made possible by the recent completion, by an adjacent developer, (Cosgraves) of an off-site downstream foul sewer to the south and east of this particular site, ref condition 11 of **02/6265**. In addition, it is proposed to upgrade the surface water drainage system within the site, from discharging to **soakaways to discharging to the Glenmunder stream, via interceptors and attenuation facilities** as appropriate. This will provide better protection to the environment by facilitating monitoring and maintenance of outflows. Preliminary discussions between the Consultant Engineers, (EG Pettit & Co) and the Eastern Regions Fisheries Board suggest that this is compatible with their current preferences as submitted to the EPA. The layout of the drainage is shown on the enclosed engineer's drawings, along with six copies of their report on the overall site drainage are enclosed herewith. (Reference also item 7 below).

**(5) Traffic and Parking**

The proposed new administration building will not give rise to any addition volumes of traffic accessing the site nor parking on the site. As outlined in 1 above the development is simple a replacement for temporary existing structures within the site. In addition it is not anticipated that there will be any increase in staff numbers, due to this development. The new location of the administration facility also allows for a rationalization of staff traffic flow into the site and controls staff and visitor parking on the site to a significant degree as requested within the previous planning applications, ref **03/9208**. The new administration building will also



35312063701

NTR PLC

PAGE 02/05

35312063701

Number 295816

# Certificate of Incorporation on change of name

I hereby certify that

**GREENSTAR LIMITED**

having, by a Special Resolution of the Company, and with the approval of the Minister for Enterprise, Trade and Employment, changed its name, is now incorporated as a limited company under the name

**GREENSTAR HOLDINGS LIMITED**

and I have entered such name on the Register accordingly.

Given under my hand at Dublin, this

Wednesday, the 28th day of April, 2004

  
for Registrar of Companies

REGISTER REF. No.  
05 / 4.327  
For inspection purposes only.  
Consent of copyright owner required for any other use.  
15  
2005



1. APPLICANT(S) (see note 1)

forenames **GREENSTAR**

surname(s) **HOLDINGS LTD**

address **BURTON COURT**  
**BURTON HALL ROAD**  
**SANDYFORD IND. EST**  
**SANDYFORD, DUBLIN 18**

e-mail **INFO @ NTR.IE**

phone **(01) 2063700**

mobile **- N/A -**

fax **(01) 2063701**

2. AGENT (if any)

**MARTIN MURRAY**

**ARCHITECTS**

**19 PEMBROKE ROAD**  
**BALLSBRIDGE**  
**DUBLIN 4**

**mmarch@inigo.ie**

**(01) 2120000**

**- N/A -**

**(01) 2120001**

17 application type (see note 8)

**PERMISSION**

18 MOST RECENT previous permission (see note 9)

reference number **05/41024154**  
**03/9208**  
(if known) **02/6265**

date **18/11/05**  
**24/11/03**  
**29/11/02**

name of applicant **GREENSTAR**  
(if known) **LTD**

3 correspondence to be sent to: applicant  agent  (tick as appropriate)

19 date of publication of notice **14-12-05**

name of newspaper **EVENING HERALD**

SITE AND PROPOSED DEVELOPMENT DETAILS

4 nature and extent of development (see note 2) **REPLACEMENT TWO-STORY ADMINISTRATION BUILDING INCLUDING OFFICES/STAFF AMENITY & CHANGING FACILITIES INC. ASSOCIATED SITE WORKS**

gross floor area of structures (see note 5) **762 m<sup>2</sup>**

10 area of site **7.85 ha**

5 location of site (see note 3) **FASSAROE, BRAY, CO. WICKLOW**

11 no. of houses

12 no. of flats/apts.

applicant's legal interest in the site (see note 4) **OWNER**

13 class of development for fee purposes (see note 6) **4**

7 if owner, date of purchase **1999**

14 Does the development involve the demolition or change of use of a habitable house. (if yes see note 7) yes  no

8 owners name and address if applicable **AS "1" ABOVE**

15 existing or previous use of lands/building **WASTE HANDLING FACILITY**

16 proposed or ongoing use **AS "15" ABOVE**

20 date of erection of site notice **14-12-05**

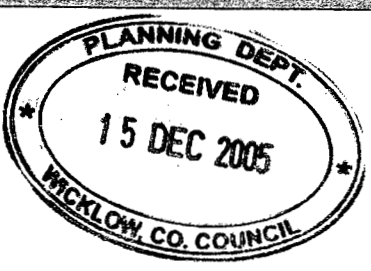
21 fee payable (see note 6) **2,743.20**

22 pre-planning meeting (if any) date **-** name of official: **N/A**

CHECK LIST

- The following MUST be included in the application
- One copy of the full page newspaper notice
  - One copy of the site notice fee
  - location map (6 copies)
  - site layout plan (6 copies)
  - plans and elevations (6 copies)
  - trial hole and percolation tests (if on-site effluent disposal)

REGISTRATION REF. NO. **05/14327**





use black pen and block capitals  
explanatory notes are on facing page

## PLANS AND DRAWINGS

### 23 person/firm who prepared the drawings

forename MARTIN MURRAY  
 surname ARCHITECTS  
 address 19 PEMBROKE ROAD  
BALLSBRIDGE  
DUBLIN 4  
 phone/fax (01) 2120000 / 2120000



### 26 WATER SUPPLY

source of water supply MAINS ON SITE  
 (see note 12)  
 name of group scheme (if applicable) N/A  
 if group scheme, is permission of trustees of group scheme enclosed?  (tick if answer is yes)  
 if "other" give details N/A

### 24 list of drawings submitted (see note 10)

TITLE	DRAWING SIZE	DRAWING NO.	SCALE
site identification map			
site layout plan			
<u>SEE</u>			
<u>ATTACHED</u>			
<u>SCHEDULES</u>			

if additional space is required, the ENTIRE list of drawings may be submitted on another sheet to a similar layout-drawings not included in this list WILL NOT BE CONSIDERED

### 27 SEWAGE DISPOSAL

system of sewage disposal PUBLIC SEWER  
 (see note 13)  
 if on-site system:-  
 a) is trial hole open for inspection?  (tick if answer is yes)  
 b) have site tests been submitted?  (tick if answer is yes)  
**see also page 10 of this form**

### 28 SURFACE WATER DISPOSAL

system of surface water disposal DISCHARGE TO GLENMUNDRA STICAM  
 (see note 14)  
 if "BRE" soakaway, are percolation tests enclosed?  (tick if answer is yes)

### 25 OTHER REQUIREMENTS (see note 11) (tick as appropriate)

does the development include the alteration, extension, or the demolition of a PROTECTED or proposed protected structure? If so has a photo montage been included to show how it will be affected?  yes  no  
 is an environmental impact statement in accordance with Part 10 of the Planning and Development Regulations 2001 required?  yes  no  
 does the development require an Integrated Pollution Control Licence, or Waste Licence?  yes  no  
**if the answer to any of the above is yes, the newspaper and site notices must indicate this.**  
 does the development include proposals to comply with Section 96, or a certificate under Section 97 of the Planning and Development Act? (This only applies to housing applications of FOUR HOUSES or more)  yes  no

**I HAVE STUDIED THE FORM, AND ALL QUESTIONS, INCLUDING SUPPLEMENTARY QUESTIONS, HAVE BEEN TRULY, ACCURATELY, AND FULLY ANSWERED.**  
 signed Martin Murray  
 (applicant(s) or agent as appropriate)  
 dated 13/12/05

### 29 are proposals included for the provision of sightlines at the entrance to the public road? (see note 15) yes no N/A

**SUPPLEMENTARY QUESTIONS:**  
 ALL FOR THE RURAL HOUSES ST FILL OUT THE FORM ON PAGE 7  
 ALL FOR THE MERCY/INDUSTRIAL MUST FILL OUT THE FORM ON PAGE 9  
 IF FOR ON-SITE EFFluent SYSTEM HO STI THE NOTES ON PAGE 10

**PLANNING APPLICATION FORM  
SUPPLEMENTARY QUESTIONS**

**commercial/industrial  
developments** (see note 20)

**PAGE 9**

use black pen and block capitals

explanatory notes are on facing page

1 no. of proposed employees

NO ADDITIONAL EMPLOYEES

2 proposed hours of operation:

from 8am to 6pm

3 estimated traffic movements:  
(see note 21)

private cars  
vans/trucks

per peak day per peak hour

4 is premises accessible to those with impaired mobility?

yes  no

NO ADDITIONAL MOVEMENTS/PARKING DUE TO THIS BEING A REPLACEMENT FACILITY (See letter)

is parking, including truck parking, provided in accordance with the county development plan? (see note 22)

yes  no  no. of spaces

6 what processes will be carried out (if industrial)?  
what goods will be stored (if warehousing)?  
what type of retailing or services?

ADMINISTRATION/OFFICES/  
STAFF AMENITY FACILITIES TO REPLACE OLD ONES

7 details of type and amount of solid waste to be generated  
(see note 23)

NONE APPLICABLE

8 details of on-site waste storage  
(see note 24)

NONE APPLICABLE

9 proposals for recovering reusing or recycling waste  
(see note 25)

INTEGRAL TO SITE USAGE

10 proposals for disposal of waste (including location)  
(see note 25)

INTEGRAL TO SITE USAGE

11 details of liquid effluent and proposed treatment  
(see note 26)

NONE ANTICIPATED OTHER THAN NORMAL FLOW WATER TO SEWER

12 details of air emissions, proposed treatment, and assessment of impact on adjacent lands

NONE ANTICIPATED

13 will the development produce noise at nearby dwellings in excess of EPA recommendations?  
(see note 27)

yes  no  N/A

14 noise rating of machinery  
(see note 28)

N/A dB(A) at N/A m

15 have background noise surveys at adjacent residences been carried out?  
(see note 29)

yes  no

16 mitigation measures proposed  
(see note 30)

NONE APPLICABLE

17 oil retailing and storage: -has a full assessment of the impact of leaks on groundwater been submitted?  
(see note 31)

ALL SUCH STORAGE ON SITE (FOR BOILER USE IF REQUIRED) WILL BE FULLY BONDED.

18 what is the site coverage ratio?  
(see note 32)

0.45

what is the plot ratio?

0.098

19 are details of advertising signs included?  
(see note 33)

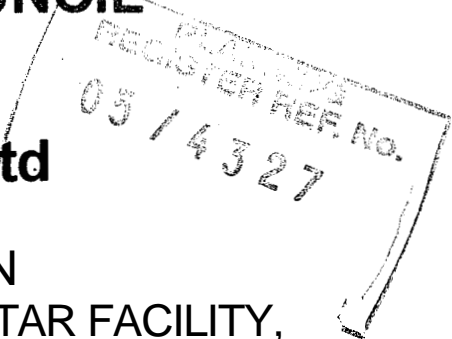
yes  no

20 if retail development, does it conform with the Retail Planning Guidelines?  
(see note 34)

yes  no  N/A



# WICKLOW COUNTY COUNCIL SITE NOTICE



## Greenstar Holdings Ltd

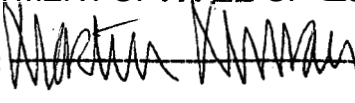
INTEND TO APPLY FOR  
PLANNING PERMISSION  
FOR A DEVELOPMENT AT THE GREENSTAR FACILITY,  
FASSAROE, BRAY, CO WICKLOW.

### THE DEVELOPMENT WILL CONSIST OF

The construction of a replacement **two** -storey Administration Building to include inter alia, Offices, Canteen, Staff Amenity and Changing Facilities, Associated Control Rooms, Hard Standings, Vehicle Parking, and all other associated Site Works. (The proposed building is to replace existing temporary accommodations, which are on the site presently, but which are conditioned for removal within a previous planning permission, ref 03/9208). This development relates to a site, which is operated under a Waste Licence granted by the Environmental Protection Agency, and is paralleled with another contemporary planning application (Ref 05/4154).

Signed: Greenstar Holdings Ltd.

THIS PLANNING APPLICATION MAY BE INSPECTED OR PURCHASED AT THE OFFICES OF THE PLANNING AUTHORITY, WICKLOW COUNTY COUNCIL, COUNCIL BUILDINGS, WICKLOW TOWN, DURING NORMAL OPENING HOURS, I.E. 9.00AM. TO 3.30. P.M. MONDAY TO FRIDAY, (EXCLUDING PUBLIC HOLIDAYS). A SUBMISSION OR OBSERVATION IN RELATION TO THE APPLICATION MAY BE MADE IN WRITING TO THE PLANNING AUTHORITY WITHIN THE PERIOD OF 5 WEEKS BEGINNING ON THE DATE OF RECEIPT BY THE AUTHORITY OF THE APPLICATION, ON PAYMENT OF A FEE OF €20.00.

SIGNED:  (AGENT)

MARTIN MURRAY ARCHITECTS, 19 PEMBROKE ROAD, BALLSBRIDGE,  
DUBLIN 4 (TEL: 01-2120000)

DATE OF ERECTION OF SITE NOTICE: 14th December 2005



PLANNING  
REGISTER REF. No.

05 / 4327

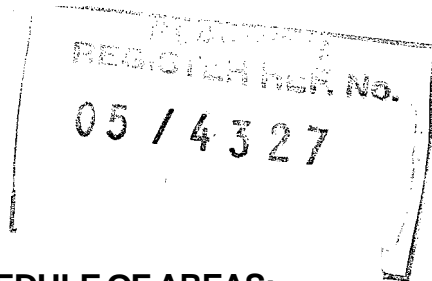
**Replacement Administration Building,  
FASSAROE, BRAY, Co. WICKLOW**

**Drawina Schedule:**

Drawing No.	Drawing Title	Size
PP-01	Location Map Scale 1:2500	A3
PP-02	Landscaping Layout Scale 1:750	A1
PP-03	Site Layout Scale 1:500	A1
PP-04	Ground Floor Plan Scale 1:100	A2
PP-05,	First Floor Plan and Section Scale 1:100 and 1:200	A2
PP-06	Elevations and Section Scale 1:100	A2
PP-07	East Elevation in Context Scale 1:100	A2
PP-08	Existing Site Survey Scale 1:1000	A2

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**Martin Murray Architects  
DEC 2005**



**SCHEDULE OF AREAS:**

# 1283 Ref: Fassaroe,	Date: <b>14/12/05</b>
Development at Fassaroe, Bray, Co. Wicklow, for Greenstar	

	<b>Ground Floor Area</b>	<b>381m<sup>2</sup></b>
	<b>First Floor Area</b>	<b>382m<sup>2</sup></b>
	<b>Total</b>	<b>762m<sup>2</sup></b>

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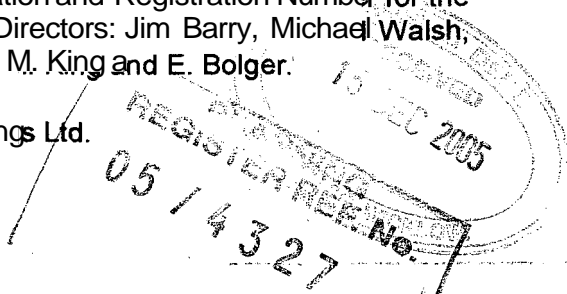
REG. No. 05/4327

facilitate increased health and safety controls on the site as all staff and visitors will only enter the operational site through the administration building. It should be noted that the overall site allows significant parking spaces, if necessary. Current usage is in the order of 70 spaces which is what has been allowed in this application. There is room for additional spaces as necessary and as indicated on the site layout drawing. (The new building on its own merits would have attracted the need for 34 spaces only).

**(6) The applicant is Greenstar Recycling Holdings Ltd.**

We enclose herewith copy of Certificate of Incorporation and Registration Number for the Company. The following are the names of the Company Directors: Jim Barry, Michael Walsh, Tom Kirwan, Joe Maher, M. Wynne, G. Bailey, G. Dennison, M. King and E. Bolger.

The Company address is: Greenstar Holdings Ltd.  
La Vallee,  
Fassaroe,  
Bray,  
Co. Wicklow



**(7) Contemporary Applications and Recent Permissions**

1) Greenstar intends to apply concurrent with this application for a phase 3 extension to the existing screening and sorting building (PI. Ref: 05/4154). While this will be a stand-alone application, the overall site drainage proposal, (as indicated in 4 above), makes allowance for these proposed administration offices and facilities.

2) The most recent permission granted for this site was for the Biowaste Treatment Facility, dated 16/08/05 Ref 04/1680. A summary of overall progress since that application relevant to this site development is as follows:

- a) All relevant levies to date have been paid.
- b) The permanent access road and off-site roundabout have been completed by Cosgraves.
- c) Construction of the Phase 2 extension of the screening sorting building will commence in January 2006.
- d) The new off-site foul sewer has been completed by Cosgraves and Greenstar's facility connects into this, which makes for ease of disposal of all normal waste-water.
- e) Agreements with an Bord Gais, have allowed the first stage of the landfill over the gas main (concrete slab protection and first 1.5m of fill) to be completed. Work on the remaining landfill over the gas main is ongoing, which will enable final completion of the overall landscape strategy and mounds, in association with the completion of the enclosed development.

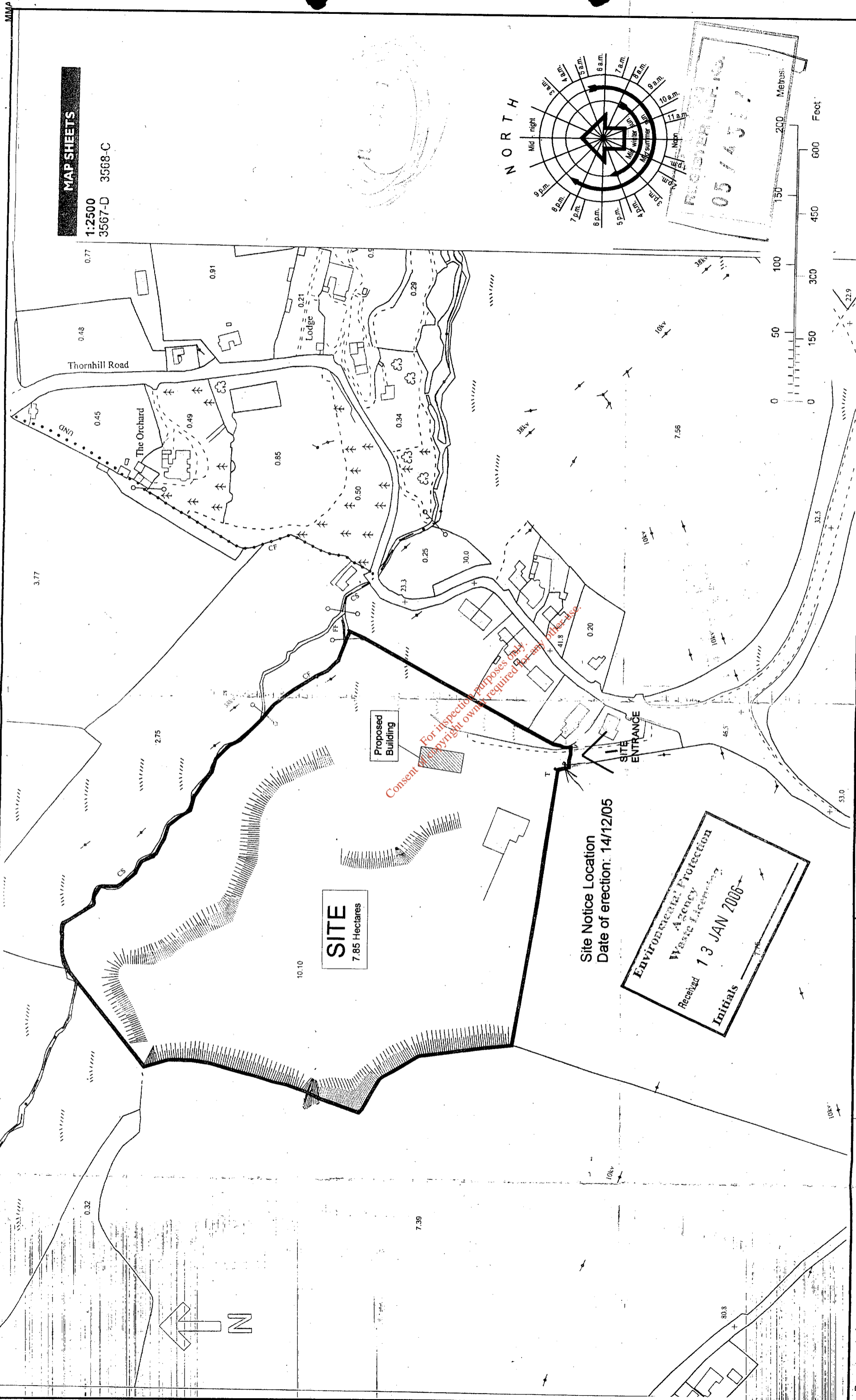
Please contact the undersigned in regards to any queries concerning this application.

Yours faithfully,

**MARTIN MURRAY ARCHITECTS**

Enclosures  
CC - Client  
CC - File





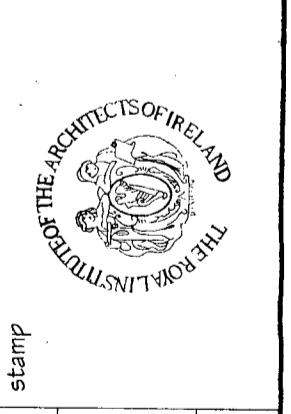
**MARTIN MURRAY ARCHITECTS**  
Tara Court  
Dublin Road  
Naas, Co. Kildare  
Tel: 045 898 222  
Fax: 045 899 700  
E-mail: mmarch@indigo.ie

19 Pembroke Road  
Ballsbridge, Dublin 4  
Tel: 01 212 0000  
Fax: 01 212 0001

Job no. 1283	Issue
drwg title SITE LOCATION MAP	drwg no. PP-01
OSI MAP NO. 3567-D 3568-C	scale 1/2500
OSI LICENCE NO. AR 0032105	date NOV 2005
drwn by S.W.	

**Job title**  
Greenstar Fassaroe Facility  
FASSAROE, BRAY,  
Co. WICKLOW.

**Greenstar Recycling Holdings LTD**



Do not scale from this drawing. If in doubt, consult the Architects.

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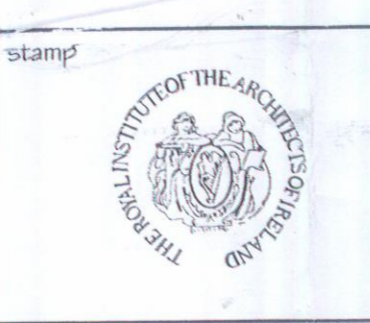




**SITE LAYOUT (1:500)**  
 Ref. Landscaping Layout PP-02 for full extents of site

Do not scale from this drawing.  
 If in doubt, consult the Architects.

The copyright of this drawing is vested  
 in the Architects. It must not be copied  
 or reproduced without written consent.



job title  
 Greenstar Fassaroe Facility  
 FASSAROE, BRAY,  
 Co. WICKLOW.  
 Greenstar Recycling Holdings Ltd

job no. 1283  
 drwg no. PP-03  
 drwg title **SITE LAYOUT**  
 Replacement Administration Building  
 drwn by S.W.  
 scale 1:500 (A1)  
 date NOV 2005

**MARTIN MURRAY ARCHITECTS**  
 19 Pembroke Road  
 Ballsbridge, Dublin 4  
 Tel: 01 212 0000  
 Fax: 01 212 0001  
 E-mail: mmarch@indigo.ie  
 Tarn Court  
 Dublin Road  
 Naas, Co. Kildare  
 Tel: 045 898 222  
 Fax: 045 899 700