

TIPPERARY COUNTY COUNCIL

Planning Report

Planning & Development Acts 2000, as amended
Planning & Development Regulations 2001, as amended

Planning Ref:	Pl. Ref. No. 18600607
Applicant:	Advanced Environmental Services (Ireland) Ltd
Application Type:	Permission
Development Address:	Solborough, Nenagh, Co Tipperary
Proposed Development:	An increase in the amount of waste accepted annually from 24,750 tonnes to 30,000 tonnes. The proposed increase does not require the construction/provision of any new buildings/structures or any alteration to the current site layout, drainage and operations. The development will require a review of the Industrial Emissions Licence granted by the Environmental Protection Agency. An Environmental Impact Statement has been submitted with the planning application
Date of Site Visit:	14.06.18
Site Notice:	Adequately displayed

1. SITE LOCATION & DESCRIPTION:

The development site is the existing Advanced Environmental Services site located at Solborough, Nenagh, Co. Tipperary adjacent to the western settlement boundary on the of Nenagh. The facility is 0.686ha in size, located on the L-119-0 local road, and encompasses 6,855m². There are two entrances on the southern site boundary. The western section of the site is for waste collection and transport vehicles, while the eastern one is for the civic amenity area and customer access to the service support offices. There are six operational areas — Main Processing Building, Garage, Administration Buildings, Quarantine Area Fuelling Station, Vehicle/Bin Wash, and Weighbridge. The entire site, including the floors of the buildings and the open yard areas, is paved with concrete.

2. PROPOSED DEVELOPMENT:

Permission is sought for the following:

An increase in the amount of waste accepted annually from 24,750 tonnes to 30,000 tonnes. The proposed increase does not require the construction/provision of any new buildings/structures or any alteration to the current site layout, drainage and operations. The development will require a review of the Industrial Emissions Licence granted by the

Environmental Protection Agency. An Environmental Impact Statement has been submitted with the planning application

3. RELEVANT PLANNING HISTORY:

51/16713 Permission to refuse compacter sorting bays & signage 29/03/95

51/14921 • To retain change of use of part of premises to recycling operation 6/11/99

51/20932 Retention of existing sorting/compacter building & septic tank 5/8/99

5121876 extension of site boundary for the provision of hardstanding for transport vehicles, installation of hoval pyrolytic heat exchanger and erection of canopy to workshop and recycling area

5124144 Extend existing waste sorting and compacting building to provide bring to recovery transfer centre, to install weighbridge with portacabin pay station, alterations to workshop, new offices and Rd sign 2/1/2002

Adjoining Lands:

None relevant .

Enforcement:

None

Pre-Planning:

PP4567.

4. INTERNAL & PRESCRIBED BODIES REPORTS:

File referred to the

- District Engineer.
- Environment.
- Irish Water.
- EPA.
- HSE
- Chief Fire Officer

A report from the Environment was received on 13/06/2018 same states as follows:

- the main conclusion of the assessment is essentially that there will be little likelihood of significant environmental impacts to include effects occurring on any Natura site resulting from the proposed changes to the facility.
- The proposed changes on the site do not involve any potentially new odorous waste types or any new processes that would cause dust/odour or noise impacts from the facility. No odour or noise complaints regarding this site have been received by Tipperary County Council for the past 3 yrs.
- The EIAR states in the past three years the facility has not received any complaints from neighbours concerning odours and dust.
- There is no objection to the proposed development from an environmental perspective provided the existing and any proposed mitigation measures required in the future are fully implemented and there is continued adherence and compliance with the EPA Waste Licence.

A report from the District Engineer was received on 25/05/18 confirming that same have no objections subject to upgrades and strengthening of the entrance and set down area between edge of road and the site boundary.

A report from the EPA was received on 28/05/201 confirming details of the most recent Waste License on site W0240-01 no objection raised and concludes that the EPA cannot issue a further License in relation to the proposed development until such time the planning permission is determined.

A report from HSE was received 19/06/2018 confirming that providing mitigation measures outlined in the EIAR are implemented in full there are no concerns with the proposed development.

5. OBSERVATIONS/SUBMISSIONS

None received

6. REPRESENTATIONS

None received

7. PLANNING POLICY OVERVIEW

North Tipperary County Development Plan (as varied)

Policy T110: Southern Region Waste Management Plan

It is the policy of the Council, to implement the policies outlined in the Southern Region Waste Management Plan 2015-2021 (or any amendment thereof) and to ensure that waste disposal facilities are in compliance with all appropriate waste management legislative requirements.

8. ENVIRONMENTAL IMPACT ASSESSMENT AND PLANNING APPRAISAL:

a) Principle of the development,

Permission is sought for an increase in the permitted annual intake of wastes and associated development at this existing waste recovery facility. The increase proposed in the amount of waste accepted annually from 24,750 tonnes to 30,000 tonnes. The proposed increase does not require the construction/provision of any new buildings/structures or any alteration to the current site layout, drainage and operations. It is considered that the proposed development is in compliance with the with the current and National & Regional waste policy objectives. The site is an existing facility and the principle has been already been accepted.

b) Assessment of Environmental Impacts

The application is accompanied by an EIAR that assesses the main environmental impacts of the development. The EIAR examines the potential impacts and significant effects on the environment of the proposed increase in the amount of waste accepted at AES. The information contained in the EIS has informed the following subsections which assess the environmental impacts of the development:

i) Traffic:

An assessment of traffic impacts is included which concludes that it is not proposed to alter the existing site entrances. Section 6.6 deals with the Residual impacts stating that the development will result in extra traffic movements, but the local road network and junctions have the capacity to accommodate the increase. Prevention & mitigation measures include 'The visibility splays west of the main entrance will be maintained by cutting back vegetation in the hedgerow. At the entrance to the civic amenity area the visibility splay to the east will be achieved by keeping plant heights in the landscaped area at less than 1.05m. At Junction 2 to improve safety, additional signage will be erected to warn road users of the slow moving large vehicles.' A report from the District Engineer states there are no objections subject to

upgrades and strengthening of the entrance and set down area between edge of road and the site boundary.

iii) Impacts to Soil & Geology:

Section 7 states that the proposed change does not require the construction of any new buildings, and there will not be any direct or indirect emissions to ground. The current prevention and mitigation measures include the provision of impermeable paving across the operational areas; the inspection and repair of the paved areas; the provision and maintenance of spill containment for the above ground oil storage tanks and other oil storage areas; the routine inspection and survey of the surface water and foul water drains; the adoption of an emergency response procedure, and staff training on appropriate spill response actions. It concludes that the proposed development will, in conjunction with the current operations, have no residual impact on the soils and geology. The Environment Section report raised no objection to the proposed development from an environmental perspective provided the existing and any proposed mitigation measures required in the future are fully implemented and there is continued adherence and compliance with the EPA Waste Licence.

iv) Impacts on water:

The EIS under Section 8 advises that the facility and its processes does not require any excavations, construction works or alteration to the existing foul and surface water drainage, and will not result in any change to the quality or quantity of the rainwater run-off to the drainage ditch and ultimately the Ardregane Stream. There are no current direct or indirect emissions to ground and the proposed development will not result in any new emissions. It concludes that any changes to the current emissions to the drain and, will not give rise to any new emission to ground and ground water, and will have no discernible impact on surface water and groundwater.

The Environment Section's report states that site discharges to the municipal sewer and discharges are monitored under the waste licence (W0240-01) with analysis and results submitted to the EPA. Emissions to Sewer monitoring results for monthly and quarterly results were within emissions limit values for 2017. Likewise rainwater runoff from paved areas and buildings on the site is collected and directed through a silt trap and oil interceptor before being discharged to an open drain North East of the site boundary. This drain is seasonal and joins the Ardregane stream that flows into Lough Derg 5km to the North West of the site. The proposed change on site does not include any construction works or alterations to foul or surface water drainage that could impact on the Ardregane stream. Routine storm water emissions monitoring are carried out in compliance with the Waste licence requirements. There are no direct emissions to groundwater

v) Impacts on Biodiversity:

The EIS under Section 9 discusses the impacts of the development on biodiversity, stating the proposed development does not require any construction works and will not result in any loss of habitats either within, or outside the site boundary. It will not result in any new or additional emissions to the drain/Ardregane Stream and will not require any changes to the current operational hours. Mitigation measures include the provision of separate surface water and foul water drainage systems; the provision of an oil interceptor on the storm drains; the provision and maintenance of spill containment for the above ground oil storage tanks and drums; the routine inspection and survey of the surface water and foul water drains; the adoption of an emergency response procedure and staff training on appropriate spill response actions. It concludes the increase in the waste acceptance rate will have no impact on the ecosystems within the site boundary and will not give rise to disturbance in the habitats outside the boundary.

vi) Impacts on Air: The EIS under Section 5 discussing impacts on air quality associated with the operation and accepts the process biodegradable waste in general include odours, particulates (dust) and exhaust gases from vehicles. The EPA Licence requires AES to carry out dust deposition monitoring at four locations within the site boundary and also specified dust deposition limits. This is deemed satisfactory, the Environment Sections report states that 'In accordance with the Waste Licence (W0240-01), Advanced Environmental Solutions Ltd. (AES) is required to carry out Depositional Dust monitoring at its site at Springfort Cross, Soisborough, Nenagh, on a quarterly basis. Reviewing the results submitted to the EPA Slight exceedences occurred in the dust monitoring in 2017. These were due to the monitor being close to trees and foliage with insects contaminating the sample and another occasion the slight exceedance was attributed to roadworks taking place outside the site boundary. The 2016 AER reported works to install roller shutter door on waste processing building to reduce dust emissions.'

vii) Impacts on noise:

In terms of noise impacts the sources are listed as waste transport vehicles, waste handling, vehicles moving the bales and loading of the waste transport trucks. The EPA Licence sets daytime (55 dB (A) LAeq (30 minutes) and night time (45dB (A) LAeq (30minutes) emission limit values (ELV) and requires an annual noise survey to be carried out at presents a positive impact in terms of employment associated with the proposed development. However the main potential for impacts on human beings relate to noise, odour and traffic on-site and two off-site monitoring points. It concludes that the day-time site boundary levels exceed current activities are not a source of either noise nuisance, or impairment of amenity outside the site boundary. There will be no change to either the sources of noise, or the noise emission levels from those associated with current activities. The Environment sections report states that 'In accordance with the Waste Licence (W0240-01), Advanced Environmental Solutions Ltd. (AES) is required to carry out Noise monitoring annually at noise sensitive locations on the site. Noise monitoring was conducted at four boundary locations and two noise sensitive locations. The site boundary LAeq levels ranged between 53 dB (A) to 69 dB(A). In the 2016 report exceedences were noted and attributed the movement of machinery/truck close to the meter within the facility and road traffic on the boundaries. The results of monitoring conducted at Noise Sensitive Locations (NSL's) ranged between 53 dB (A) to 61 dB(A), three of which exceed the respective limit of 55 dB(A) and attributed to passing road traffic'.

viii) Impact on Landscape & Visual impact : This is assessed and concludes that there will be no additional impact

ix) Human Beings:

Section 13 of the EIS discusses the impacts on Human beings and addresses the prevention and mitigation measures currently applied include handling the waste inside the Main Processing Building which includes; regular inspection and cleaning of waste handling areas; provision dust curtains at the entrances; cleaning yards using a road sweeper and damping them down in dry weather and a 15km/h speed limit on all vehicle movements inside the site boundary. Furthermore the EPA Licence makes provision for the installation of an odour control system comprising the extraction and treatment of air from the Main Processing Building. The current activities are not a source of environmental nuisance and the proposed change does not involve taking in any new potentially odorous waste types, or any new processes that would be an additional source of dust emissions. The Traffic and Transport Assessment has established that the local road network has the capacity to accommodate the increased traffic movements and that the development will not give rise to congestion.

x) Archaeology, Architecture and cultural Heritage

In terms of the impact on these it is considered that as there is no record of any archaeological feature, protected structure, or cultural heritage feature within the site boundary and it is not in a designated Architectural Conservation Area there will be no impact on same.

xi) Material Asset & Resource Consumption

Section 15 of the EIS states that the current operation is not a source of adverse environmental nuisance and impairment of amenities outside the site boundary and has not adversely affected the existing economic activities in the surrounding area. The local road network has the capacity to deal with the additional traffic associated with the development. It will have a slight negative impact in relation to the consumption of fossil fuels. It will have an on-going slight positive socio-economic and economic benefit associated with increasing recycling rates and maintaining local employment.

xii) Interaction of the foregoing

This assesses the actual and potential direct, indirect and cumulative effects of the changes due to interaction between relevant receptors, which are Human Beings, Air, Noise, Traffic, Climate, Ecology and Water and is deemed to be adequate.

Appropriate Assessment screening is accompanying the application which concludes that the proposed increase in the annual waste will not result in new or additional emission/disturbance that would have a significant impact to conservation objectives of any Natura 2000 sites, therefore a Natura Impact Statement.

9. DEVELOPMENT CONTRIBUTIONS

Development Contribution is not applicable under the Tipperary Development Contribution Scheme 2015-2019 as the application is for additional intake of waste (with tonnage), no additional floor space proposed.

10. FURTHER INFORMATION

None required

7. CONCLUSIONS/RECOMMENDATIONS:

Having examined the plans and particulars submitted with the planning application and the foregoing matters, it is recommended that;

Permission be Granted subject to conditions as set out below;

SCHEDULE:

SCHEDULE A

It is considered that the development complies with the policies and objectives of the North Tipperary County Development Plan 2010 and that the development does not have an adverse impact upon the character of the area or the amenities of adjoining properties.

SCHEDULE B

1. Save where modified by the following conditions, the proposed development shall be retained, carried out and completed in accordance with the drawings and documentation submitted with the planning application on the 15th May 2018.

Reason: To clarify the terms of the permission.

2. Prior to the commencement of development the applicant shall submit proposals to upgrade the existing entrances and set down area between the edge of the public road and the site boundary to be agreed in writing with the Nenagh District Engineer.

Reason: In the interest of traffic safety.

3. Free field noise levels attributable to the activity (when assessed at all noise sensitive locations) shall not exceed

Daytime dB L _{Ar T} 07.00 – 19.00hrs (30 minutes)	Evening dB L _{Ar T} 19.00 – 23.00hrs (30 minutes)	Night-time dB L _{Ar T} 23.00-07.00hrs (30 minutes)
55	50	45

A penalty of 5 dB for tonal and/or impulsive elements should be applied to the day-time and evening measured L_{Aeq} to determine the appropriate rating level. During the night-time period no tonal or impulsive noise from the facility should be clearly audible or measurable at any Noise Sensitive Location.

In the event of noise complaints, the Planning Authority may require the carrying out of a noise survey. ... P.D.X

Reason: In the interest of protecting residential amenity.

4. The facility shall not operate outside the hours 7.00 a.m. to 20.00 p.m. on Monday to Saturday.

Reason: In the interest of protecting the amenities of properties in the vicinity.

5. a) All clean surface water runoff from roofs and clean paved areas within the site shall be collected separately from contaminated/soiled surface waters and shall be disposed of directly to the surface water attenuation system prior to discharge. Surface water shall not be allowed flow onto the public road or adjoining properties.

b) Soiled surface waters shall be collected and disposed directly to the storage facilities provided and removed off site for recovery.

Reason: In the interest of orderly development.

6. a) The facility operator shall ensure that vermin, birds, flies, mud, dust, litter and odours do not give rise to nuisance at the facility or in the immediate area of the facility.

b) The road network in the vicinity of the facility shall be kept free from any debris caused by vehicles entering or leaving the facility. Any such debris or deposited materials shall be removed without delay.

Reason: In the interest of protecting the amenities of properties in the vicinity.

District Planner:  Date: 27.06.18
District Planner

Senior Executive Planner:  Date: 27/6/18.
Senior Executive Planner

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In the event of noise complaints, the Planning Authority may require the carrying out of a noise survey by a suitably qualified person whereby noise levels from the activity shall be monitored and the significance of noise levels relative to the limits below shall be determined. In the event of noise levels exceeding the limits, measures to reduce noise levels from the development shall be prepared and implemented to the satisfaction of the Planning Authority.

The noise limits should apply at the site boundary:

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