

Ms. Caroline Murphy
Inspector,
Environmental Licensing Programme
Office of Climate, Licensing and Resource Use,
Environmental Protection Agency,
PO Box 3000
Johnstown Castle Estate
Co. Wexford.

26th March 2015

Waste Licence Application Reg. No. W0284-01

Dear Ms. Murphy,

Please find attached notification of Final Grant of Planning Permission for the proposed facility at O'Toole Composting Ltd, Ballinrane, Fenagh Co. Carlow.

I have attached two paper copies and two copies on CD.

If you require any further information please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "Jim Dowdall", written over a horizontal dashed line.

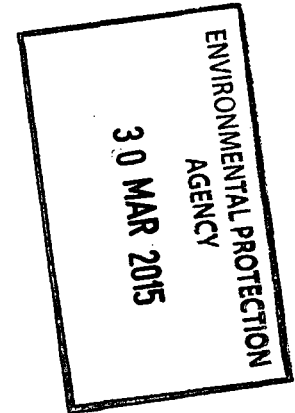
Jim Dowdall
Enviroguide Consulting

CARLOW COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000-2014

NOTIFICATION OF FINAL GRANT

TO: O'Toole Composting Ltd
Ballintrane
Fenagh
Co. Carlow



Planning Register Number: 14/251

Valid Application Receipt Date: 26/08/2014

Further Information Received Date: 01/12/2014

In pursuance of the powers conferred upon them by the above-mentioned Acts, Carlow County Council have by Order dated 06/03/2015 GRANTED PERMISSION to the abovenamed, for the development of land, namely:-

(a) Instillation of 2 No. bio-filters; (b) development of truck intake air lock building; (c) development of a bring centre for domestic waste; (d) intensification of use of facility resulting in acceptance and processing of 40,000 tonnes per annum of material for composting and 20,000 tonnes per annum of general waste for recycling and recovery; and (e) all associated site works. The current use of the subject site is subject to a Waste Permit and this application relates to development which comprises and is for the purposes of an activity that would require an Industrial Emission License (the proposed activity would previously have required a Waste Licence but this requirement has been substituted by a requirement to obtain an Industrial Emission Licence by the European Union (Industrial Emissions) Regulations 2013). An Environmental Impact Statement has been prepared and submitted with this application, AT Ballintrane Fenagh Co. Carlow IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.

Subject to the 24 conditions set out in the Schedule attached.

Signed on behalf of CARLOW COUNTY COUNCIL.


for SENIOR EXECUTIVE OFFICER

Date: 19/03/15

PL Ref: 14/251

Permission sought for (a) Instillation of 2 no. bio-filters; (b) development of truck intake air lock building; (c) development of a bring centre for domestic waste; (d) intensification of use of facility resulting in acceptance and processing of 40,000 tonnes per annum of material for composting and 20,000 tonnes per annum of general waste for recycling and recovery; and (e) all associated site works. The current use of the subject site is subject to a Waste Permit and this application relates to development which comprises and is for the purposes of an activity that would require an Industrial Emission License (the proposed activity would previously have required a Waste Licence but this requirement has been substituted by a requirement to obtain an Industrial Emission Licence by the European Union (Industrial Emissions) Regulations 2013). An Environmental Impact Statement has been prepared and submitted with this application at Ballintrane, Fenagh, Co Carlow.

For: O'Toole Composting Ltd.

First Schedule

Having regard to provisions of the Carlow County Development Plan 2009 - 2015, and all other material considerations, it is considered that subject to compliance with the following conditions, the proposed development would not seriously injure the amenity of the area and would therefore be in accordance with the proper planning and sustainable development of the area.

Second Schedule

1. In so far as the Planning and Development Act 2000 to 2014 and the Regulations made there under are concerned, the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application on 26/08/2014, as amended by details submitted 01/12/2014, save as may be required by the conditions attached hereto.

Reason: In the interests of proper planning and sustainable development and to clarify the detailed development proposals authorised by this permission.

2. A development contribution of €13,826.22 shall be paid before the development is commenced, in respect of community, recreational, parks and leisure services provided by the Council.

Note: This sum will be adjusted on the actual date of payment to correspond with the rates then applicable (such rates being the results of adjustments in line with changes in the House Building Costs Index).

Reason: In order to contribute to the cost of Local Authority services which facilitate the development and as provided for in Section 48 (1) of the Planning and Development Act 2000 - 2014.

3. A development contribution of €8,309.19 shall be paid before the development is commenced, in respect of roads services provided by the Council.

Note: This sum will be adjusted on the actual date of payment to correspond with the rates then applicable (such rates being the results of adjustments in line with changes in the House Building Costs Index).

Reason: In order to contribute to the cost of Local Authority services which facilitate the development and as provided for in Section 48 (1) of the Planning and Development Act 2000 - 2014.

4. A development contribution of €4,978.79 shall be paid before the development is commenced, in respect of ancillary services provided by the Council.

Note: This sum will be adjusted on the actual date of payment to correspond with the rates then applicable (such rates being the results of adjustments in line with changes in the House Building Costs Index).

Reason: In order to contribute to the cost of Local Authority services which facilitate the development and as provided for in Section 48 (1) of the Planning and Development Act 2000 - 2014.

5. Prior to the commencement of development, the applicant shall contact the office of the Senior Roads Engineer and comply in full with any requirements they may have. In this regard the applicant shall comply with the following:-

- (a) The applicant shall comply with the requirements of the Senior Roads Engineer in relation to turning movements and traffic safety.
- (b) The developer shall consult with the Senior Roads Engineer with regard to all drainage matters and comply in full with any requirements they may have.
- (c) No surface water from the proposed development shall enter into the public sewer.
- (d) The developer shall be responsible for the cost of any works, which the Local Authority may have to carry out in order to facilitate the disposal of storm or surface water.

Reason: To ensure a satisfactory standard of development and to safeguard public health.

6 (a) The facility shall be operated in accordance with facility waste permit WFP-CW-14-5 until the granting of an industrial emissions licence by the EPA. Environmental planning conditions shall be in accordance with the relevant waste licence or industrial emissions licence, as applicable. The site shall operate at an intake level of 25,000 tonnes/annum until an industrial emissions licence has been granted, thereafter an intake level of 60,000 will be allowable.

(b) No discharges of soiled water shall take place to watercourses. Only clean surface water runoff shall be discharged to watercourses.

(c) Approval from the Department of Agriculture, Food and the Marine shall be in place in respect of the treatment of animal by-products.

7. The operation of the facility shall have regard to the following BAT guidance documents:

- Reference Document on Best Available Techniques for the Waste Treatments Industries, European Commission 2006.
- Reference Document on Best Available Techniques for Energy Efficiency, European Commission 2009.
- Reference Document on Best Available Techniques on Emissions from Storage, European Commission 2006
- Reference Document on the General Principles of Monitoring, European Commission 2003.
- Final Draft BAT Guidance Note on Best Available Techniques for the Waste Sector: Waste Transfer and Materials Recovery, EPA 2011.

Reason: In the interest of environmental protection.

8 (a) Prior to commencement of development the applicant shall submit a detailed landscape plan prepared by a qualified person for written agreement with the planning authority, including details of all proposed boundary treatment including the boundary adjacent to the canal.

(b) Existing boundary hedgerows and trees on the site shall be retained and reinforced by the planting of indigenous trees and shrubs.

(c) Semi-mature indigenous trees and shrubs shall be planted on the boundaries for additional screening purposes.

Reason: In the interest of visual amenity.

9. All planting and seeding shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completions of the development, whichever is the sooner; and any trees or plants which within the period of 5 years from the completion of the development die, are removed or become previously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that these works are properly implemented and maintained and in the interest of visual amenity.

10. Prior to commencement of development the applicant shall submit the following details for written agreement with the planning authority:-

(a) Detailed floor plans specifying uses throughout:

(b) Full details of the colour and texture of the external finish of the building shall be submitted to and approved in writing by the Local Planning Authority before development commences and the development shall be constructed in accordance with the approved finishes.

Reason: In the interest of clarity and to ensure a satisfactory appearance on completion of the development.

11. No additional floorspace shall be formed within the buildings hereby permitted by means of internal horizontal division.

Reason: In order not to prejudice the Councils standards for provision of car parking spaces and service facilities.

12. No external lighting, security shutters, signs or canopy shall be erected on the premises without the prior grant of a separate planning permission.

Reason: In the interests of visual amenities.

13. The developer shall comply fully with all conditions issued by the Chief Fire Officer.

Reason: In the interest of fire safety and public health.

14. Prior to the commencement of Development, a Project Construction and Demolition Waste Management Plan shall be submitted to and agreed to writing by the Planning Authority.

Reason: In the interests of the protection and conservation of the environment, having regard to Circular WPR 07/06 – Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects – published by the DoEHLG, July 2006.

15. Refuse storage facilities shall be provided prior to the occupation of the development hereby permitted in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, such facilities to be permanently retained at the site.

Reason: To ensure the provision of refuse facilities to the satisfaction of the County Council.

16. Adequate provision shall be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. Details of the developer's proposals for complying with this condition to be submitted to the Planning Authority and written agreement to be obtained before commencement of development.

Reason: In the interests of achieving a development that is accessible to all people, having regard to Development Plan Policy.

17. No additional development shall take place above roof level, including lift motors, air handling equipment, storage tanks, ducts or other external plant other than those shown on the drawings hereby approved, unless authorised by a prior grant of Planning Permission.

Reason: To safeguard the amenities of surrounding occupiers and the visual amenities of the area in general.

18. Any ESB/ telecom poles or cabling, which may be affected by the proposed development shall be relocated by the ESB, at the expense of the applicant.

22. The site and building works required to implement the development shall only be carried out between the hours of:-

Monday to Friday – 07.00am to 6.00 pm.

Saturday – 08.00 am to 2.00 pm.

Sunday and Public Holidays – No activity on site.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

23. This grant of planning does not grant permission to fell or uproot any trees located on site. With certain exceptions it is an offence, under the Forestry Act, 1946, to fell trees without a felling license having been granted by the Forest Service. Failure to obtain a felling license when necessary may result in a criminal prosecution. Developers are advised to contact the Felling Section, Forest Service, Department of Agriculture and Food, Johnstown Castle Estate, Co. Wexford before undertaking any tree felling.

Reason: In the interests of environmental protection and visual amenity.

24. The applicant shall sign a connection agreement with Irish Water prior to commencement of development and adhere to the standards and conditions set out in that agreement.

Reason: In the interests of orderly development.

For inspection purposes only.
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