

Comhairle Choncae Chill Mhantáin

WICKLOW COUNTY COUNCIL

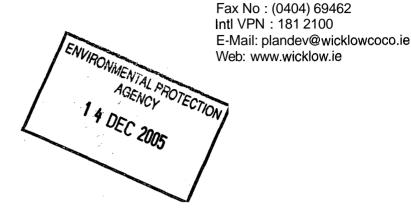
Aras An Chontae Cill Mhantain

Telefon : (0404) 20148

Your Ref:

Our Ref: 05/4154

Previous Ref. No's:



Environmental Protection Agency 09/12/2005 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 i) construct Phase 3 of a Screening/SOrting Building for commercial/industrial waste (49.5m long by 40.0m wide by 12.5m high) including ancillary site works and drainage ii) for the retention of an external access stairs added to the existing Phase 1 of the Screening/Sorting Building, and iii) for an amendment to Phase 2 Permission (Regerence 03/9208), namely the addition of a pedestrian access door on west elevation. The proposed building will be on the Greenstar Facility at Fassaroe Bray Co Wicklow from Greenstar Holdings Ltd on 18/11/2005.

I wish to advise you that any submission/observation which you may wish to make should be received by the Planning Authority by the 22/12/2005. 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.

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PP SENIOR EXECUTIVE OFFICER PLANNING & ECONOMIC DEV

All correspondence should be addressed to the Senior Executive Officer, Planning and Economic Development Seoltar gach comhfhreagras chuig Príomhfheidmeannach Forbartha Eacnamaiochta agus Pleanala



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E G Pettit & Company PO Box **893** Shelbourne House Shelbourne **Road** Dublin 4 Ireland

 Tel
 : 353-(0)1-6680111

 Fax
 : 353-(0)1-6680954

 Email
 : info@pettit.ie

 Web
 : www.pettit.ie

Directors Dan Horgan BE., (Elec) MIEI. R.Cons El. Chairman Gerald O'Sullivan BSc (Eng). Eng. Eur Ing FIE!, MCIWEM. R.ConsEl ManagingDirector

Declan Horgan F.C A , A C.A. Financial Director & Secretary

Vincent Murphy B.E., B.A., C.Eng. MIEI, R.Cons. El Tom Bolger

BE, MSC, CEng MIET Simon Brewitt B.A., BAI. C Eng, FIEI. MIStruct.E, R.Cons.EI Fintan McGivern B.Sc., C.Eng., MIEI

Regional Directors Denise Barnett BE, M Eng Sc., H Dip Env Eng., C Eng EurIng., MI

Nick Penston BSc (Hons) Dip IT HND, MIEE, ACIBSE

Associates Jimmy Barrett Tom Crowley John Forde Kevin Harringtor Des Hickey Joanne Kelleher Denis Kelly Owen Kiely Frank Lynagh

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Peter Maguire Des Marmion Martin McCormack Paddy O'Mahony Dan O'Sullivan Gerard Power Donal Sheridan Jim Sherry Joe Tiemey

Other Offices Cork Springville House, Blackrock Road, Cork.

Killarney 83 New Street; Killarney, Co. Kerry.

Waterford Unit **4** Abbeylands Business Park, Ferrybank, Waterford.

Limerick Mungret College, Limerick.

Project Office Liddiard House, Unit 2, Burrin Road, Carlow



Planning Department, Wicklow County Council, County Buildings, WICKLOW.

Dear Sirs,

Re: B9338 Greenstar Waste Facility at Fassaroe, Bray, Co. Wicklow. Phase 3 Screening/Sorting Building.

On behalf of Greenstar Holdings Ltd. we wish to apply for planning permission for the following:

- (i) Construction of Phase 3 of the Screening/Sorting Building: including ancillary site works and drainage. Please note that:
 - a) Permission for Phase 2 was granted on 24/11/03, (Reference 03/9208). Construction of Phase 2 is due to commence in January 2006.
 - b) Permission for Phase 1 was granted on 29/11/02 (Reference 02/6265).
- (ii) Retention of an external access stairs added to Phase 1 of the Screening/Sorting Building (Reference 02/6265).
- (iii) Amendment to Phase 2 Permission (Reference 03,9208) addition of pedestrian access door on west elevation.

We enclose herewith the following documentation:

- (i) Completed application form
- (ii) Page from the Irish Times of 18^{th} November 2005 containing notice
- (iii) One copy of the site notice erected on site,
- (iv) Six copies of the site location map
- (vj ' Six copies of the drawings in accordance with the attached schedule_
- (vii) Six copies of a Visual Impact Assessment and Landscape drawings.
- (viii) Six copies of a Report on Overall Site Drainage
- (vi) Cheque in the sum of \notin 7,236.00 for the planning fee.
- (ix) Copy of Certificate of Incorporation of the Company
- (x) Planning Fee Calculation

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Member Firm of The Association of Consulting Engineers of Ireland

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St. Jening Sorting Building (1)

The existing Screening/Sorting Building accommodates the operation involved in the screening and sorting of commercial and industrial wastes. Since the permission for Phase 2 was granted, the application of the dual domestic bin system (conforming to legislation) has meant increased waste segregation and a consequent change in the way that the waste is handled. Thus the proposed overall building will allow greater recycling and a move away from land filling- in line with Government waste management strategy. Note that there is no overall increase in throughput tonnage, instead there is more working of that throughput.

The proposed usage of the overall building is:

- Phase I: Segregation of Dry Recyclables for recycling
- Phase 2: Segregation of Commercial and Industrial for recycling
- Phase 3: Segregation of Commercial and Industrial for recycling

The proposed Phase 3 of the Screening/Sorting Building is similar to the existing Phase I building and to Phase 2 for which permission has already been granted. The wall and roof cladding will consist of Tegral Wide Rib 33 cladding colour olive green as already used on Phase 1.

(2)Visual Impact

A Landscape and Visual Impact Assessment has been carried out by M Murray Architects, in association with Michael Cregan Associates and is included with this application. The nature of the site is such that the addition of Phase 3 does not give rise to visual impacts. 051415

Landscaping (3)

The proposed landscaping for the site is shown on the proposed Landscape Layout drawing no. L/PP/01 enclosed herewith. This is a further development of existing landscaping and is in line with the overall master plan for landscaping submitted with earlier applications. Note that the filling of the void over the gas main is currently underway and is targeted for completion within the construction period for Phase 3. Thus the final mounds on top of the slopes will be completed and landscaped towards the end of the construction period for Phase 3 (see also Item 8 below).

(4) Effluent & Drainage

18 Now 2 As part of the Phase 3 development it is proposed to rationalise the overall site drainage. This has been made possible by the recent completion by Cosgrave of their off-site downstream foul sewer to the south and east of the site. Thus connection to the foul sewer in accordance with Condition 11 of planning permission 02/6265 can now be made. In addition, it is proposed to upgrade the surface water drainage system from discharging to soakaways to discharging to the Glenmunder stream, via interceptors and attenuation as appropriate. This will provide better protection to the environment by facilitating monitoring and maintenance of outflows. We have noted comments from the Eastern Regional Fisheries Board to the EPA (see attached letters dated 08/08/2005 and 07/11/2005).

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We had subsequent telephone discussions with Mr. Brian Beckett of the ERFB on 08/11/2005 and 16/11/2005. From these discussions we understand that our drainage approach is compatible with their preferences. In outline, the drainage design deals with their comments as follows:

- a) Full separation of foul and surface water to prevent cross contamination and to prevent foul water entry to the surface water system.
- b) Replacement of the system of soakaways for surface water, with a contained system designed in line with the recommendations of the Greater Dublin Strategic Drainage Study. This system discharges to the stream via interceptors and attenuation.
- c) Implementation of SUDS where practicable; use of infiltration for roof water only, with a take off for greywater for the Replacement Administration Building.

The ERFB would expect that the applicant be conditioned to ensure that the detail of the outflows to the stream are 'fisheries friendly' and meet their approval. The layout of the drainage is shown on drawing B9339-C012A. Six copies of our report B9358-N-R-01-A on Overall Site Drainage are enclosed herewith. The drainage design is in line with the recommendations of the Greater Dublin Strategic Drainage Study, with SUDS being implemented where practicable.

(5) <u>Traffic Parking</u>

The proposed Phase 3 will not give rise to addition volumes of traffic accessing the site or parking on the site. As outlined in 1 above there is no nett increase in throughput tonnage. In addition there will be no increase in staff numbers. (However, note also the contemporary application of offices outlined in 8 1) below.

(6) <u>Noise & Air Emissions</u>

This site is an EPA licensed site and will continue to operate within the current EPA licence requirements.

(7) 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.

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The Company address is :

Greenstar Holdings Ltd. Burton Court, • Burton Hall Road, Sandyford, Dublin 18.

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- Contemporary Applications and Recent Permissions
 - 1) Greenstar intend to apply shortly for replacement offices on this site in line with the conditions of previous permissions. While this will be a stand alone application, the overall site drainage proposal (as indicated in 4 above) makes allowance for these proposed offices.
- 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 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 Cosgrave.
 - c) Construction of Phase 2 will commence in January 2006
 - d) The new off-site foul sewer has been completed by Cosgrave and Greenstar's facility will shortly be connected into this.

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e) The first stage of the landfill over the gas main (concrete slab protection and first 1.5m of fill) has been completed. Work on the remaining landfill over the gas main is ongoing, and is back on target for completion within the required timescale. This will enable final completion of the landscape mounds.

Yours faithfully,

(8)

Jim Sherry

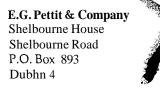
For and on behalf of E.G. PETTIT & CO.

Enclosures

CC - Paul Jacob (+ one copy of enclosures) CC - File

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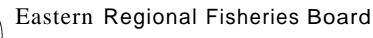




Tel: +353 (0) 1-66801 11 Fax: +353 (0) 1-6680954

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Bord Iascaigh Réigiúnach an **Oi**rthir



Fisheries Ireland **Our Natural Heritage**

ENVIRONMENTAL PROTECTION

AGENCY Eve O'Sullivan Programme Officer, Office of Licensing and Guidance NOV 2005 **EPA** Headquarters, PO Box 3000. Johnstown Castle Estate, Co. Wexford.

Re: F.I. for Waste licence application, Bray Depot at Fassaroe, Bray, Co. Wicklow.

Please find the Board's comments outlined below regarding the F.I. on the above

- The County Brook (Glenmunder) stream, which runs through the Fassaroe site, is a salmonid system and a tributary of the River Dargle. The River Dargle is an EU Designated Salmonid System. Preventing any polluting matter from entering this river, must be a key component of any waste licensing process.
- The commitment to preservation of a 10m wide riparian corridor contained in the F.I. document is potentially very important to the protection of local aquatic ecological integrity.
- The highly polluting nature of the wastewaters generated at this facility highlights the need for implementation *c* comprehensive foul and surface water management measures in order to safeguard the ecological integrity of local surface waters. Under no circumstances should there exist the possibility of cross-contamination of the two waste water streams, neither should there be any scope for foul water entry to the local surface water system.
- BAT mitigation measures should be implemented to ensure protection of the surface water system during any on-site remediation / construction programmes. The implementation of a SUDS system (as advocated in the Greater Dublin Strategic Drainage Study) on the site would be highly desirable both in the short and long term. The current surface water

The Eastern Regional Fisheries Board

15a Main Street Blackrock Co: Dublin 278 7022 278 7025

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Eastern Regional Fisheries Board

Bord Iascaigh Réigiúnach an Oirthir



Our Natural Heritage

systems drains water via soakaways and a subterranean system to the stream at the lower end of the site, arguably a high risk strategy in terms of potential contamination from on-site materials. The enhanced control of this element via a formal SUDS system arrangement is recommended.

• It would be prudent to carry out a daily visual check on all surface water discharges as well as carrying out quarterly analysis for a broader range *of* parameters.

I trust you will take our concerns on board.

Yours-sincerely,

Q al

Brian Beckett Fisheries Environmental Officer – Dublin District

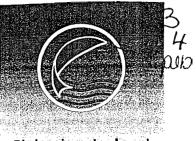
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Eastern Regional/Fisheries Board

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Fisheries Ireland Our Natural Heritage

Ann Bosley, Programme Officer, Office of Licensing and Guidance, EPA Headquarters, PO Box 3000. Johnstown Castle Estate, Co Wexford.

Your Reference – 53-3 Our Reference – BB/DD/170

August 8th, 2005

Re: Waste licence application, Bray Depot at Fassaroe, Bray, Co. Wicklow.

Dear Miss Bosley,

Please find the Boards comments outlined below regarding the above proposed waste licence review:

- The County Brook, which runs through the Fassaroe site, is a salmonid system and a tributary of the River Dargle The River Dargle is an EU Designated Salmonid System. Preventing any polluting matter from entering this river, must be a key component of any waste licensing process.
- The highly polluting fature of the wastewaters potentially generated at this facility highlights the need for implementation of comprehensive foul and surface water management measures in order to safeguard the ecological integrity of local surface waters. Under no circumstances should there exist the possibility of cross-contamination of the two waste waterstreams, neither should there be any scope for foul water entry to the loca 05/4154 surface water system.

I trust you will take our concerns on board:

Yours sincerely,

Brian Beckett

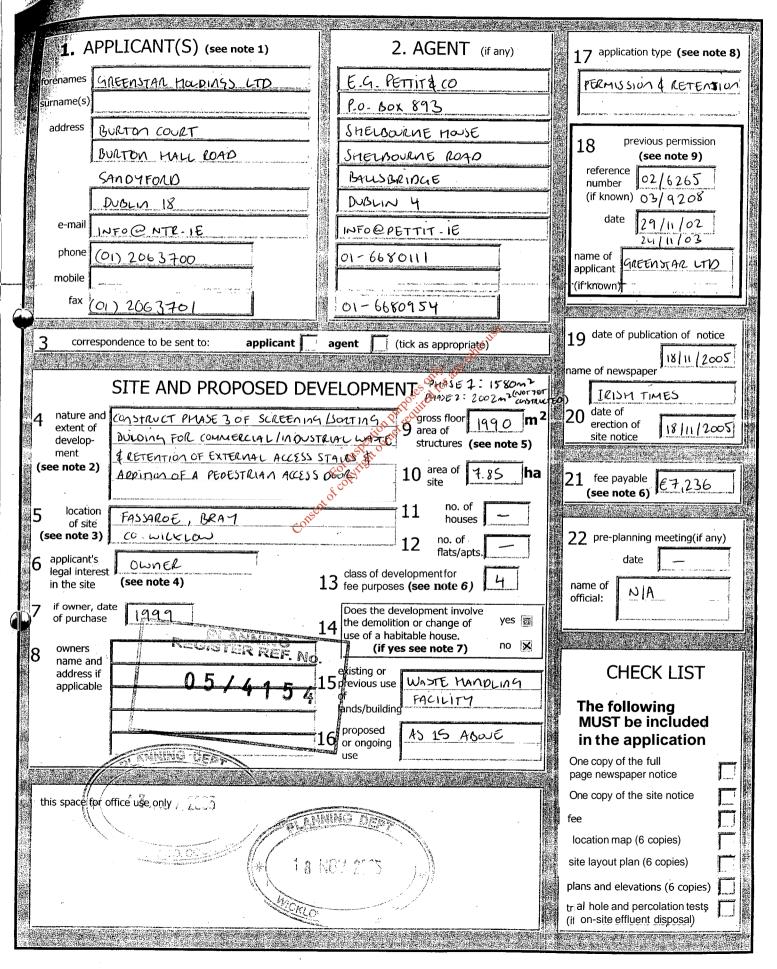
Fisheries Environmer al Officer - Dublin District

The Eastern Regional Fisheries Board 15a Main Street

PLANNING APPLICATION FORM

PAGE 3

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C.	[1] A. (20) Protocol (20) A. (20)	ARY QUESTIONS developments (see note 20) een and block capitals explanatory notes are on facing page
1	no. of proposed employees	NO ADDITIONAL 2 proposed hours of operation: from dam to 6pm EMPLOYEES
3	(coo noto 21)	per peak day per peak hour vate cars s/trucks NO ADDITIONAL TRAFFIC OF DAREING
	is parking, including truck parking, provided in accordance with the county development plan? (see note22)	yes no no. of spaces
6	what processes will be carried out (if what goods will be stored (if wareho what type of retailing or services7	industrial)? SCREENING/SOUTING OF INDUSTRIAL/COMMERCIAL LADTE
7	details of type and amount of solid waste to be'generated	TIMOEL, CAROBOARD, PAREL, PUBLIC ETC.
	(see note 23)	1
8	details of on-site waste storage (see note 24)	WASTE WILL BE STORED INSIDE THE PROPOSED BUILDING
9	proposals for recovering reusing or recycling waste (see note 25)	WASTE FROM THE PROFESS WILL DE RECYCLED
10	proposals for disposal of waste (including location)	RECTCUING STREET
	(see note 25)	A B
1	details of liquid effluent and proposed treatment (see note 26)	WASH DOWN WATER FROM FLOOR - DISCHARGE TO PUBLIC SEWER (SEE DAGINAGE REPORT ATTACHED)
- 6-	details of air emissions, proposed treatment, and assessment of impact on adjacent lands	NO AIR EMISSIONS - EXISTING OPERATIONS WILL DE MOUSED IN PROPOSED BUILDING
.3	will the development produce noise a (see note 27)	t nearby dwellings in excess of EPA recommendations? yes no
.4	noise rating of machinery (see note 28)	dB(A) at m have background noise surveys at adjacent residences been carried out? yes no (see note 29)
.6	mitigation measures proposed (see note 30)	BY HOUSING EXISTING OPERATIONS IN THE PROPOSED BUILDING, THIS WILL REPULE NOISE & AIL EMMISIONS
	oil retailing and storagehas a full assessment of the impact of leaks on groundwater been submitted? (see note 31)	NIA
8	what is the site coverage ratio7	45 what is the plot ratio? 0.098 19 are details of advertising signs yes no (see note 33)

	Wicklow County Council
	SITE NOTICE
I,	Greenstar Holdings Ltd.
Inten	d to apply for 05/4154
X	Dormission
X	Retention permission (external access stairs only)
	Outline permission
	Permission consequent on the grant-of outline
	evelopment will consist of :
	nstruction of Phase 3 of a Screening/Sorting Building for ercial/industrial waste (49.5m long by 40.0 m wide l
	n high) including ancillary site works and drainage, ii) for
	etention of an external access stairs added to the existing
	e 1 of the Screening/Sorting Building, and iii) for
Phase	mendment to Phase 2 Permission (Reference 03/9208
Phase an a	
Phase an a name	ly the addition of a pedestrian access door on we
Phase an a name eleva	ly the addition ^{ofe} of a pedestrian access door on we tion. The proposed building will be on the Greenst
Phase an a name eleva facilit	ly the addition ^{off} of a pedestrian access door on we tion. The proposed building will be on the Greenst y at Fassaroe, Bray, Co Wicklow. This developme
Phase an a name eleva facilit relate	ly the addition ^{off} of a pedestrian access door on we tion. The proposed building will be on the Greenst by at Fassaroe, Bray, Co Wicklow. This developme es to a site which is operated under a waste licen
Phase an a name eleva facilit relate	ly the addition ^{off} of a pedestrian access door on we tion. The proposed building will be on the Greenst y at Fassaroe, Bray, Co Wicklow. This developme

may be made in writing to the planning authority within five weeks of the application being lodged. Submissions must be accompanied by a fee of Sheppy E.G. Pettit & Company

Date of erection of site notice ______ **18th November 2005**

€20.00

Signed_

