

Brona O'Kennedy

From: Hazel O'Shea
Sent: Monday 14 December 2020 12:16
To: planning
Subject: FW: 20761 Updated
Attachments: 20761 Planners Report FI Request.docx

Further information recommended in accordance with District Planner's report attached herein, please note this application is accompanied by an EIAR,

Hazel O'Shea
Senior Executive Planner
Waterford City & County Council



For inspection purposes only.
Consent of copyright owner required for any other use.

Waterford City & County Council
-viewing Purposes Only

Waterford City & County
Viewing purposes only.
Consent of copyright owner required for any other use.



Comhairle Cathrach & Contae Phort Láirge Waterford City & County Council

Planning	Report
File Ref	20761
To	Hazel O'Shea, Senior Executive Planner
From	Anne Doyle, Executive Planner
Date	02 December 2020
Applicant	Ormonde Organics Limited
Address	Killowen , Portlaw, Co Waterford
Application	Permission development at existing Composting and Anaerobic Digestion Facility. The development will consist of the construction of a feedstock bunker building, a compost maturation building and associated canopy, a digestive storage tank, a wood chip air filter, widening of internal access road to Anaerobic Digestion Facility , extension of paved concrete area to the north, south and east of the facility, the provision of an additional attenuation pond and the relocation and amendment of the digestive storage tank permitted under Waterford City and County Council Reg. Ref. 19/296 to now provide a digester tank. This development will facilitate an increase in the intake of materials at the facility from 40,000 tonnes to 80,000 tonnes per annum. The proposed development includes all ancillary site development and boundary treatment works above and below ground. This application relates to development for the purposes of an activity requiring a licence under the Industrial Emissions Directive. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application.

Site Description

The application site is located approximately 1.41km north of Portlaw and consists of the existing Ormonde Organics Composting Plant and Anaerobic Digester facility in the townland of Killowen, Portlaw. The site has an existing entrance from the R680 regional road connect Waterford to Carrick-on-Suir. The site is well screened from the public road by mature tree screening, with only limited views of the existing facility. The River Suir is located approximately 230 metres to the east of the site, with the Lower River Suir SAC boundary circa 75m from the rear boundary of this site. Adjoining lands surrounding the site are in agricultural use, with dense woodland plantation to north, south and east of the site. A Gas Networks Ireland above ground installation unit is located inside the southern boundary of the site.

Site Notice

The site notice was clearly displayed and correctly worded on the date of site inspection.

Planning History

Relevant recent planning history.

Ref	Applicant	Decision	Application	Location	Status
19296	Ormonde Organics Limited,	Conditional	development at its existing Composting and Ana...	Killowen	Application Finalised
19120	Ormonde Organics Limited,	Conditional	development consisting of the retention of the...	Killowen	Application Finalised
1966	Ormonde Organics Limited.,		development consisting of the retention of the...	Killowen	Incomplete Application
1926	Ormonde Organics Ltd		Retention permission and permission for develo...	Killowen	Incomplete Application
11455	Ormonde Organics Limited	Modified (Following an appeal)	for development consisting of the upgrade and ...	Killowen	Application Finalised
11392	Ormonde Organics Limited	Conditional	For development consisting of the acceptance o...	Killowen	Application Finalised
041831	AES (Irl) Ltd .	Conditional (Following an appeal)	plant for the treatment of effluents and for c...	Killowen	Application Finalised
991351	Michell Ireland Ltd	Conditional	Erection of Two Signs at Factory...	Killowen	Application Finalised
94722	MICHELL IRELAND LTD	Conditional	EXTEND TANNERY...	KILLOWEN, PORTLAW	Application Finalised
91663	MICHELL IRELAND LTD.	Conditional	WET BLUE TANNERY...	KILLOWEN, PORTLAW	Application Finalised

PrePlanning

No preplanning discussions appear to have been carried out in respect of the proposed development.

Referrals

Internal and external referrals for this application are:

Internal referrals:

- Exec. Engineer Comeragh Area Roads Dept.
 - Sightlines have not been illustrated on submitted drawings. Entrance does not meet minimum standards for a commercial exit onto a regional road. Surface dressing at entrance is in poor state of repair and requires upgrading to include surface water attenuation. Surface water inlets north and south of entrance are also required.
- Heritage Officer Menapia Building

- The NIS presents a comprehensive assessment including an integrity of Natura 2000 site checklist for the project zone of influence. Conclusion noted "proposed facility activities will not adversely affect the integrity of any Natura 2000 site and there is no reasonable scientific doubt in relation to this conclusion." Implementation of mitigation measures in the NIS and EIAR shall be a condition of any grant of consent
- Senior Executive Engineer Environment
 - No objection. Development shall not become operational unless and until a Licence from the EPA has been obtained. Conditions recommended re: dust mitigation and construction management.

External Referrals:

- Department of Environment, Climate & Communications - No observations
- Environmental Protection Agency:
 - Activity on site is already subject to an Industrial Emissions Licence, which may need to be reviewed or amended to accommodate the changes proposed in the current planning application. The EPA cannot issue a determination on a licence application until a planning decision has been made.
- Development Application Unit Newtown Road Wexford - No response received to date
- The National Health & Safety Authority - No observations.

Planning Policy / Designation

Waterford County Development Plan 2011-2017: Zoned Agriculture, To provide for the development of agriculture and to protect and improve rural amenity [P1]

Geology Vulnerability: L, Low (Source: Geological Survey of Ireland)

Geology Groundwater Aquifers: LI, Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones (Source: Geological Survey of Ireland)

Habitats Directive

A Habitats Directive Screening Assessment Report is attached. The following are the nearest instance of a SAC, SPA, Wetland, Fresh Water Pearl Mussel Catchment Area, and River:

- The site is 276.82m East of the Unknown river, which is a tributary of Suir
- The site is 0.2km North West of the Lower River Suir SAC Special Area of Conservation (Site Code: 002137 Version: 1.08)
- The site is 7.82km North of the Scrub - WS1 Wetlands Area

- The site is 18.33km North of the Mid-Waterford Coast SPA Special Protection Area (Site Code: 004193 Version: 2.01)
- The site is 1.57km North of the Clodiagh (Portlaw) Fresh Water Peal Mussel Catchment Area

Submissions

No third party submissions have been received.

Assessment

Permission is sought for the following:

The construction of a feedstock bunker building, a compost maturation building and associated canopy, a digestive storage tank, a wood chip air filter, widening of internal access road to Anaerobic Digestion Facility, extension of paved concrete area to the north, south and east of the facility, the provision of an additional attenuation pond and the relocation and amendment of the digestive storage tank permitted under Waterford City and County Council Reg. Ref. 19/296 to now provide a digester tank. This development will facilitate an increase in the intake of materials at the facility from 40,000 tonnes to 80,000 tonnes per annum. The proposed development includes all ancillary site development and boundary treatment works above and below ground. This application relates to development for the purposes of an activity requiring a licence under the Industrial Emissions Directive.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been submitted to the Planning Authority with the application.

Environmental Impact Assessment

The subject application is accompanied by a comprehensive Environmental Impact Assessment Report. The EIAR is presented in the required format comprising of;

Non Technical Summary

- Ch 1 – Introduction
- Ch 2 – Planning and Waste Management Policy
- Ch 3 – Alternatives Examined
- Ch 4 – Facility Description
- Ch 5 – Climate
- Ch 6 – Traffic and Transport
- Ch 7 – Land and Geology
- Ch 8 – Water
- Ch 9 – Biodiversity
- Ch 10 – Air
- CH 11 – Noise
- Ch 12 – Landscape and Visual Impact
- Ch 13 – Population and Human Health
- Ch 14 – Archaeology, Architecture and Cultural Heritage
- Ch 15 – Material Assets/Natural Resources

Ch 16 – Interaction of the Foregoing
Appendices

Principle of the Development

The site is located on land zoned 'Agriculture' in the current County Development Plan 2011 – 2017 (as extended). A waste management facility is listed as open for consideration under such a zoning. The overall principle the Composting & Anaerobic Digestion Plant at this location has been previously accepted by the Planning Authority & An Bord Pleanála.

Proposed Development

It is proposed to increase the annual waste intake on the site to 80,000 tonnes. The current planning permission and EPA Licence limit the annual intake to 40,000 tonnes of organic waste per annum. The wastes accepted and treated include:

- Municipal wastewater treatment sludge;
- Off specification food and beverage waste;
- Expired packed food waste;
- Non-hazardous industrial and waste treatment sludge; and
- Other biodegradable waste, including household and commercial 'brown bin' waste.

The proposal to double the waste intake from 40,000 to 80,000 tonnes pa will involve the construction of an extension to the anaerobic digestion intake building, installation of an additional odour abatement unit, construction of compost maturation building and canopy, provision of one new digestate storage tank and one new digester and the expansion of the paved areas.

In detail, the applicant is seeking planning permission for the following buildings/structures:

- A feedstock bunker building (ca 120m² ridge height of 14m) in the yard to the south of Building 2;
- A new digester (490m²) to the east of the existing digesters;
- A new digestate storage tank (c960m²) located to the east of Building 1 as per submitted site layout;
- A maturation building and canopy (1,450m², ridge height of 10m) to the south of Building 1.

Permission is also sought for the following works within the site:

- Widening of internal access road to Anaerobic Digestion Facility and extension of existing bund wall and 2.4m high perimeter fence around the facility;

- Paving of approximately 250m² of ground as part of the construction of the new digestate storage tank, new maturation building;
- Provision of additional stormwater attenuation capacity.

It is stated that permission has already been granted for paving in the north of the site. This has not been installed to date and will form part of the overall development as per the current application.

The application involves amendment to the digestate storage tank permitted under Pd 19/296. Under Pd 19/296 permission was granted for a 27m diameter storage tank which was not constructed. A 35m diameter storage tank is now proposed as part of the current application in the southern corner of the site in lieu of that permitted under Pd 19/296.

A 3.5m diameter liquid storage tank, 13.8m in height is also proposed to be relocated on the site adjacent to the feedstock bunker building as part of this application.

The bund wall measures 1.95m in height and is to be located in the eastern and north-eastern perimeter of the site enclosing the anaerobic digester and digestate storage tank.

Permission is also sought for a 2.4m high perimeter fence around the site; it is difficult to ascertain the exact location of this fencing as per submitted layout.

Traffic

The site adjoins the R680 a regional road of reasonable carrying capacity. There is an existing wide splayed entrance serving the site, it is not proposed to undertake any works to the existing entrance as part of this planning application.

The submitted documentation states that the number of HGV trips will double from current levels in order to facilitate the increase in annual waste intake from 40,000 to 80,000 tonnes. The proposed development's traffic generation will continue to primarily consist of HGVs waste and product transport. It is stated that there is no additional staff to be employed on site as a result of the proposed development.

A traffic survey was not undertaken to determine baseline traffic data. It had been envisaged that a 12-hour classified junction turning count survey would be undertaken – but it is stated that this was not possible due to the public health restriction on work and travel as a result of the Covid pandemic.

In lieu of a new traffic survey, existing data from a traffic survey in 2017 was factored up using the relevant TII guidance to reflect contemporary traffic flows. The results from the survey conclude that HGV trips associated with the site were spread throughout the day. The traffic generation associated with the proposed development is estimated to be 161 no. one way trips per day (both LVs and HVs) of which 82 no. are HGVs which is double the amount of HGVs currently accessing the site – Table 6.5 of EIAR refers.

Currently, it is stated that there are 120 one way trips associated with the existing development (both HVs and LVs). This amounts to 120 vehicles on the site access road out of a total of 4,732 vehicles estimated to be travelling on the R680 during a 12 hour period. 85% of HVs access the site from the north (from the direction of the N24/Fiddown Bridge crossing) with the remainder accessing the site from the south (in the direction of Portlaw) – Section 6.4.

It is stated that the likely impact of the additional HGV movements on the local road network will not be significant and represents a small increase in traffic relative to the predicted background traffic. It is projected that the development will result in a c. 0.56% increase in traffic on the R680 (approaching from North) and c. 0.10% increase in traffic on the R680 (southbound), i.e. Portlaw direction.

The proposed development will give rise to additional turning movements on and off the R680 at the entrance to the site. Road markings on the site access will be renewed. It is stated that no other measures are required. It is noted that no sightlines have been illustrated on submitted site layout.

A layout of the existing site access has been submitted and includes a swept path analysis of the junction which it is stated demonstrates its suitability for HGV traffic – Drawing Ref 05 has reference. It is unclear from this analysis/layout whether the internal access road can accommodate existing HGV's which may be on the access road at the same time as a HGV is turning into the site from the R680. Also, it is necessary to ascertain whether passing HGV's can be accommodated on this internal access road particularly adjoining the entrance, in terms of traffic safety/orderly development of the site, to prevent any possible build-up of traffic entering the site etc. Within the site the road forks along the northern and eastern site boundaries, it is unclear whether a one-way system is in operation.

I would consider that a separate left turning lane should possibly be provided at this location given the proposed increase in activity on the site. However, having discussed the matter with the WCCC Senior Engineer Roads, Mr Gabriel Hynes it is considered that this is not required. Following discussions with Mr Hynes, it is confirmed that sightlines are required to be adequately demonstrated prior to any grant of permission.

Regarding construction of the development, it is stated that the construction programme will be short term in duration, ca. 6-8 weeks envisaged amounting to 3-4 no. construction related HGV movements to and from the site each day.

Landscape/Visual Impact

Chapter 12 of the EIAR deals with Landscape and Visual Impact.

The site is a low-lying site with levels sloping away from the public road. It forms part of an existing, established waste management facility on what is a well-screened, mature site. A submitted site elevation illustrates the proposed development in context when viewed from the public road.

16 no. principal viewpoint locations within a 2km radius were selected and are included in Appendix 12 of the EIAR. Photomontages of the proposed development do not appear to have been included. In this instance given the characteristics of the site and the topography of the area, I am satisfied that the viewshed analysis is sufficient. This is also having regard to the planning history on the site and permitted development thereon.

The EIAR concludes that the site has the capacity to absorb further development without causing any significant landscape or visual impacts. I would agree with this view.

Residential Amenity

Chapter 13 of the EIAR deals with Population and Human Health. It describes the population distribution in the vicinity of the proposed development and potential impacts on the population and human health. There are no dwellings within 250m of the site and there is a commercial orchard some 500m to the south of the site entrance.

The EIAR also identifies the prevention and mitigation measures which will be implemented to mitigate impacts in relation to air (such as odours) and noise emissions. Air and noise are dealt with separately under Chapters 10 and 11 respectively. The EIAR also deals with pest and vermin control measures.

- **Air**

The findings in relation to the study on air quality in the vicinity of the site conclude that it is good. The EIAR concludes that the proposed development will have an imperceptible, neutral impact on air, meaning it will not present any public health risk.

- **Noise**

The assessment of the impacts on noise concluded that the proposed development will not be a source of noise nuisance in the surrounding area.

- **Traffic**

The proposed development will result in additional traffic movements to and from the site and will increase the overall traffic in the area.

Overall, the EIAR concludes that the proposed development will have an "imperceptible, negative impact" on population and human health over the lifetime of its operation.

Natura Impact Statement

The River Suir is located approximately 280 metres to the east of the site, with the Lower River Suir SAC boundary circa 75m from the rear boundary of this site.

The applicant has submitted a Natura Impact Statement prepared by Ecology Ireland Environmental Consultants for the proposed development. The report concludes that the proposed development will not have a significant impact on the qualifying interests and conservation objectives for the River Suir

SAC or any Natura 2000 sites within the catchment of the site and that there is no reasonable scientific doubt in relation to this conclusion. No significant direct, indirect or cumulative impacts on the Natura 2000 sites have been identified.

The Heritage Officer referral response received on 4/12/2020 indicates satisfaction with the quality of the NIS and its findings. In this regard, the Heritage Officer has no objection to the proposed development subject to implementation measures contained in the NIS and the EIAR.

Development Contributions

The terms of the Waterford Development Contribution Scheme 2015-2021 applies:

Commercial Development

It is likely that contributions will apply to the following proposed structures:

- Feedstock bunker building;
- Maturation building.

(It is noted under the financial appeal decision under Planning Ref. 11/455 & PL 24. 24050543, the Board decided to omit development contributions applicable to anaerobic digester tanks. Levies are therefore not considered applicable to the proposed new digestate storage tank and liquid storage tank).

Conclusion

Having reviewed the submitted Environmental Impact Assessment Report (EIAR) and considered its contents and the reports of the relevant competencies together with the referrals received, it is considered that there are some outstanding issues primarily in relation to traffic which require further information.

Recommendation

On the basis of the above assessment, it is recommended that the following be requested by way of further information:

1. Revised site layout clearly demonstrating the provision of adequate sightlines from the entrance. Please submit a revised site layout plan drawing (scale 1:500) outlining proposals for sightlines in both directions from the exit of the proposed site to the public road fronting the site, Regional Road R680, which accord with the requirements of Waterford City and County Council – sightlines of 160m are required the nearside road edge and sightlines are measured from a point 4.5m back from the near road edge at the centre of the proposed access. Forward stopping sight lines measured along the centre line of the approaching carriageway to the entrance shall also be indicated. The response is to include a 1:500 Site Layout Plan and sections where appropriate, accurately showing:

- a) the existing carriageway,
 - b) the existing carriageway-verge,
 - c) the existing roadside boundary,
 - d) the full extent of visibility sightlines, fully free from obstruction,
 - e) forward stopping sight lines,
 - f) road gradient,
 - g) identification of roadside boundary removal required to achieve sightlines,
 - h) written consent from any landowner whose property would be affected,
2. Revised site layout demonstrating that the internal access road immediately adjoining the entrance can accommodate vehicles turning into the site and existing HGV vehicles that may be on this internal access road. The revised site layout shall also illustrate passing HGV vehicles on the access road (inside the main entrance).
 3. Detail as to whether there is a one-way traffic management system operating internally within the site or whether the internal access road running along the northern and eastern boundaries can accommodate passing HGV vehicles.
 4. The surface dressing of the entrance splay (between the gates and the road edge) is in a poor state of repair and shall be replaced as part of the proposed development. Please note that the surface dressing shall be contoured and shall ensure that there is no standing water at the entrance and that all water is directed towards the existing road gullies. The manhole cover at the entrance shall be raised level with the road surface. Revised proposals providing for the aforementioned to include provision of surface water inlets to north and south of entrance shall be submitted by way of further information and shall be agreed with the District Engineer prior to responding to this further information request.
 5. Revised site layout illustrating the location of the proposed 2.4m high mesh perimeter fencing as it is difficult to ascertain its exact location on the submitted documentation. Also, please clarify whether any existing vegetation along the boundaries will require removal to facilitate same and appropriate replanting proposals as necessary.

Anne Doyle
Executive Planner

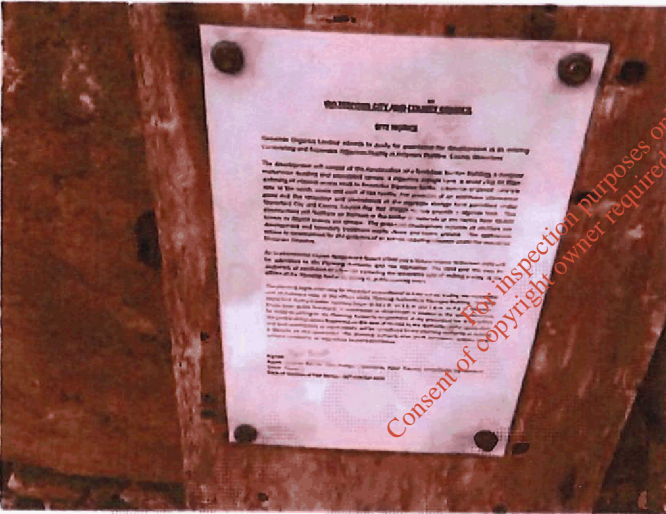
Date: _____

Hazel O'Shea
Senior Executive Planner

Date: _____

For inspection purposes only.
Consent of copyright owner required for any other use.

Waterford City & County Council
Viewing purposes only



Consent of copyright owner required for any other use.
Not for inspection purposes only.