

# OFFALY COUNTY COUNCIL

## PLANNING REPORT

**PL REF. NO:** 12/250

**APPLICANT:** KMK METALS RECYCLING LIMITED

**LOCATION:** CAPPINCUR INDUSTRIAL ESTATE,  
TULLAMORE, CO. OFFALY

**PROPOSAL:** A CHANGE OF USE OF 7 NO. PERMITTED INDUSTRIAL BUILDINGS FROM WAREHOUSE STORAGE USE TO USE FOR THE PROCESSING OF WASTE ELECTRICAL AND ELECTRONIC EQUIPMENT (WEEE), WASTE METALS AND METALLIC BASED MATERIALS, AS FOLLOWS: BUILDING A, TOTAL GROSS FLOOR AREA 473 SQ M, BUILDING B, TOTAL EXISTING GROSS FLOOR AREA 473 SQ M; BUILDING C, TOTAL GROSS FLOOR AREA 473 SQ M; BUILDING D (HANGER) TOTAL GROSS FLOOR AREA 927 SQ M; BUILDING D (WEEE) TOTAL GROSS FLOOR AREA 1,841 SQ M; BUILDING D 4 TOTAL GROSS FLOOR AREA 920 SQ M (COMPRISING CENTRAL AREA 391 SQ M, D4-R AREA 318 SQ M AND D4-L AREA 211 SQ M); AND; BUILDING E TOTAL GROSS FLOOR AREA 1,120 SQ M. OTHER WORKS ARE PROPOSED TO BUILDING E INCLUDING A NEW ESB SUBSTATION (24.5 SQ M), AN ESB SWITCH ROOM (14.4 SQ M), ANCILLARY ACCOMMODATION (33.1 SQ M) ON THE GROUND FLOOR AND FIRST FLOOR OPEN PLAN OFFICES (82 SQ M). THE UPGRADING OF THE EFFLUENT TREATMENT SYSTEM INVOLVES THE PROPOSED INSTALLATION OF AN ADDITIONAL WASTE WATER TREATMENT TANK WITH A SUBSEQUENT SAND FILTER UNIT COVERING AN AREA OF 95 SQ M. THE PROPOSED DEVELOPMENT INCLUDING THE INCREASE IN THE ANNUAL WASTE INTAKE TO 35,000 TONNES IS THE SUBJECT OF A

**CURRENT EPA WASTE LICENCE  
REVIEW APPLICATION REF. W0113-04.  
AN ENVIRONMENTAL IMPACT  
STATEMENT (E.I.S.) AND A NATURAL  
IMPACT STATEMENT (N.I.S.) HAVE  
BEEN SUBMITTED WITH THIS  
PLANNING APPLICATION.**

**RECOMMENDATION:** Grant

**DECISION DUE DATE:** ~~23/2/2012~~ 23/2/2013

**SECOND PLANNING REPORT ON THIS APPLICATION**

**BRIEF DEVELOPMENT DESCRIPTION:**

Change of use of existing warehouse buildings and land for WEEE and metal recycling, increase of waste intake, upgrade of effluent treatment system.

**INTERNAL REPORTS:**

<u>Area Engineer:</u>	No objections.
<u>Environment:</u>	No objections subject to conditions.
<u>Water Services:</u>	Application was referred to Water Services
<u>Roads report:</u>	No objections subject to conditions.
<u>CFO:</u>	No objections subject to conditions

**PRESCRIBED BODIES:**

<u>Health Service Executive:</u>	No objections subject to conditions
Arts Council	Application was referred
Dept of AHG Development Applications Unit	Application was referred
<u>An Taisce:</u>	Application was referred
<u>Heritage Council:</u>	Application was referred
<u>OPW:</u>	No objections
<u>NRA:</u>	Required OCC to abide by national guidance.
<u>EPA:</u>	No objections in response to Offaly County Councils request for comments on the submitted EIS.

## **PROPOSED SERVICES:**

WATER: Well

WASTE WATER: Proposed upgrade treatment Plant

SURFACE WATER: Watercourse

## **ASSESSMENT:**

I have inspected the site and considered the plans and particulars submitted with the application and all internal reports and submissions from prescribed bodies and third parties. I propose to assess this application under the following headings:

- Roads and Traffic Safety
- EIS / EIA:
- Appropriate assessment

### **Roads & Traffic Safety**

On the basis of the submitted information roads design have no objections.

### **EIA Report Part Two**

The following constitutes the EIA Report and is a report that is meant to identify the *likely significant* effects (direct and indirect) of the proposed development on the environment and accompanying mitigation measures.

It is noted that further information was requested under the topics Climate & Air Quality, Noise, Soils and Geology and Water.

### **Climate & Air Quality**

#### **Effects**

Dust impacts of development

#### **Mitigation**

KMK have a dedicated road sweeper.

### **Noise**

Noted that all noise producing activities are as far away as possible from noise sensitive receivers.

### **Soils and Geology and Water.**

#### **Effects**

Potential impacts on water quality

#### **Mitigation**

Bunding

### **Traffic & Transport**

Effects:

It is noted that the EIS traffic assessment is a 2009 report which has been updated by Enviroco with additional comments. The EIS states that forecast traffic generation is likely to be neutral or beneficial to the network. This is because the sites own weigh bridge prevents traffic having to travel first to the adjoining AES facility for weighing. Please see section 5.3.1 of the EIS. However it is noted that this weighbridge was to be installed as part of a previous permission, in July 2012.

Section 5.8.6 of the EIS states that the development will no longer use skip lorries and the amount of traffic travelling to the site shall decrease.

Offaly County Councils Roads sections required details of road signage which has been submitted as further information and has been deemed acceptable by Roads design. ✓

**Interaction of impacts**

The applicants have by means of further information submitted a table detailing interaction of impacts and state that interactions have been detailed in the remainder of the EIS.

**Appropriate assessment**

A screening exercise for an appropriate assessment has been carried out and it has been deemed that the development is unlikely to have significant effects on any European sites. Please see attached report.

It is noted that a Natura Impact Statement was submitted by the applicant as part of this application. Please note NIS was not required.

**Development contributions**

The following is normally applicable to the development under the development contribution scheme: ✓

Class of Infrastructure		€ per m <sup>2</sup> of floor area industrial/commercial development
A	Open Spaces, cultural, recreational and community facilities, playgrounds, arts, amenities and landscaping works, town improvement, sports facilities – including land acquisition.	€6.25
B	Roads, car parking, public lighting, footpaths, traffic management, infrastructure to facilitate public transport, cycle and pedestrian facilities and traffic calming measures, drainage – including land acquisition.	€6.25
<b>SUB TOTAL</b>		<b>€12.50 x 6227sqm</b>

Total €77837.50

However the following is noted in the development contribution scheme:

**Note C:**

**Commercial** – Where an applicant submits a planning application within the commercial/industrial category then any development contributions paid in respect of the previous use shall be available for off set against any development contribution payable on the revised use application.

Please see previous development charges attached totalling €74272 attached. Therefore a development charge of €3565 is applicable in this instance.

**Summary**

A waste facility on zoned industrial lands which shall have no adverse environmental impacts is deemed acceptable.

**CONCLUSION & RECOMMENDATION:**

Having regard to the above I am satisfied that the development is acceptable subject to schedule one and schedule two and the conditions set out below.

**First Schedule, a summary of the main reasons and considerations on which the decision is based**

Having regard to the nature and scale and intended use of the development, the application documents including the EIS, the issues raised in the planning assessments, third party submissions, referral reports, site inspection, existing pattern of development in the vicinity and the current Development Plan, it is considered that, subject to the conditions in the second schedule, that the development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would otherwise accord with the proper planning and sustainable development of the area.

**Second Schedule**

1. The development shall be in accordance with plans and particulars including the EIS submitted on 5/10/2012 and amended by revised details submitted 21/12/2012 except where conditions hereunder specify otherwise.

**Reason:** In the interests of proper planning and sustainable development of the area.

2. The proposed parking and signage on the site access road as indicated in drawing 12-022-P10 shall be carried out and completed within three months of the granting of this permission.

**Reason:** In the interests of traffic safety and orderly development.

3. All mitigation measures as specified in the Environmental Impact statement shall be carried out unless otherwise stated by conditions of this planning permission.

Reason: In the interests of environmental protection and orderly development.

4.

- A) Any surface water discharged to a storm sewer or surface water course from trafficked areas within the site shall be via a silt trap and class 1 petrol interceptor. The petrol/oil interceptor shall be designed in accordance with BS EN 858-1:2002. The type and size shall in accordance with BS EN 858-2:2003 and the SEPA 2006 Pollution Prevention Guidelines PPG3. The developer shall submit to the planning authority for written agreement details for each of the three existing petrol interceptors installed on-site to support this within three months of the granting of this permission. If any of the existing interceptors are not in accordance with these standards and guidelines the developer shall submit a proposal to upgrade where necessary for the written approval of the planning authority within three months of the granting of this permission. Required works shall be carried out within six months of the granting of this permission.
- B) Within three months of the granting of this permission the developer shall submit a site layout plan with GW1 and GW2 wells indicated.
- C) The developer shall submit a copy of an agreement for the maintenance of the effluent treatment system, signed by the developer, within three months of the granting of this permission.
- D) The sand polishing filter shall be sited and installed in accordance with the recommendations of the 2009 EPA Code of Practice 'Wastewater Treatment and Disposal System Serving Single Houses (P.E. <10)'.  
*For inspection purposes only. Consent of copyholder required to copy other than*
- E) The wastewater treatment system shall be installed in accordance with the manufacturers' guidelines and the details provided.
- F) All work shall be supervised and certified by a qualified and indemnified engineer. A completion certificate shall be submitted to the planning authority upon installation and commissioning of the wastewater treatment system and the raised soil polishing filter. Photographic evidence of each stage of the works shall be included in the completion certificate submission.
- G) At all times the maintenance of the effluent treatment system shall be covered by contract.
- H) All wastes arising from/at the proposed development shall be managed in accordance with the Waste Management Acts 1996 as amended. While

awaiting removal, all waste materials shall be stored in designated areas protected against spillage or leachate run-off.

- I) Any environmental nuisance i.e. excessive noise, dust, construction traffic, caused during construction of the development shall be contained at an acceptable level. Construction shall take place during working hours 07.00am to 06.30pm Monday to Friday and 08.00am to 01.30pm Saturday only.

Reason: In the interests of public health and proper development.

5.

- a) The developer shall provide on site storage for 24 hours water consumption and all water used except drinking water shall be drawn through the storage.

- b) The following water conservation measures shall be provided:

- I. Dual flush toilets maximum flush of 6 litres.
- II. Single showers operated by push button
- III. Wash hand basins with push button taps
- IV. Urinals controlled by motion sensors to limit unnecessary flushing while building is not in use.

- c) The developer shall ensure that the car wash shall have a water recycling system with a maximum 5% of water in each wash cycle directly from the water mains.

Reason: In the interests of public health and orderly development.

- Prior to commencement of development*  
6. ~~Within six months of the granting of this permission,~~ a contribution shall be payable to Offaly County Council, in accordance with the Council's Development Contribution Scheme, in respect of public infrastructure and facilities benefiting development in Offaly County Councils area, that is provided or that is intended will be provided by, or on behalf of, the Council.

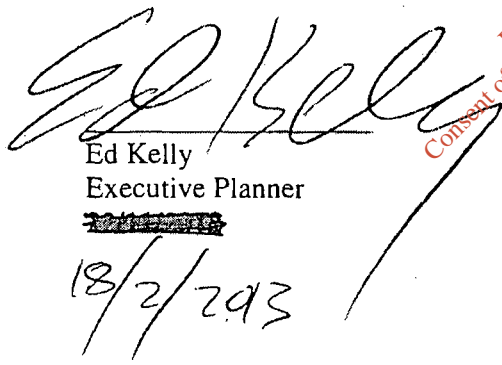
The contribution payable will be based on the contribution rate applicable at the time of payment and not the rate in existence when permission is granted. The amount of the development contribution is set out below and is subject to annual revision with reference to the Wholesale Price Index (Building and Construction), and interest for late payment, in accordance with the terms of the Council's Development Contribution Scheme:-

Class of Infrastructure		€ per m <sup>2</sup> of floor area industrial/commercial development
A	Open Spaces, cultural, recreational and community facilities, playgrounds, arts, amenities and landscaping works, town improvement, sports facilities – including land acquisition.	€6.25
B	Roads, car parking, public lighting, footpaths, traffic management, infrastructure to facilitate public transport, cycle and pedestrian facilities and traffic calming measures, drainage – including land acquisition.	€6.25
<b>SUB TOTAL</b>		<b>€12.50 x 6227sqm</b>

Total €77,837.50 - €74,272 previously paid = €3,565

(Table 1 Note C of Development Contribution Scheme 2010-2014)


**Reason:** It is considered reasonable that the developer should contribute towards the expenditure incurred or proposed to be incurred by Offaly County Council in respect of the provision/improvement of public services/infrastructure benefiting development in the area of the Planning Authority.

  
 Ed Kelly  
 Executive Planner  
 18/2/2013

\_\_\_\_\_

L. Mitchen rep  
 22/2/13

Report noted

 22/2/13



## APPROPRIATE ASSESSMENT SCREENING REPORT FOR PLANNING APPLICATIONS



Screening is used to determine if an AA is necessary by examining:

- If the plan / project is directly connected with / necessary to the management of the European site.
- If the effects will be significant on a European site in view of its conservation objectives, either alone / in combination with other plans / projects.


**Planning Authority : OCC**

**FI received**


**Planning Application Ref. No.: PL2 12/250**

<b>(A) DESCRIPTION OF PROJECT AND LOCAL SITE:</b>	
Proposed development:	<p>A CHANGE OF USE OF 7 NO. PERMITTED INDUSTRIAL BUILDINGS FROM WAREHOUSE STORAGE USE TO USE FOR THE PROCESSING OF WASTE ELECTRICAL AND ELECTRONIC EQUIPMENT (WEEE), WASTE METALS AND METALLIC BASED MATERIALS, AS FOLLOWS: BUILDING A, TOTAL GROSS FLOOR AREA 473 SQ M, BUILDING B, TOTAL EXISTING GROSS FLOOR AREA 473 SQ M; BUILDING C, TOTAL GROSS FLOOR AREA 473 SQ M; BUILDING D (HANGER) TOTAL GROSS FLOOR AREA 927 SQ M; BUILDING D (WEEE) TOTAL GROSS FLOOR AREA 1,841 SQ M; BUILDING D 4 TOTAL GROSS FLOOR AREA 920 SQ M (COMPRISING CENTRAL AREA 391 SQ M, D4-R AREA 318 SQ M AND D4-L AREA 211 SQ M); AND; BUILDING E TOTAL GROSS FLOOR AREA 1,120 SQ M. OTHER WORKS ARE PROPOSED TO BUILDING E INCLUDING A NEW ESB SUBSTATION (24.5 SQ M), AN ESB SWITCH ROOM (14.4 SQ M), ANCILLARY ACCOMMODATION (33.1 SQ M) ON THE GROUND FLOOR AND FIRST FLOOR OPEN PLAN OFFICES (82 SQ M). THE UPGRADING OF THE EFFLUENT TREATMENT SYSTEM INVOLVES THE PROPOSED INSTALLATION OF AN ADDITIONAL WASTE WATER TREATMENT TANK WITH A SUBSEQUENT SAND FILTER UNIT COVERING AN AREA OF 95 SQ M. THE PROPOSED DEVELOPMENT INCLUDING THE INCREASE IN THE ANNUAL WASTE INTAKE TO 35,000 TONNES IS THE SUBJECT OF A CURRENT EPA WASTE LICENCE REVIEW APPLICATION REF. W0113-04. AN ENVIRONMENTAL IMPACT STATEMENT (E.I.S.) AND A NATURA IMPACT STATEMENT (N.I.S.) HAVE BEEN SUBMITTED WITH THIS PLANNING APPLICATION.</p>
Site location:	CAPPINCUR INDUSTRIAL ESTATE, TULLAMORE, CO. OFFALY

	1.29ha.s.	Floor Area of Proposed Development:	6410sq.m
Identification of nearby European Site(s):	2000 site(s): SAC 000571- Charleville Wood SAC		
Distance to European Site(s):	3km		
The characteristics of existing, proposed or other approved plans / projects which may cause interactive / cumulative impacts with the project being assessed and which may affect the European site:	None		
Is the application accompanied by an EIS?			No: <input checked="" type="checkbox"/>
<b>(B) IDENTIFICATION OF THE RELEVANT European SITE(S):</b>			
The reasons for the designation of the European site:	Charleville Wood is considered to be one of the very few ancient woodlands remaining in Ireland, with some parts undisturbed for at least 200 years. 'Old Oak woodland is a habitat listed on Annex I of the EU Habitats Directive', while the rare snail species, <i>Vertigomoulina siana</i> , is listed on Annex II of this directive. The wetland areas, with their associated bird populations, the rare insect and Myxomycete species contribute further to the conservation significance of the site.		
The conservation objectives / qualifying interests of the site and the factors that contributes to the conservation value of the site: (which are taken from the Natura 2000 site synopses and, if applicable, a Conservation Management Plan; all available on <a href="http://www.npws.ie">www.npws.ie</a> )	<b>(ATTACH INFO.)</b>		
PLEASE SEE SITE SYNOPSIS SHEET ATTACHED			
<b>(C) NPWS ADVICE:</b>			
Advice received from NPWS over phone:	None received		
<b>(D) ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS:</b>			
<i>(The purpose of this is to identify if the effect(s) identified could be significant – if <b>uncertain</b> assume the effect(s) are significant).</i>			
If the answer is 'yes' to any of the questions below, then the effect is significant. <i>(Please justify your answer. 'Yes' // 'No' alone is insufficient)</i>			
<b>Would there be...</b>	Not likely due to the location of development		
... any impact on an Annex 1 habitat? (Annex 1 habitats are listed in Appendix 1 of AA Guidance).	The site is sufficient distance from the European site.		
... a reduction in habitat area on a European site?	There will be no reduction in the habitat area. The site is sufficient distance from the European site.		

... direct / indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the European site?	Not likely due to the location of development
	The site is sufficient distance from the European site.
... serious / ongoing disturbance to species / habitats for which the European site is selected (e.g. because of increased noise, illumination and human activity)?	Not likely due to the location of development
	The site is sufficient distance from the European site.
... direct / indirect damage to the size, characteristics or reproductive ability of populations on the European site?	None likely due to the location of development
	The site is sufficient distance from the European site
Would the project interfere with mitigation measures put in place for other plans / projects. [Look at <i>in-combination effects</i> with completed, approved but not completed, and proposed plans / projects. Look at projects / plans within and adjacent to European sites and identify them]. Simply stating that there are no cumulative impacts' is insufficient.	No other plans known of in the vicinity of the site.
	The site is sufficient distance from the European site.
<b>(E) SCREENING CONCLUSION:</b>	
<b>Screening can result in:</b>	
1.	<i>AA is not required because the project is directly connected with / necessary to the nature conservation management of the site.</i>
2.	<i>No potential for significant effects / AA is not required.</i>
3.	<i>Significant effects are certain, likely or uncertain. (In this situation seek a NIS from the applicant, or reject the project. Reject if too potentially damaging / inappropriate.</i>
Therefore, does the project fall into Category 1, 2 or 3 above? <b>Category 2</b>	
Justify why it falls into relevant category above:	<b>There would be no likely significant impact on European sites from the proposed development.</b>
Name:	
Position:	Exec. Planner
Date:	

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*Noted*  


*Luker ref  
22/2/13*

## SITE SYNOPSIS

**SITE NAME: CHARLEVILLE WOOD**

**SITE CODE: 000571**

Charleville Wood is a large Oak woodland surrounded by estate parkland and agricultural grassland located about 3 km south-west of Tullamore. The site, which is underlain by deep glacial deposits, includes a small lake with a wooded island, and a stream runs along the western perimeter. The woodland is considered to be one of very few ancient woodlands remaining in Ireland, with some parts undisturbed for at least 200 years.

Some 10% of the woodland has been underplanted with conifers and other exotic trees, but the rest of the area is dominated by Pedunculate Oak (*Quercus robur*).

Apart from Oak, there is much Ash (*Fraxinus excelsior*) and scattered Wych Elm (*Ulmus glabra*), while Birch (*Betula* spp.) is a feature of the boggy margins. The shrub layer is composed largely of Hazel (*Corylus avellana*), Hawthorn (*Crataegus monogyna*) and Blackthorn (*Prunus spinosa*). The ground layer is varied, including damp flushed slopes with Ramsons (*Allium ursinum*) and drier, more open areas with a moss sward composed largely of *Rhytidiadelphus triquetris*. The fungal flora of the woodland is notable for the presence of several rare Myxomycete species, namely *Hemitrichia calyculata*, *Perichaena depressa*, *Amaurochaete atra*, *Collaria arcyronema*, *Stemonitis nigrescens* and *Diderma deplanata*. A number of unusual insects have also been recorded in Charleville Wood, notably *Mycetobia obscura* (Diptera), a species known from only one other site in Ireland. The site is also notable for the presence of a large population of the rare snail species, *Vertigo moulinsiana*.

Extensive swamps of Bulrush (*Typha latifolia*) and Bottle Sedge (*Carex rostrata*) have developed in the lake shallows. The lake is an important wildfowl habitat – it supports populations of Mute and Whooper Swan and a number of duck species, including Teal, Wigeon, Shoveler, Pochard and Tufted Duck. The wooded island at its centre is famed for its long history of non-disturbance. Hazel, Spindle (*Euonymus europaeus*) and Ivy (*Hedera helix*) reach remarkable sizes here.

Charleville Wood is one of the most important ancient woodland sites in Ireland. The woodland has a varied age structure and is relatively intact with both areas of closed canopy and open areas with regenerating saplings present. The understorey and ground layers are also well represented. Old Oak woodland is a habitat listed on Annex I of the EU Habitats Directive, while the rare snail species, *Vertigomoulin siana*, is listed on Annex II of this directive. The wetland areas, with their associated bird populations, the rare insect and Myxomycete species contribute further to the conservation significance of the site.

6.12.1999

## View Development Charge Details

For Application number : 10101

### Contributions & Sureties

Amount	Units	C/S	Description	Set	Entry Date
5080.00	1	S	Storage & Warehousing	Y	28/10/2010

### Receipts

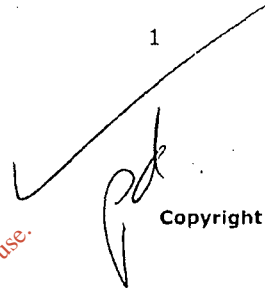
Description	Date	Amount	Receipt No.	Code	Units	Comments
Storage & Warehousing	22/02/2011	5080.00	10112098		1	



Application : 10101

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### View Development Charge Details

For Application number : 1046

#### Contributions & Sureties

Amount	Units	C/S	Description	Set	Entry Date
30016.00	1	S	Storage & Warehousing	Y	31/08/2010

#### Receipts

Description	Date	Amount	Receipt No.	Code	Units	Comments
Storage & Warehousing	14/01/2011	30016.00	10111269		1	



Application : 1046

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*pd*

20,016.00  
 5,080.00  
 14,630.00  
 24,546.00  


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 Total Paid -> £74,272.00  
 Paid ? £55,680.00  


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 £18,592.00



### View Development Charge Details

For Application number : 09311

#### Contributions & Sureties

Amount	Units	C/S	Description	Set	Entry Date
14630.00	1	S	Storage & Warehousing	Y	14/09/2009

#### Receipts

Description	Date	Amount	Receipt No.	Code	Units	Comments
Storage & Warehousing	25/06/2010	14630.00	10106412		1	



*pd*

Application : 09311

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## View Development Charge Details

For Application number : 0778

### Contributions & Sureties

Amount	Units	C/S	Description	Set	Entry Date
24546.2	1	S	Storage & Warehousing	Y	06/11/2007

### Receipts

Description	Date	Amount	Receipt No.	Code	Units	Comments
Storage & Warehousing	06/11/2007	24546.2	10077637		1	



✓  
Pd

Application : 0778

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# OFFALY COUNTY COUNCIL

## PLANNING REPORT

**PL REF. NO:** 12/250

**APPLICANT:** KMK METALS RECYCLING LIMITED

**LOCATION:** CAPPINCUR INDUSTRIAL ESTATE,  
TULLAMORE, CO. OFFALY

**PROPOSAL:** A CHANGE OF USE OF 7 NO. PERMITTED INDUSTRIAL BUILDINGS FROM WAREHOUSE STORAGE USE TO USE FOR THE PROCESSING OF WASTE ELECTRICAL AND ELECTRONIC EQUIPMENT (WEEE), WASTE METALS AND METALLIC BASED MATERIALS, AS FOLLOWS: BUILDING A, TOTAL GROSS FLOOR AREA 473 SQ M, BUILDING B, TOTAL EXISTING GROSS FLOOR AREA 473 SQ M; BUILDING C, TOTAL GROSS FLOOR AREA 473 SQ M; BUILDING D (HANGER) TOTAL GROSS FLOOR AREA 927 SQ M; BUILDING D (WEEE) TOTAL GROSS FLOOR AREA 1,841 SQ M; BUILDING D 4 TOTAL GROSS FLOOR AREA 920 SQ M (COMPRISING CENTRAL AREA 391 SQ M, D4-R AREA 318 SQ M AND D4-L AREA 211 SQ M); AND; BUILDING E TOTAL GROSS FLOOR AREA 1,120 SQ M. OTHER WORKS ARE PROPOSED TO BUILDING E INCLUDING A NEW ESB SUBSTATION (24.5 SQ M), AN ESB SWITCH ROOM (14.4 SQ M), ANCILLARY ACCOMMODATION (33.1 SQ M) ON THE GROUND FLOOR AND FIRST FLOOR OPEN PLAN OFFICES (82 SQ M). THE UPGRADING OF THE EFFLUENT TREATMENT SYSTEM INVOLVES THE PROPOSED INSTALLATION OF AN ADDITIONAL WASTE WATER TREATMENT TANK WITH A SUBSEQUENT SAND FILTER UNIT COVERING AN AREA OF 95 SQ M. THE PROPOSED DEVELOPMENT INCLUDING THE INCREASE IN THE ANNUAL WASTE INTAKE TO 35,000 TONNES IS THE SUBJECT OF A

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REVIEW APPLICATION REF. W0113-04.  
AN ENVIRONMENTAL IMPACT  
STATEMENT (E.I.S.) AND A NATURA  
IMPACT STATEMENT (N.I.S.) HAVE  
BEEN SUBMITTED WITH THIS  
PLANNING APPLICATION.**

**RECOMMENDATION:** Request further information.

**DECISION DUE DATE:** 29/11/2012

**FIRST PLANNING REPORT ON THIS APPLICATION**

**BRIEF DEVELOPMENT DESCRIPTION:**

Change of use of existing warehouse buildings and land for WEEE and metal recycling, increase of waste intake, upgrade of effluent treatment system.

**BRIEF SITE DESCRIPTION:**

It is noted that there are existing industrial type buildings on site. The site is situated in an industrial estate at the outskirts of Tullamore.

**RELEVANT PLANNING HISTORY:**

File number	Development Description	Surname	Forename	Application Status	Application Decision
05/1197	RETENTION OF EXISTING EXTENSION TO REAR OF STEEL PORTAL FRAME STORAGE SHEDS	SHIPPING	MID FREIGHT	APPLICATION FINALISED	CONDITIONAL
07/132	CONSTRUCTION OF CAR PARK COMPRISING 40 SPACES AND A SURFACE MOUNTED MOVABLE TRUCK WEIGHBRIDGE, WITHIN A TOTAL SITE AREA 1720 SQUARE METERS, WITH ASSOCIATED SITE WORKS. GRANTED EPA WASTE LICENCE NO. 113-2 IS SUBMITTED WITH THIS APPLICATION	KMK METALS RECYCLING LTD		APPLICATION FINALISED	CONDITIONAL
07/78	CONSTRUCTION OF (A) A ROOF OVER THE EXISTING TRUCKING YARD IN 2 SEPARATE AREAS WITH A TOTAL COVERED AREA OF 1379 SQ.M. AND A MAXIMUM HEIGHT OF 11.13M (B) CONSTRUCTION OF A 2 STOREY PORTACABIN TYPE OFFICE AND CANTEEN WITH A TOTAL FLOOR AREA OF 157 SQ.M. AND AN OVERALL HEIGHT OF 6.50M, TOGETHER WITH ASSOCIATED SITE WORKS ON THEIR PREMISES	RECYCLING LTD	K.M.K. METALS	APPLICATION FINALISED	CONDITIONAL

07/780	WAREHOUSE EXTENSION TO BE USED FOR STORAGE AND REPAIR OF FARM MACHINERY, RETENTION OF OFFICE, RETENTION OF 3 NO. INDUSTRIAL UNITS TO BE USED FOR LIGHT MANUFACTURING AND PERMISSION TO CONSTRUCT 4 ADDITIONAL UNITS FOR LIGHT MANUFACTURING AND PERMISSION TO FIT EFFLUENT TREATMENT SYSTEM AND PERCOLATION AREA	MACHINERY LTD	MIDLAND	APPLICATION FINALISED	CONDITIONAL
08/718	CONSTRUCTION OF A ROOF OVER THE EXISTING TRUCKING YARD WITH A TOTAL COVERED AREA OF 880SQ M AND A MAXIMUM HEIGHT OF 11.015M, TOGETHER WITH ALL ASSOCIATED SITE WORKS	LTD	KMK METALS RECYCLING	APPLICATION FINALISED	REFUSED
09/311	CONSTRUCTION OF 2 NEW ROOF'S OVER THE EXISTING TRUCKING YARD'S, WITH ONE ROOF COVERING 320SQ.M. AND THE SECOND ROOF COVERING 212 SQ.M. TOTAL COVERAGE 532SQ.M. AND A MAXIMUM HEIGHT OF 7.55M, TOGETHER WITH ALL ASSOCIATED SITE WORKS	METALS RECYCLING LTD	KMK	APPLICATION FINALISED	CONDITIONAL
94/35	STEEL FRAME STORAGE UNIT EXTENSION TO SIDE OF EXISTING STORAGE SHED AND ALL ASSOCIATED SITE WORKS	COURNERS	RAVENHILL	APPLICATION FINALISED	CONDITIONAL
10/101	DEMOLITION OF AN EXISTING 1506SQ.M. WAREHOUSE AND THE CONSTRUCTION OF A NEW 1760SQ.M. WAREHOUSE WITH A MAXIMUM HEIGHT OF 11.530M AND ALL ASSOCIATED SITE WORKS	RECYCLING LTD	KMK METALS	APPLICATION FINALISED	CONDITIONAL
10/46	CONSTRUCTION OF A NEW SKIP STORAGE BUILDING WITH A TOTAL FLOOR AREA OF 1120 SQUARE METERS AND A MAXIMUM HEIGHT OF 8.55M, TOGETHER WITH A NEW SURFACE MOUNTED TRUCK WEIGHBRIDGE AND PROVIDE 24 NO. NEW CAR PARKING SPACES AND ASSOCIATED SITE WORKS IN AN EXISTING OPEN YARD WITH A TOTAL SITE AREA OF 4686SQUARE METERS	RECYCLING LTD	KMK METALS	APPLICATION FINALISED	CONDITIONAL
87/367	CONSTR. OF SEPTIC TANK & EXTN. OF INDUSTRIAL BUILDINGS	K.M.K. RECYCLING LTD.		APPLICATION FINALISED	CONDITIONAL
90/264	EXTENSION TO WAREHOUSE, CONSTRUCT OFFICES/STAFF FACILITIES, S/TANK & PERCOLATION AREA, USE FOR DRYING METAL CAKES ETC.& STORAGE/PROCESS OF METAL SCRAP	K.M.K. RECYCLING LTD.		APPLICATION FINALISED	CONDITIONAL
90/348	USER APPROVAL FOR USE OF PREMISES TO STORE AND RETAIL STEEL	SUPPLIES	TULLAMORE STEEL	APPLICATION FINALISED	CONDITIONAL

95/515	USER APPROVAL FOR BREAKERS YARD/DISMANTLERS	CONDRON	LIAM	APPLICATION FINALISED	CONDITIONAL
97/393	CONSTRUCTION OF WAREHOUSE OPEN STORAGE AREA OFFICE STAFF FACILITIES PROPRIETARY WASTE WATER TREATMENT SYSTEM AND ANCILLARY SITE WORKS	LTD	KMK RECYCLING	APPLICATION FINALISED	CONDITIONAL
97/782	CONSTRUCTION OF STORAGE BUILDING, OFFICE AND ANCILLARY DEVELOPMENTS	IRISH METAL REFINERIES LTD		APPLICATION FINALISED	CONDITIONAL
99/1296	RETENTION OF OFFICES/STAFF UTILITIES BUILDING	KMK METALS RECYCLING LTD		APPLICATION FINALISED	CONDITIONAL
99/219	SINGLE INDUSTRIAL BUILDING COMPRISING OF 10 NO INDUSTRIAL UNITS	MCDERMOTT	NEIL	APPLICATION FINALISED	REFUSED

**PRE-PLANNING CONSULTATIONS:**

Meeting held with council staff on the 5<sup>th</sup> April 2012.

**INTERNAL REPORTS:**

<u>Area Engineer:</u>	No objections subject to conditions.
<u>Environment:</u>	Requests additional information on the submitted EIS
<u>Water Services:</u>	Application was referred to Water Services
<u>Roads report:</u>	Further information requested.
<u>CFO:</u>	No objections subject to conditions

**PRESCRIBED BODIES:**

<u>Health Service Executive:</u>	No objections subject to conditions
Arts Council	Application was referred
Dept of AHG Development Applications Unit	Application was referred
<u>An Taisce:</u>	Application was referred
<u>Heritage Council:</u>	Application was referred

<u>OPW:</u>	No objections
<u>NRA:</u>	Required OCC to abide by national guidance.
<u>EPA:</u>	No objections in response to Offaly County Councils request for comments on the submitted EIS.

### **SITE NOTICE**

The Area Engineers report notes the site notice was acceptable and satisfied articles 19 and 20 of the Planning & Development Regulations 2001 as amended.

### **REGIONAL IMPACTS**

The development subject of this application is not contrary to the Midland Regional Planning Guidelines and so it was not referred to the Midland Regional Authority.

### **3<sup>RD</sup> PARTY OBSERVATIONS:**

**Padraig Burke has raised issues relating to**

Noise traffic impacts

Queries proposed working hours

Toxic emissions and odour and queries processes on site.

These issues will be assessed under the heading **Regarding third party submission**

All of the above observations have been reviewed and considered.

### **PROPOSED SERVICES:**

WATER: Well

WASTE WATER: Proposed upgrade treatment Plant

SURFACE WATER: Watercourse

### **ASSESSMENT:**

I have inspected the site and considered the plans and particulars submitted with the application and all internal reports and submissions from prescribed bodies and third parties. I propose to assess this application under the following headings:

- Development Plan Standards/Policies
- Roads and Traffic Safety
- Public Health & Services
- EIS / EIA:
- Appropriate assessment

### **Development Plan Standards/Policies**

Relevant Standards/Policies are as follows:

It is noted that the site is zoned industrial in the Tullamore Town and environs development plan. It is noted that scrap yard use is open for consideration on such lands and that materials recovery facility are normally permitted. ✓

#### 10.2.3.2 Recycling

As part of the framework for recycling in the County Offaly, there are currently 46 “bring centres” available for public use throughout the County and 3 “civic amenity sites”. There are currently 3 “bring centres” for recyclables available for public use in Tullamore (Car Park at Bury Quay, Car park at Tesco and Car Park on Daingean Road) and this service has been enhanced by civic amenity site at Derryclure Landfill site (refer to Map 10.4). The Councils will encourage the provision of **recycling infrastructure** where it is considered necessary and will assess requirements for recycling facilities on a case by case basis as part of the Development Management process. If necessary and appropriate, the Councils will require applications for residential developments of 100 units or greater and/or commercial applications to provide recycling infrastructure on-site.

The Councils will have regard to the ‘**Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Waste Projects**’, (July 2006). These Guidelines introduce the concept of integrated waste management planning for construction projects above certain thresholds.

#### **Roads & Traffic Safety**

Roads design have requested a traffic management plan for the proposed development and details of road markings and signage. ✓

#### **Public Health & Services**

Water services have no objections to the proposal.

Environment section have requested further information as requested below. ✓

#### **EIS / EIA:**

##### **Reason for EIS:**

The proposed development requires an EIS as it exceeds a threshold set out in Schedule 5 of the Planning & Development Regulations 2001 as amended.

##### **Adequacy of EIS:**

- A non-technical summary is included as required by legislation and is provided in the EIS.
- Alternative are considered and examined in the EIS. Section 1.8 and Table 1.8.1 in the EIS indicates that the Tullamore site is the most suitable based on a scoring system.
- An indication is made of ‘any difficulties (technical deficiencies or lack of know-how) encountered by the developer in compiling the required information’ The applicants agents indicates that no particular difficulties were encountered. Please see section 1.9 of the EIS ✓

##### **EIA Report:**

The following constitutes the EIA Report and is a report that is meant to identify the *likely significant* effects (direct and indirect) of the proposed

development on the environment and accompanying mitigation measures. The report assess the effects under various headings such as Climate & Air Quality, Human Beings / Human Environment etc

It is noted in section 14.2.1 which consists of a table that is a summary of potential impacts of the proposed development, that the EIS states that the proposal shall either have positive or no environmental impacts.

It is noted that Offaly County Council Environmental Section in their report have stated:

“The purpose of this EIA Report is to provide comments on any significant impacts on the environment which have been identified in the relevant sections of the EIS.

The impacts outlined in the following sections of the EIS were assessed:

- Climate & Air Quality
- Noise
- Soils and Geology
- Water

The impacts identified in these sections of the EIS were determined to be either marginal or minimal. There were no significant impacts identified. Table 14.2.1 of chapter 14 of the EIS also provides a summary of the impacts which have been rank according to the likely effect on the environment. All of the impacts identified were assigned either positive impact or no impact ranking.

The EIS generally does not describe adequately the likely significant effects of the development on the environment. For example the likely significant effect of noise at sensitive locations, dust particles being released into the atmosphere, or spillages to receiving waters should be described as well as measures proposed or implemented (which are described in the EIS) which mitigate such effects. The EIS should address specifically effects on the environment due to the proposed intensification from 28,000t to 35,000t throughput.”

Further information is therefore required in order to allow the planning authority to carry out an Environmental Impact Assessment in relation to, Climate & Air Quality, Noise, Soils and Geology and Water.

In relation to environmental impacts on:

Human Beings / Human Environment

Effects

Positive impact of increase in recycling capacity.

In relation to environmental impacts on:

Waste Management

Not assessed as an independent topic, however given the nature of the proposal a waste management facility, the proposals waste management environmental impacts are covered under the entirety of the other topics of the EIS.

In relation to environmental impacts on:

Landscape & Visual Impact

The EIS states that there are no likely significant effects on the environment from a Landscape & Visual Impact perspective and the EIA report would concur.

In relation to environmental impacts on:

Traffic & Transport

Effects:

It is noted that the EIS traffic assessment is a 2009 report which has been updated by Enviroco with additional comments. The EIS states that forecast traffic generation is likely to be neutral or beneficial to the network. This is because the sites own weigh bridge prevents traffic having to travel first to the adjoining AES facility for weighing. Please see section 5.3.1 of the EIS. However it is noted that this weighbridge was to be installed as part of a previous permission, in July 2012.

Section 5.8.6 of the EIS states that the development will no longer use skip lorries and the amount of traffic travelling to the site shall decrease.

Offaly County Councils Roads sections report requires a traffic management plan.

In relation to environmental impacts on:

Material Assets (including architectural, archaeological and cultural heritage)

There are no likely significant effects on the environment from a Material Asset perspective.

In relation to environmental impacts of

Interaction of impacts

It is noted that the applicants have submitted a blank table with no information, please see section 13.

**Regarding third party submission**

In relation to the submitted third party objection it is noted that the hours of operation of the proposed facility are proposed to remain 6:00 to 22:00 Monday to Friday and 6:00 to 13:00 on Saturday. Please see section 5.6.1 of the EIS.

The following comments from environment section on the third party submission are also noted:

“With respect to the submission of Pdraig Burke the following is noted. Appendix 8 of the EIS gives results of particulate emissions from the stack. The results are within the TA Luft guidance values. The processing on site does not include smelting or other thermo-metallurgical processes. The EPA waste licence regulation and on-going monitoring is appropriate to determine the best techniques to be applied.”



In relation to traffic impacts raised in the submission it is noted that the EIS indicates that less traffic is accessing the site than was previously the case.

The third party submissions received which is relevant to the impacts on the environment has been considered and taken into account.

### **Appropriate assessment**

A screening exercise for an appropriate assessment has been carried out and it has been deemed that the development is unlikely to have significant effects on any European sites. Please see attached report.

It is noted that a Natura Impact Statement was submitted by the applicant as part of this application. Please note NIS was not required.

### **CONCLUSION & RECOMMENDATION:**

Having regard to the plans and particulars submitted with the application and my inspection of the site, I recommend that **Further Information** be requested.

1. The impacts identified in the sections of the EIS relating to Climate & Air Quality, Noise, Soils and Geology and Water were determined to be either marginal or minimal. There were no significant impacts identified. Table 14.2.1 of chapter 14 of the EIS also provides a summary of the impacts which have been ranked according to the likely effect on the environment. All of the impacts identified were assigned either positive impact or no impact ranking.

The planning authority considers that the EIS generally does not describe adequately the likely significant effects of the proposed development on the environment. For example the likely significant effect of noise at sensitive locations, dust particles being released into the atmosphere, or spillages to receiving waters should be described as well as measures proposed or implemented (which are described in the EIS) which mitigate such effects. The EIS should address specifically effects on the environment due to the proposed intensification from 28,000t to 35,000t throughput. The applicant is invited to submit revised particulars to address these issues. The applicant is strongly advised to contact Offaly County Council Environment Section to discuss this issue in advance of a formal response to this further information request.

2. In relation to environmental impacts of interaction of impacts it is noted that the applicants have submitted a blank table with no information, in section 13. Please submit a response to this issue.

3.

The application proposes to increase the waste received and processed at the site by 75%. Please therefore provide a traffic management plan that details:

- a) the management of incoming traffic at the site
- b) all loading and loading operations
- c) the management of departing traffic at the site
- d) all parking provision

4. Section 5.2.1 of the EIS refers to parking on the main access road hindering access to the facility. Please submit proposals for road markings and signage that clarify priority on roads in and around the site in the industrial estate as far as the public road.



Ed Kelly  
Executive Planner  
22/11/2012

For inspection purposes only.  
Consent of copyright owner required for any other use.

Latched off  
26/11/12

Report noted

28/11/12

## APPROPRIATE ASSESSMENT SCREENING REPORT FOR PLANNING APPLICATIONS



Screening is used to determine if an AA is necessary by examining:

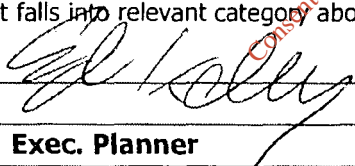
- If the plan / project is directly connected with / necessary to the management of the European site.
- If the effects will be significant on a European site in view of its conservation objectives, either alone / in combination with other plans / projects.

**Planning Authority : OCC**

**Planning Application Ref. No.: PL2 12/250**

(A) DESCRIPTION OF PROJECT AND LOCAL SITE:			
Proposed development:	<p>A CHANGE OF USE OF 7 NO. PERMITTED INDUSTRIAL BUILDINGS FROM WAREHOUSE STORAGE USE TO USE FOR THE PROCESSING OF WASTE ELECTRICAL AND ELECTRONIC EQUIPMENT (WEEE), WASTE METALS AND METALLIC BASED MATERIALS, AS FOLLOWS: BUILDING A, TOTAL GROSS FLOOR AREA 473 SQ M, BUILDING B, TOTAL EXISTING GROSS FLOOR AREA 473 SQ M; BUILDING C, TOTAL GROSS FLOOR AREA 473 SQ M; BUILDING D (HANGER) TOTAL GROSS FLOOR AREA 927 SQ M; BUILDING D (WEEE) TOTAL GROSS FLOOR AREA 1,841 SQ M; BUILDING D 4 TOTAL GROSS FLOOR AREA 920 SQ M (COMPRISING CENTRAL AREA 391 SQ M, D4-R AREA 318 SQ M AND D4-L AREA 211 SQ M); AND; BUILDING E TOTAL GROSS FLOOR AREA 1,120 SQ M. OTHER WORKS ARE PROPOSED TO BUILDING E INCLUDING A NEW ESB SUBSTATION (24.5 SQ M), AN ESB SWITCH ROOM (14.4 SQ M), ANCILLARY ACCOMMODATION (33.1 SQ M) ON THE GROUND FLOOR AND FIRST FLOOR OPEN PLAN OFFICES (82 SQ M). THE UPGRADING OF THE EFFLUENT TREATMENT SYSTEM INVOLVES THE PROPOSED INSTALLATION OF AN ADDITIONAL WASTE WATER TREATMENT TANK WITH A SUBSEQUENT SAND FILTER UNIT COVERING AN AREA OF 95 SQ M. THE PROPOSED DEVELOPMENT INCLUDING THE INCREASE IN THE ANNUAL WASTE INTAKE TO 35,000 TONNES IS THE SUBJECT OF A CURRENT EPA WASTE LICENCE REVIEW APPLICATION REF. W0113-04. AN ENVIRONMENTAL IMPACT STATEMENT (E.I.S.) AND A NATURA IMPACT STATEMENT (N.I.S.) HAVE BEEN SUBMITTED WITH THIS PLANNING APPLICATION.</p>		
Site location:	CAPPINCUR INDUSTRIAL ESTATE, TULLAMORE, CO. OFFALY		
	1.29ha.s.	Floor Area of Proposed Development:	6410sq.m
Identification of	2000 site(s): SAC 000571- Charleville Wood SAC		

Proximity to European Site(s):	
Distance to European Site(s):	<b>3km</b>
The characteristics of existing, proposed or other approved plans / projects which may cause interactive / cumulative impacts with the project being assessed and which may affect the European site:	<b>None</b>
Is the application accompanied by an EIS?	No: <input checked="" type="checkbox"/>
<b>(B) IDENTIFICATION OF THE RELEVANT European SITE(S):</b>	
The reasons for the designation of the European site:	
Charleville Wood is considered to be one of the very few ancient woodlands remaining in Ireland, with some parts undisturbed for at least 200 years. Old Oak woodland is a habitat listed on Annex I of the EU Habitats Directive, while the rare snail species, <i>Vertigomoulina siana</i> , is listed on Annex II of this directive. The wetland areas, with their associated bird populations, the rare insect and Myxomycete species contribute further to the conservation significance of the site.	
The conservation objectives / qualifying interests of the site and the factors that contribute to the conservation value of the site: (which are taken from the Natura 2000 site synopses and, if applicable, a Conservation Management Plan; all available on <a href="http://www.npws.ie">www.npws.ie</a> ) <b>(ATTACH INFO.)</b>	
PLEASE SEE <b>SITE SYNOPSIS SHEET ATTACHED</b>	
<b>(C) NPWS ADVICE:</b>	
Advice received from NPWS over phone:	None received
<b>(D) ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS:</b>	
<i>(The purpose of this is to identify if the effect(s) identified could be significant – if <b>uncertain</b> assume the effect(s) are significant).</i>	
If the answer is 'yes' to any of the questions below, then the effect is significant. <i>(Please justify your answer. 'Yes' / 'No' alone is insufficient)</i>	
<b>Would there be...</b>	Not likely due to the location of development
... any impact on an Annex 1 habitat? (Annex 1 habitats are listed in Appendix 1 of AA Guidance).	The site is sufficient distance from the European site.
... a reduction in habitat area on a European site?	There will be no reduction in the habitat area. The site is sufficient distance from the European site.
... direct / indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the European	Not likely due to the location of development The site is sufficient distance from the European site.

... serious / ongoing disturbance to species / habitats for which the European site is selected (e.g. because of increased noise, illumination and human activity)?	Not likely due to the location of development The site is sufficient distance from the European site.
... direct / indirect damage to the size, characteristics or reproductive ability of populations on the European site?	None likely due to the location of development The site is sufficient distance from the European site
Would the project interfere with mitigation measures put in place for other plans / projects. [Look at <i>in-combination effects</i> with completed, approved but not completed, and proposed plans / projects. Look at projects / plans within and adjacent to European sites and identify them]. Simply stating that there are no cumulative impacts' is insufficient.	No other plans known of in the vicinity of the site. The site is sufficient distance from the European site.
<b>(E) SCREENING CONCLUSION:</b>	
<b>Screening can result in:</b>	
1.	<i>AA is not required</i> because the project is directly connected with / necessary to the nature conservation management of the site.
2.	<i>No potential for significant effects / AA is not required.</i>
3.	<i>Significant effects are certain, likely or uncertain.</i> (In this situation seek a NIS from the applicant, or reject the project. Reject if too potentially damaging / inappropriate.
Therefore, does the project fall into category 1, 2 or 3 above? <b>Category 2</b>	
Justify why it falls into relevant category above:	<b>There would be no likely significant impact on European sites from the proposed development.</b>
Name:	
Position:	Exec. Planner
Date:	22/11/2012

*Lutchen ref  
26/11/12*

**SITE SYNOPSIS**

**SITE NAME: CHARLEVILLE WOOD**

**SITE CODE: 000571**

Charleville Wood is a large Oak woodland surrounded by estate parkland and agricultural grassland located about 3 km south-west of Tullamore. The site, which is underlain by deep glacial deposits, includes a small lake with a wooded island, and a stream runs along the western perimeter. The woodland is considered to be one of very few ancient woodlands remaining in Ireland, with some parts undisturbed for at least 200 years.

Some 10% of the woodland has been underplanted with conifers and other exotic trees, but the rest of the area is dominated by Pedunculate Oak (*Quercus robur*).

Apart from Oak, there is much Ash (*Fraxinus excelsior*) and scattered Wych Elm (*Ulmus glabra*), while Birch (*Betula* spp.) is a feature of the boggy margins. The shrub layer is composed largely of Hazel (*Corylus avellana*), Hawthorn (*Crataegus monogyna*) and Blackthorn (*Prunus spinosa*). The ground layer is varied, including damp flushed slopes with Ramsons (*Allium ursinum*) and drier, more open areas with a moss sward composed largely of *Rhytidiadelphus triquetris*. The fungal flora of the woodland is notable for the presence of several rare Myxomycete species, namely *Hemitrichia calyculata*, *Perichaena depressa*, *Amaurochaete atra*, *Collaria arcyrionema*, *Stemonitis nigrescens* and *Diderma deplanata*. A number of unusual insects have also been recorded in Charleville Wood, notably *Mycetobia obscura* (Diptera), a species known from only one other site in Ireland. The site is also notable for the presence of a large population of the rare snail species, *Vertigo moulinsiana*.

Extensive swamps of Bulrush (*Typha latifolia*) and Bottle Sedge (*Carex rostrata*) have developed in the lake shallows. The lake is an important wildfowl habitat – it supports populations of Mute and Whooper Swan and a number of duck species, including Teal, Wigeon, Shoveler, Pochard and Tufted Duck. The wooded island at its centre is famed for its long history of non-disturbance. Hazel, Spindle (*Euonymus europaeus*) and Ivy (*Hedera helix*) reach remarkable sizes here.

Charleville Wood is one of the most important ancient woodland sites in Ireland. The woodland has a varied age structure and is relatively intact with both areas of closed canopy and open areas with regenerating saplings present. The understorey and ground layers are also well represented. Old Oak woodland is a habitat listed on Annex I of the EU Habitats Directive, while the rare snail species, *Vertigo moulinsiana*, is listed on Annex II of this directive. The wetland areas, with their associated bird populations, the rare insect and Myxomycete species contribute further to the conservation significance of the site.

6.12.1999