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Notification of Grant of Permission
PLANNING & DEVELOPMENT ACTS 2000, AS AMENDED

Final Grant Order No.: PF/0364/19	Date of Final Grant : 06-Mar-2019
Decision Order No. : PB/0040/19	Date of Decision: 24-Jan-2019
Register Reference: FW18A/0067	Registration Date : 21-Dec-2018

Applicant: Starrus Eco Holdings Ltd

Development: The development will consist of Extension to hours of opening approved under Reg. Ref. F05A/1156, F07A/0954, F07A/0954/E1 to 24-hours per day, 7 days per week. The proposed development relates to an activity covered by an existing Waste Licence No WO26 1-02 issued by the Environmental Protection Agency.

Additional Information Received 26/11/18

Additional Information lodged 26/11/18 is now deemed SIGNIFICANT
11th December 2018.

SAI Revised Site Notices received 21/12/18

Revised Public Notices - TBA

Location: Cappagh Road, Cappoge Td., Finglas, Dublin 11


Submitted Floor Area: sq.m.

Time extension(s) up to and including

Additional Information Requested / Received 18-Jul-2018, 11-Dec-2018 / 26-Nov-2018, 21-Dec-2018

Permission has been granted for the development described above, subject to the (7) condition(s) on the attached pages.

Signed on behalf of the Fingal County Council


for Senior Executive Officer

06-Mar-2019

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Conditions and Reasons

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and Significant Additional Information received on the 21st December 2018, 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 following shall be complied with:

(a) The hours of operation of the facility as described in the public notices and as related to operations on the application site outlined in Drawing No. 18139-200 Rev A submitted 21st December 2018 shall be extended to 24 hours 7 days a week.

(b) This permission shall be for a temporary period of 1 year only from the final grant of permission, after which time the extended operational hours hereby approved shall cease and the facility shall operate within the operational hours approved under F05A/1156 and F07A/0954, unless before that date permission for the continuation of the extended operating hours is granted by the Planning Authority or by An Bord Pleanála on appeal.

REASON: To afford the Planning Authority an opportunity to review the operation of the facility at the end of the permitted period.

3. Notwithstanding the amendments hereby approved, the development shall comply in full with all conditions pertaining to F05A/1156 and to F07A/0954.

REASON: In the interests of proper planning and sustainable development.

4. A follow-up noise survey shall be carried out by the Developer three months after the commencement on site of the extended hours of operation. Should this survey indicate that noise levels are unfavourable or should noise nuisance complaints be received relating to the extended hours, appropriate mitigation measures shall be implemented to abate the noise nuisance with details submitted for the written agreement of the Planning Authority.

REASON: In the interest of the amenity of the area, and the proper planning and sustainable development of the area.

5. All landscaping proposals detailed on Drawing No. 18139-200 Rev A submitted 21st December 2018 shall be implemented on site within three months following commencement of the extended hours of operation on site.

REASON: To protect the amenities of the area.

6. 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.

7. Prior to the commencement of subject development on site, the developer shall submit for the written agreement of the Planning Authority plans and elevations for a covered and sheltered cycle stand to accommodate ten cycles in close proximity to the main entrance of the development.

REASON: In the interest of avoiding a traffic hazard and the proper planning and sustainable development of the area.

Note:

1. The applicant is advised that under the provisions of Section 34(13) of the Planning and Development Act 2000 a person shall not be entitled solely by reason of a permission to carry out any development.
2. In the interests of Public Health and Environmental Sustainability, Irish Water capacity infrastructure requirements and proposed connections to the Water and Waste Water infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

NOTE:

All buildings must now be designed and constructed in accordance with the Building Regulations. The Building Control (Amendment) Regulations, 2009 came into effect on 1st October 2009.

With the exception of houses and certain agricultural buildings, a Fire Safety Certificate/Revised FSC (please refer to Regs) is required for all buildings (including apartments and flats), extensions and alterations and changes of use which are covered by the Building Regulations.

A Commencement Notice (Building Control Regulations 1997 to 2009) must be submitted to the Building Control Authority (not less than 14 days and not more than 28 days before development commences) in respect of all buildings other than

- Buildings which require a Fire Safety Certificate under the Regulations and where a person intends to commence work on the construction of a building before grant of the relevant Fire Safety Certificate. (See 7 Day Notice below)
- Exempted development for the purposes of the Planning and Development Act 2000 and the Regulations made thereunder.

Disability Access Certificates/Revised Disability Access Certificates:-from the 1st of January 2010, a certificate of compliance with respect to Part M of the Second Schedule of the Building Regulations (Disability Access Certificate) shall be required in respect of all works on a building to which Part III (Fire Safety Certificates) refers.

A 7 Day Notice is required where a person intends to commence work on the construction of a building before grant of the relevant Fire Safety Certificate. The Notice must be submitted not less than 7 days in advance of commencement of work and must be in accordance with the requirements of Article 20A(2) of the Regulations.

A number of the conditions attached to the planning permission may need compliance submissions to be lodged and agreed prior to commencement of development. Please submit 5 copies of all documentation in relation to compliance submissions. Failure to comply with a condition of the planning permission is an offence under Section 151 of the PLANNING & DEVELOPMENT ACTS 2000, AS AMENDED.



Information Note - Public Water and Waste Water Networks

Connections

On the 1st of January 2014 Irish Water became the statutory body with the responsibility for all water services, both water and waste water. The provision of a water services connection will be carried out by Irish Water in partnership with each Local Authority.

Any persons seeking a connection to any of Irish Water's networks should make an application in the first instance to their Local Authority who will act on behalf of Irish Water in processing the application.

A Connection Agreement between Irish Water and the applicant will be required, prior to any connection being agreed, and will set out the conditions and charges to be applied to the connection. Details, including availability of application forms, are to be found on each Local Authority website.

It should be noted that Planning Authorities can no longer levy water and wastewater development charges and that these will now be incurred as part of the connection charge, if applicable.

Under the provisions of Section 55(1)(a) of the Water Services Act 2007 (the Act) it is an offence for a person to cause or permit the connection of a premises to the public water supply network, either directly or indirectly, or to otherwise take a water supply without the agreement of Irish Water.

Similarly under the provisions of Section 61(1) (a) of the Act, it is an offence for a person to cause or permit the connection of a premises to the public waste water collection network, either directly or indirectly, without the agreement of Irish Water.