

P/3545/02

COMHAIRLE CHONTAE ATHA CLIATH THEAS

Record of Executive Business and Manager's Orders

Register Reference: SD02A/0301 **App. Date:** 11-Jun-2002

Submission: Additional Information **Dated:** 14-Oct-2002

Correspondence Name and Address: T.F. McGeogh & Co. Enniscrone, Torquay Road, Foxrock, Dublin 18

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 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

Applicant: Cara Environmental Technology Ltd.

App. Type: Permission

	22370
	109150
Water ext. Green	15,281 + 148
Susp. Road/Water	12,443
9 B	4584

HISTORY

S00A/0153 Applicant Sandy Mark Construction Original permission under which phase 3 of the industrial estate was granted permission for construction of roads and site development works. It is within this area that the subject site is located.

S01A/0868

Site 14B, Phase 3, Road 3A, Greenogue Industrial Estate, Rathcoole
Permission granted to Burns Waste Recycling LTD, for the construction of a

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waste transfer and recycling facility including: erection and use of a 1,729sq. m warehouse building including 233 sq. m of ancillary office accommodation on 3 floors, for receiving, unloading, storing, loading and transferring wastes; skip storage, weighbridge; civic amenity area/bring centre for use by the public; truck wash area; hardstands; security gate; parking; drainage systems and retention tanks; landscaping and all ancillary services and works on a 0.03 Ha site Retention of existing use of a 2622 sq. metre site for: car parking, storage of containers; skips and bins

S02A/0073

Site 14B1, Phase 3, Road 3A, Greenogue Industrial Estate, Rathcoole Baileys Waste Recycling Ltd Construct a yard for recycling of waste timber to manufacture pulp substitute fibre together with office store, service facilities and site development works, substation, 6m high screen wall, landscaping, planting paving and parking. Clarification of Additional information requested and no response to date

SD02A/0313

SITA (Ireland) Ltd. Application made for Waste Management Facility, consisting of hydrocarbon waste treatment, drum recovery, hazardous waste transfer, non hazardous waste recycling and associated infrastructure. The file has not been assessed to this date.

Technical Reports:

The Environmental Services Department - no objection subject to conditions
Roads Department - No objection to the proposed development
Department of Defence - no objection subject to condition 20 m height restriction
Health Officer - accepts the proposal with conditions
Parks request additional information

EPA ~~no~~ no report to date
Fisheries Board no report to date
Health and Safety ^{Authority} no report to date

Objections:

A number of objections on file noted

Zoning:

Objective E "to provide for industrial and related uses

The proposed refuse transfer station is permitted in principle and is considered, in general, to be consistent with the zoning objective E as defined by the South Dublin County Development Plan 1998. The associated offices are considered to be ancillary to the overall development and as such the proposed offices are "open for consideration" under this zoning objective.

Requirements of the application The application relates to development which comprises and is for the purpose of an activity requiring a waste licence in accordance with the waste management act 1996.

The planning application is accompanied by an environmental impact statement

The Proposal

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The proposal involves the development of a waste transfer station for the handling of hazardous and nonhazardous wastes

The development provides for buildings and structures with a gross floor area of 2183sq.m and comprising the following floor area and heights; a main warehouse building (1560 sq.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 11.4) with a underground water retention tank, three covered tanker bays (overall floor area of 160sq.m. with a height of 6 metres) a covered dispatch area (84sq.m. with a height of 4.5m) a weighbridge, parking associated landscaping site development works including a surface water attenuation tank and bunding to the buildings structures and the site.

The proposal is for a waste transfer facility capable of handling both hazardous and non hazardous waste, estimated volume 30,000 tonnes hazardous (15, 000 tonnes of which will be contained in sealed containers) and 27 tonnes non hazardous. No explosive or radioactive waste will be handled at the facility

It should be noted that the type of hazardous waste to be catered for includes:

Paints/solvents
Pesticides
Waste pharmaceuticals
Batteries
Inks
Flouorescent tubes
Contaminated Soils
Contaminated Soils
Waste Electronics
White Goods

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APPRAISAL

The proposed development is on a 1.25 acre site, the tallest building on the site is 14.5 metres in height and is a ware house building. The proposed office accommodation which is three storey on the site accounts for 105 sq.m of the floor area of the main warehouse. This is acceptable as the ration indicates ancillary use.

The development plan does not provide parking standards for waste transfer stations. The parking layout which is positioned along the western boundary provides for 41 no. car spaces and 3 no. tanker bays. This is satisfactory.

The proposed development appears to be acceptable, however a number of issues need addressing.

The Accumulative Impact

-The accumulative impact of the proposed development in relation to other similar proposals in close proximity

-Details relating to Bunding

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-Noise related to the process need to be established

-Staff numbers

-Hours of Operation

-Materials to be used

-Wheel Wash Facility

-The proposed landscape treatment of the site lacks adequate detail and is not acceptable for the following reasons:

The site of the proposed development is situated in a predominantly rural setting and is presently located on the fringes of the developing Greenogue Industrial Estate. Given the size and scale of the development a greater sensitivity is required on the effects on the wider landscape and the need to create a quality working environment, for future employees, local residents and visitors. The Northern boundary of the site is situated directly on the bank of the existing stream The applicant should be required to submit and agree precise details in relation to the proposed boundary with the stream.

Additional Information was requested from the applicant with regard to the following:-

1. Taking account of the characteristics of the proposed development, and the accumulation with other proposed development of a similar nature within close proximity to the proposed development, the applicant is requested to revise the EIS submission taking account of all proposed similar developments in close proximity (S01A/0868, S02A/0073 and SD02A/0313)
2. Details of the process involved should include details of noise emissions from the machinery. These have not been supplied, an assessment of the potential noise emissions shall be carried out by a suitably qualified person and a report detailing the findings submitted.
3. The Northern boundary of the site is situated directly on the bank of the existing stream The applicant is requested to submit and agree precise details in relation to the proposed boundary with the stream. The applicant should contact Mr. Michael Hannon Parks Department South Dublin County Council (01-4149000) prior to the submission of a response.
4. The applicant is requested to submit a revised and comprehensive plan for the landscape development of the site. The applicant should contact Mr. Michael Hannon Parks Department South Dublin County Council (01-4149000) prior to the submission of a response.

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5. The applicant is requested to submit detailed proposals for the future maintenance/management of all landscaped areas to be provided, in order to ensure proper establishment of proposed plantings and grassed areas. The applicant should contact Mr. Michael Hannon Parks Department South Dublin County Council (01-4149000) prior to the submission of a response.
6. The applicant is requested to submit details of any wheel wash facility which it is proposed to construct. If a wheel wash facility is not proposed then the applicant should address the issue of mitigation procedures which will be put in place to eliminate the spread of any waste materials spreading outside the enclosed buildings or onto the surrounding road network.
7. The applicant is requested to submit details/samples of all materials to be used on the façade of the proposed structures.
8. The applicant is requested to submit details of the number of persons to be employed on the site. This figure should indicate how many staff would be on the premises at any one time.
9. The applicant is requested to submit details of the proposed hours of operation.

A response to the request for the additional information was lodged on the 14/10/02

Additional Letters of objection have been lodged noted.

Technical Reports:

Original referral

The Environmental Services Department - no objection subject to conditions

- Roads Department - No objection to the proposed development
- Department of Defence – no objection subject to condition 20 m height restriction
- Health Officer – accepts the proposal with conditions
- Parks request additional information
- EPA no report to date
- ✕ ● Fisheries Board no report to date
- Health and Safety Authority no report to date

AI referred to

- Roads Department - No objection to the proposed development
- Health Officer – accepts the proposal with conditions
- Parks Department no report to Date

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Item 1

The applicant was requested to revise the EIS submission to take account of other proposed development of a similar nature in the vicinity.

In response to this the applicant has submitted a comparison between the EIS submitted for the Greenogue Development Area, the EIS submitted with the CARA application. The applicant has also submitted comparisons between the proposed development and the three other similar applications within the estate, SITA Ireland Limited (SD02A/0313) Burns Waste recycling Limited (S01A/0868) and Baileys Waste (SD02A/0073).

The applicant states that the traffic generations are based on the worse case scenario (operating at 100% capacity). The EIS projects 312 vehicles per week, this figure is based on throughput.. The number of employees based on floor area is significantly less than that predicted in the original EIS for the estate. The applicant states that the proposed development displays all the characteristics of a primary distribution warehousing development. The applicant states the proposed development differs from application S01A/0868 which has general access for the public and involves waste skips and non-hazardous waste. It is stated that application SD02A/0073 differs from the subject application in that the Baileys operation consists of the recycling of timber pallets, off cuts and general timber waste. Application SD02A/0313 is also referred to in the applicants response in relation to this application. It is stated on examination of the three planning applications that it is considered that they would not give rise cumulatively "to any particular or skewed impacts simply by reason of the types of development proposed being located in proximity to each other."

The response to item 1. Is acceptable

Item 2

Relates to noise emissions. The applicant has submitted a report from Fehily Timoney, Consulting Engineers. No report from Health Officer to date. However previous report gives conditions which relate to noise emissions

Item 3, 4, and 5

Relate to landscaping and boundary Treatments

There is no Parks Department report to date. This item can be dealt with by condition

Item 6

Relates to the provision of a wheel wash, the applicant states that it is not proposed to construct a wheel wash, as there is no on-site opportunity for wheels of vehicles to attract mud dirt or other materials. This is acceptable.

Item 7

Relates to the proposed building materials. The applicant has submitted samples of the materials and these are deemed acceptable.

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Item 8

The applicant was requested to submit details of the number of staff and the number of employees which would be on site at any one time. The premises will be staffed by up to 20 no. full-time employees. The application includes 41 no parking spaces, the applicant states that visitors to the site would require the additional spaces, however 4no. parking spaces at the western site boundary could be incorporated into the landscaping scheme if required. A reduction of this number of spaces would not result in a requirement by staff and visitors to the site to park outside the site boundary.

Item 9

The applicant was requested to state the proposed hours of operation. The applicant states that the nature of the facility requires that it be open for the reception of waste material on a 24 hour basis. The applicant states that this is inaccordance with the Waste Management Act 1996 and the Draft manual on waste acceptance procedures produced by the EPA.

Cara operates a collection for household hazardous waste which is collected at the weekends from supermarket car-parks neighbourhood centres etc. These collections are organised in conjunction with the Local Authorities.

The applicant suggests opening hours from 7.00 hours to 21 hours for the warehouse element of the proposal.

- The Planning Officer HMcC A/SEP spoke with Mr. Stephen Ward Planning Consultant on the Phone 16.30 on the 05/11/02. Concerns were expressed in relation to the extensive operation hours and the impact on residential amenity to properties in close proximity. It was agreed that the operation hours could be reduced 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. However deliveries may be accepted outside these operational times, subject to the condition that no loading, unloading, seperation or breaking down of waste will take place outside these hours. All waste brought to the site outside these hours shall be stored inaccordance with EPA guidelines, if the material can not be stored within the vehicles over night in accordance with the EPA requirements then it shall not be delivered to the site until the following day within the hours stated.

Mr Ward stated that it would not be possible to operate in relation to the collection of household waste from supermarkets etc. within these hours. The applicant suggested that a specific period be allowed to bring this material to the site due to the type of truck involved in the transport of this waste it would not be possible to store the material in one of the bays to meet with the EPA requirements. The material would have to be transported into the building and loaded out of the truck. The applicant agreed that the material would not be seperated at this point to allow for a quicker turnaround time. The material will be stored in a banded area and seperated the following working day within the prescribed times.

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Unsolicited Additional information was lodged prior to this discussion 06/11/02 relating to same.

I recommend that a decision be made pursuant to the Planning & Development Act 2000, 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 (18) condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

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 1998 and subject to the conditions set out hereunder in the Second Schedule is hereby 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

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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 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. x DJ

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 liase with the Water Network Management Section, Deansrath 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.

REASON: In order to comply with the Sanitary Services Acts, 1878- 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.

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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 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

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vehicles, generators. etc.) shall be operated to on or adjacent to the construction site before 8.00 hr. on weekdays and 9.00 hr. 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 Pleanala on appeal for such signs or structures.

REASON:

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 plantings 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:

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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,} ~~24 hours~~ 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 ² outside normal operation hours shall be stored in accordance with EPA guidelines. x DJ

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 Mon ^{day} to Friday and 9.00 to 15.00 on Saturdays. The facility will remain closed on Sundays, Bank Holidays or Public Holidays) x DJ

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

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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 € 4,148 (four thousand one hundred and forty eight euro) be paid by the proposer to South Dublin County Council towards the cost of the Griffeen 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.

ABC

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.

ABC

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.

ABC

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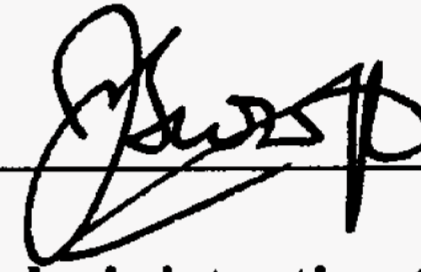
REG. REF. SD02A/0301

LOCATION: Greenogue Industrial Estate, Greenogue, Co Dublin



for Senior Planner

Endorsed:



Administrative Officer

ORDER:

A decision pursuant to Section 34 (2) of the Planning and Development Act 2000 to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date:

06/11/02



Senior Planner