

**SOUTH DUBLIN COUNTY COUNCIL  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION  
PLANNING AND DEVELOPMENT ACT 2000, &  
PLANNING REGULATIONS THEREUNDER**

<b>Decision Order Number:</b>	<b>3545</b>	<b>Date of Decision:</b>	<b>06-Nov-2002</b>
<b>Register Reference:</b>	<b>SD02A/0301</b>	<b>Date:</b>	<b>14-Oct-2002</b>

**Applicant:**

Cara Environmental Technology Ltd.

**Development:**

Development of a waste transfer station for the handling of hazardous and nonhazardous wastes at Greenogue Ind. Est.. The development provides for buildings and structures with gross floor area of 2183sq.m and comprising the following floor areas and heights; a main warehouse building (1560sq.m with a height of 14.5m), ancillary offices on three floors (160sq.m. with a height of 11.8m), a hazardous chemical store (219sq.m. with a height of 11.4m) with an underground water retention tank, three covered tanker bays (overall floor area of 160sq.m. with a height of 6 metres) and a covered dispatch area (84sq.m. with a height of 4.5m) along with a weighbridge, parking and associated landscaping and site development works including a surface water attenuation tank and bunding to the buildings structures and the site. The application relates to development which comprises and is for the purposes of an activity

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requiring a waste license in accordance with the Waste Management Act 1996. The Planning application is accompanied by an Environmental Impact Statement and the Environmental Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the planning authority.

**Location:**

Greenogue Industrial Estate, Greenogue, Co  
Dublin

**Floor Area:**

**Time extension(s) up to and including:**

**Additional Information Requested/Received:**

01-Aug-2002 /

**Clarification of Additional Information Requested/Received:**

01-Aug-2002 /

**DECISION TO:** Pursuant to the Planning & Development Act 2000, it is hereby decided, for the reasons set out in the First Schedule hereto, to **GRANT PERMISSION** for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby **GRANTED** subject to the said conditions.

**FIRST SCHEDULE**

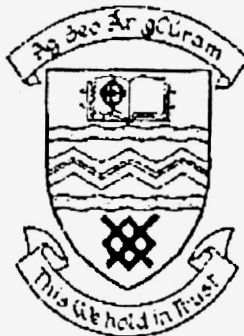
It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Development Plan

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1998 and subject to the (13) condition(s) set out hereunder is thereby in accordance with the proper planning and sustainable development of the area.

**SECOND SCHEDULE**

**Conditions and Reasons:**

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Unsolicited Additional Information received on 06/11/02 and Additional Information received on 14/10/2002, save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. The annual throughput of waste shall not exceed 60000 tonnes and any proposed increase in throughput shall be the subject of a separate application for planning permission  
REASON:  
To clarify the extent of the planning permission granted.
3. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall be complied with:-

As per S00A/0153 the planning permission for the overall development of Phase 3 of Greenogue industrial estate, the peak foul effluent discharge from this development shall be 2.28 litres per second.

No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.

All sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter and at least 5m from the nearest building.

All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

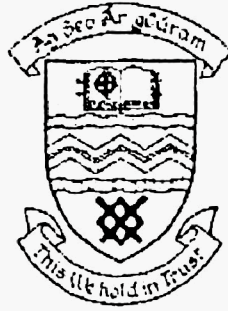
All wastewater from kitchens shall be routed via an appropriate grease trap or grease



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removal system before being discharged to the public sewer. Full details of this system to be submitted for approval prior to the commencement of development.

A means of isolating the sewage discharge from site shall be provided, details of which to be agreed with the Environmental Services Department prior to commencement of the development.

As per the planning permission for the overall development of Phase 3 of Greenogue industrial estate the maximum surface water discharge from this development shall be 4.6 litres per second. The attenuation system shall be cleaned and maintained regularly to keep it free from siltation.

All sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter and at least 5m from the nearest building.

A means of isolating the surface water sewer discharge from site shall be provided, details of which to be agreed with the Environmental Services Department prior to commencement of the development.

All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.

No buildings shall be erected within 5 metres of a public sewer, watercourse or any sewer with the potential to be taken in charge.

Applicant to ensure full and complete separation of foul and surface water systems.

All drums of oil, chemicals or potential polluting matter shall be stored within a liquid retaining concrete structure, such that in the event of a leak or spill from any part of the drums, the contents will be contained within the bunded structure.

No building shall be occupied until the Saggart Watermain Duplication Scheme is in place. Water Supply to this development will then only be permitted at night at hours to be agreed with the Water Network Management Section of the Council. The applicant shall supply full details of equipment required and method of operation to support the off-peak draw-off of water after prior discussion with the Water Management Section of the Council.

The development shall have its own individual commercially metered connection to the watermain and full 24hour water storage.

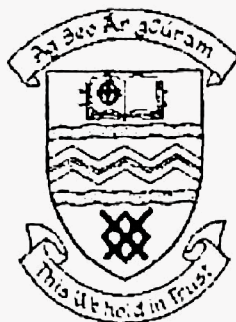
Prior to the commencement of development the applicant shall liaise with the Water Network Management Section, Deanstath Depot, to establish the water metering requirements for this development. These will include, inter alia, the installation of suitable electromagnetic flow meters and telemetry systems.

The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

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REASON: In order to comply with the Sanitary Services Acts, 1875- 1964.

4. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON: To protect the amenities of the area.

5. That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of safety and the avoidance of fire hazard.

6. That the requirements of the Principal Environmental Health Officer be strictly adhered to in this development.

(i) The development shall be so constructed and operated that there shall be no emissions of malodours, fumes, gas, dust or other deleterious materials, no industrial effluent and noise vibration generated on site such as would give reasonable cause for annoyance to any resident or public place in the vicinity.

(ii) Noise due to the normal operation of the proposed development, expressed as Laeq over 1 hour at the façade of a noise sensitive location, shall not exceed the day time background level by more than 10 dB (A).

(iii) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes in a noise sensitive location, shall not exceed the background level for night time.

(iv) Controls must be in place for the management and containment of dust and odour emissions.

(v) Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

(vi) The applicant must adhere to the requirements laid out in their Environmental Impact Statement and any additional condition required by the Environmental Protection Agency (EPA).

(vii) All WC compartments shall be directly ventilated to the outer air and separated from any working areas by suitable ventilated lobbies giving a minimum of 2 air

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changes/hour.

(viii) All office accommodation shall be ventilated by one or more ventilation openings of at least 1/20th the floor area, e.g. an opening window and with some part of the ventilation opening at least 1.75m above floor level.

(ix) During the construction phase of the development

Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8.00 hr. on weekdays and 9.00 hrs. on Saturdays nor after 18.00 hr. on weekdays and 13.00 hr. on Saturdays, nor any times on Sundays, Bank Holidays or Public Holidays.

Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

Smoke, grit, dust, ash, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity as to give rise to a nuisances to persons in the neighbourhood.

REASON: In the interest of public health

7. That the proposed offices shall be ancillary to the use of the subject site as a waste transfer facility. They shall not be subdivided from the primary function of the premises as a waste transfer facility either by way of sale or letting or otherwise.

REASON:

In the interest of the effective control of development and the proper planning and development of the area.

8. That no advertising sign or structure shall be erected or displayed on the site except those which are exempted development, unless a planning permission is granted by the Planning Authority or An Bord Pleanála on appeal for such signs or structures.

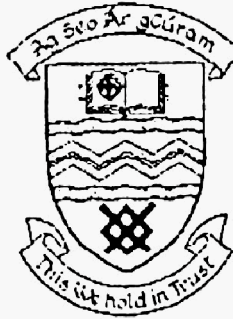
REASON:



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In the interest of the proper planning and development of the area.

9. That the proposed car parking area shall be laid out and marked out on site and shall be reserved for parking purposes only.

REASON:

In the interest of the proper planning and development of the area.

10. That the area within the site not given over to car parking or landscaping on the submitted drawings must not be used for truck parking during operation times, or storage or display purposes at any time.

REASON:

In the interest of the proper planning and development of the area.

11. Prior to the commencement of works on site the developer is to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed Landscape Plan with full works specification for the development of the site. This plan to include grading, topsoiling, seeding, paths, drainage, and planting and to contain details on the proposed maintenance/management of all landscaped areas in order to ensure proper establishment of proposed planting and grassed areas. This plan shall include precise details in relation to the proposed boundary with the existing stream at the northern boundary of the site.

REASON:

To ensure the provision, establishment and maintenance of a high standard of Landscape and boundary treatment..

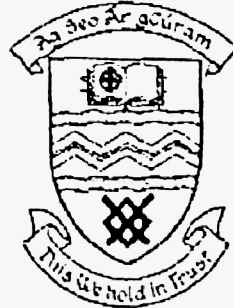
12. The warehouse operation hours shall be restricted to 7.30 to 19.30 Mon to Friday and 9.00 to 15.00 on Saturdays. The facility will remain closed on Sundays, Bank Holidays or Public Holidays. An exception to the normal operation hours will only be allowed in the following instances.

Deliveries may be accepted outside these operational times, on a 24 hour basis to the three covered tanker bays, subject to the condition that no loading, unloading, separation, breaking down of waste or other procedures will take place outside the normal operation hours. All waste brought to the site including that delivered outside normal operation hours shall be stored in accordance with EPA guidelines.

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Chemcar deliveries may be made to the site outside the normal operation times on Saturdays up to 1930 hours only. The trucks shall be brought inside the warehouse and all doors closed before unloading begins, no separation, bulking or breaking down will take place until the next authorised operating day. (7.30 to 19.30 Monday to Friday and 9.00 to 15.00 on Saturdays. The facility will remain closed on Sundays, Bank Holidays or Public Holidays)

**REASON**

In the interest of residential amenity and the proper planning and development of the area.

13. That a financial contribution in the sum of €22,370 (twenty two thousand three hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

**REASON:** The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

14. That a financial contribution in the sum of €109,150 (one hundred and nine thousand one hundred and fifty euro) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

**REASON:** It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

15. That a financial contribution in the sum of €15,281 (fifteen thousand two hundred and eighty one euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will facilitate this development; this contribution to be paid before the commencement of development on the site. **REASON:** The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

16. That a financial contribution in the sum of € 4,118 (four thousand one hundred and forty



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eight euro) be paid by the proposer to South Dublin County Council towards the cost of the Griffen River Flood Alleviation Scheme which will facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

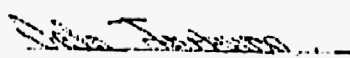
17. That a financial contribution in the sum of EUR 12,443 (twelve thousand four hundred and forty three euro) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

18. That a financial contribution in the sum of EUR 4,584 (four thousand five hundred and eighty four euro) be paid by the proposer to South Dublin County Council towards the cost of the '9B' Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

Signed on behalf of the South Dublin County Council.

  
07-Nov-2002

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