

Comhairle Chontae Uíbh Fhailí

Tel: 057 9346800 • Fax: 057 9346868

Website: www.offaly.ie

email: secretar@offalycoco.ie

Offaly County Council

Áras an Chontae,
Charleville Road,
Tullamore,
Co. Offaly.



AES - ADVANCED ENVIRONMENTAL SOLUTIONS (IRELAND) LTD
C/O FEHILY, TIMONEY, & FEHILY
CORE HOUSE
POULADUFF ROAD
CO CORK

Received by **ME**
Date
Actor
Distributor: **31 JUL 2009**
Job No:
Correspondence No: **A**
Comment:

30/07/2009

Re: PL2/08/852

Dear Sir/Madam,

I enclose herewith Grant of Planning Permission in the above.

For your information the following leaflets are also enclosed, the contents of which should be strictly adhered to.

1. Safety and Health on Construction Projects The Role of Clients.
2. Guide to Building Control.
3. Commencement Notice.

Please note:-

- (a) All **Development Contributions must be paid before development commences**, otherwise development will be unauthorised.
- (b) A Waste Permit may be required for certain developments. Further information in relation to this is available from the Environment Section, Offaly County Council on (057) 9346895.
- (c) Copy of Chief Fire Officer's report (where applicable).

Please remove site notice erected in respect of the above planning application.

Yours sincerely


Administrative Officer (Planning)

OFFALY COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000 - 2006
PLANNING AND DEVELOPMENT REGULATIONS 2001 - 2008

NOTIFICATION OF GRANT

Planning Section
Áras an Chontae
Charleville Road
TULLAMORE

TO: AES - ADVANCED ENVIRONMENTAL SOLUTIONS (IRELAND) LTD
C/O FEHILY, TIMONEY, & COMPANY
CORE HOUSE
POULADUFF ROAD
CO CORK

Planning Register Number: 08/852
Application Receipt Date: 24/09/2008
Further Information Received Date: 11/05/2009

Notice is hereby given that in pursuance of the powers conferred upon them by the above-mentioned Acts, Offaly County Council has by order dated 26/06/2009 GRANTED PERMISSION to the above named, for the development of land, in accordance with the documents lodged, namely:-

(A) REVISION OF SITE BOUNDARY TO FACILITATE THE N52 TULLAMORE BYPASS CONSTRUCTION (B) RELOCATION AND EXPANSION OF EXISTING ADMINISTRATION BUILDING (C) RELOCATION AND UPGRADING OF EXISTING WASTEWATER TREATMENT PLANT AND EFFLUENT MANAGEMENT SYSTEM (D) REVISION OF INTERNAL CAR PARKING ARRANGEMENTS (E) INTENSIFICATION OF WASTE ACCEPTANCE ACTIVITIES FROM 24,000 TO 50,000 TONNES PER ANNUM OF NON-HAZARDOUS MUNICIPAL SOLID WASTE, CONSTRUCTION AND DEMOLITION WASTE AND SMALL QUANTITIES OF HOUSEHOLD HAZARDOUS WASTE (F) REVISION OF FACILITY OPENING HOURS. AN ENVIRONMENTAL IMPACT STATEMENT (EIS) HAS BEEN PREPARED FOR THIS PROPOSED DEVELOPMENT. THIS APPLICATION RELATES TO DEVELOPMENT WHICH REQUIRES A REVIEW OF AN EXISTING WASTE LICENCE (W104-01) AT BOGTOWN, CAPPANCUR, TULLAMORE, CO. OFFALY.

Subject to the 6 conditions set out in the Schedule attached.

In deciding the planning application the Planning Authority had regard to submissions or observations received in accordance with the Regulations

Signed on behalf of said Council

Date: 30/7/2009

B. Kelly
ADMINISTRATIVE OFFICER

OUTLINE PERMISSION is subject to the permission consequent on the grant of outline permission of the Planning Authority. Until such permission has been obtained to the detailed plans, the proposed development is not authorised.

NOTE: The permission herein granted shall, on the expiration of the period of **FIVE YEARS**, beginning on the date of the granting of permission cease to have effect as regards:-

- 1 In case of the development to which the permission relates is not commenced during the period the entire development
- and
- 2 In case such development is so commenced, so much thereof as is not completed within that period.

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Application for permission for (a) revision of site boundary to facilitate the N52 Tullamore bypass construction (b) relocation and expansion of existing administration building (c) relocation and upgrading of existing wastewater treatment plant and effluent management system (d) revision of internal car parking arrangements (e) intensification of waste acceptance activities from 24,000 to 50,000 tones per annum of non-hazardous municipal solid waste, construction and demolition waste and small quantities of household hazardous waste (f) revision of facility opening hours. An Environmental Impact Statement (EIS) has been prepared for this proposed development. This application relates to development which requires a review of an existing Waste Licence (W104-01) at Bogtown, Cappancur, Tullamore, Co Offaly - AES - Advanced Environmental Solutions (Ireland) Ltd.

FIRST SCHEDULE

Having regard to the referral reports and third party submission on file, the intended use of the proposed land/buildings, the provisions the 2004-2010 Tullamore Town and Environs Development Plan relating to the zoning of the site as Industrial, the existing building and operations on site, and the pattern of development in the area, it is considered that, subject to conditions, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not have a negative impact on the vitality and viability of the Tullamore Town Centre and will be in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with plans and particulars received by the Planning Authority on 24th September 2008, and the plans and particulars submitted to the Planning Authority by means of further information on 11th May 2009, except where altered or amended by conditions in this permission.

Reason: To define the scope of permission, in the interest of orderly development.

2. (a) Within three (3) months of the date of the grant of permission, the developer shall submit detailed proposals for boundary treatment/landscape screening to be planted along the western boundary of the site, for the written agreement of the Planning Authority.
- (b) The boundary treatment/landscape screening as so agreed in writing with the Planning Authority shall be undertaken on site and shall be undertaken within one year of the date of this order.
- (c) The Planning Authority shall be notified in writing when the boundary treatment/landscape screening has been undertaken on site.

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Reason: In the interest of visual amenity and to reduce the visual impact of materials stored externally from the buildings on site when viewed from approach roads.

3. (a) Within three (3) months of the date of the grant of permission, the developers shall delineate clearly all 30 car parking spaces on site to the written satisfaction of the Planning Authority.
- (b) The Planning Authority shall be notified in writing when the car parking spaces have been delineated on site.

Reason: To provide for safe and legible car parking on site and to avoid conflict with larger vehicles visiting the site.

4. (a) The developer shall submit a formal "Project Construction and Demolition Waste Management Plan" to the Local Authority for agreement prior to Commencement Notice Stage.
"This report shall include the following as a minimum:
Demolition works - details of waste types arising and estimated, proposed waste segregation, waste contractor to be engaged for each waste stream and final destination for each waste stream.
Construction Works - details of waste management practices to be implemented on the site including proposed segregation levels, if any, waste receptacles to be used, waste contractor to be engaged for each waste stream and final destination for each waste stream."
(b) All wastes arising from/at the proposed development shall be managed in accordance with the Waste Management Acts 1996 - 2007. While awaiting removal, all waste materials shall be stored in designated areas protected against spillage or leachate run-off.
(c) Noise emissions at the nearest noise sensitive location (dwelling houses, schools, places of worship etc.) shall not exceed the following:
Leq (60 mins) 55dB(A) between 08:00 to 20:00
Leq (15 mins) 45dB(A) between 20:00 to 08:00

Reason: To protect public health.

5. (a) The effluent treatment system shall be installed and operated in accordance with the provisions of the EPA manual "Treatment systems for small communities, business, leisure centres and hotels".
- (b) On-site water storage shall be provided for at least 24 hours water consumption and all water used on site except drinking water shall be drawn through storage.
- (c) All watermain junctions shall be fully valved i.e. sluice valve on each spur of the junction.
- (d) All toilets within the development shall be dual flush units with maximum flush to be of 6 litres.
- (e) All showers shall be single showers operated by push button.

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- (f) All wash hand basins shall have push button taps.
- (g) All urinals shall be controlled by motion sensors to limit unnecessary flushing while building is not in use.
- (h) The developer shall obtain a licence to discharge leachate and final effluent to the Tullamore Wastewater treatment plant.
- (i) Prior to the commencement of development at this location, the developer shall submit proposals for the provision of sustainable urban drainage system (SUDS) which shall include attenuation, hydrobrake and appropriate outfall, for the written agreement of the Planning Authority. The SUDS shall be provided on site as so agreed in writing.

Reason: In the interest of public health.

- 6. Prior to commencement of development on this site, 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 Council 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:-

Additional floor area as stated 205 sq. m.

Class of Infrastructure	Amount of Contribution
A (Amenities)	€8.50 per sq. m.
B (Roads)	€8.50 per sq. m.
C (Waste Water)	€NIL per sq. m.
D (Water Mains)	€20.50 per sq. m.
Total	€37.50

€37.50 per sq. m. x 205 sq. m. = €7,687.50

Total for development €7,687.50
(Seven thousand, six hundred and eighty seven euro and fifty cent)

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.
