

Fingal County Council Comhairle Contae Fhine Gall



POSTAL ADDRESS
Planning Department
P.O. Box 174
County Hall
Main Street
Swords
Co. Dublin

OFFICE ADDRESS
Planning Department
Gröve Road
Blanchardstown
Dublin 15

TELE:
(01) 8905670
FAX:
(01) 8905832
EMAIL:
planning@fingalcoco.ie
www.fingalcoco.ie

**Notification of Grant of Permission
PLANNING AND DEVELOPMENT ACTS 2000-2004 AND REGULATIONS MADE
THEREUNDER**

Final Grant Order No. 1167	Date of Final Grant 11-Apr-2006
Decision Order No. 4145	Date of Decision 15-Dec-2005
Register Reference F05A/1156	Registration Date 21-Nov-2005

Applicant Nurendale Ltd t/a Panda Waste Services

Development Development of a Materials Recycling Facility at Cappagh Road Cappoge Td Finglas, Dublin 11 comprising A) the following buildings A1) Construction and Demolition, Commercial and Industrial Recycling unit with associated offices (area c.2076m², height to eaves 11.2m), A2) Dry Recyclables unit with associated offices (area c.3062m², height to eaves 11.2m), A3) Municipal Solid Wastes Recycling Unit (area c.5870m², height to eaves 11.2m). A4) ESB substation and switchroom (area c.21.75m², height to eaves 3m). B) Weighbridge and Office (area 3.5m² height to eaves 3.8m) C) 2.5kw Wind Turbine (11m high). D) Associated site works including fencing, acoustic barrier, entrance gates, drainage. A Waste Permit application will accompany this application.

Location Cappagh Road, Cappoge Td, Finglas, Dublin 11

Floor Area 11033.25 sq.m.

Time extension(s) up to and including

Additional Information Requested / Received 10-Oct-2005 / 21-Nov-2005

A **Permission** has been granted for the development described above, subject to the (19) condition(s) on the attached pages.

**Eamon Waters c/o Panda Waste
Beauparc Business Park
Rathdrinagh
Navan
Meath**



F05A/1156



Fingal County Council Comhairle Contae Fhine Gall

POSTAL ADDRESS
Planning Department
P.O. Box 174
County Hall
Main Street
Swords
Co. Dublin

OFFICE ADDRESS
Planning Department
Grove Road
Blanchardstown
Dublin 15

TELE:
(01) 8905670
FAX:
(01) 8905832
EMAIL:
planning@fingalcoco.ie
www.fingalcoco.ie

Signed on behalf of the Fingal County Council


12th April, 2006
for Senior Executive Officer

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





Fingal County Council Comhairle Contae Fhine Gall

POSTAL ADDRESS

Planning Department
P.O. Box 174
County Hall
Main Street
Swords
Co. Dublin

OFFICE ADDRESS

Planning Department
Grove Road
Blanchardstown
Dublin 15

TELE:

(01) 8905670

FAX:

(01) 8905832

EMAIL:

planning@fingalcoco.ie
www.fingalcoco.ie

Conditions and Reasons

1. The development to be carried out in its entirety in accordance with the plans, particulars, specifications, and information lodged with the application as amended by additional information received on 21st November 2005, 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. That the proposed development shall be amended as follows:
 - (a) That both the Dry Recycling Unit (Building 200) and Municipal Solid Waste Unit (Building 300) shall be omitted from the development
 - (b) That Building 100 (Construction and Demolition, Commercial and Industrial Unit) shall be restricted to the processing of 50,000 tonnes of waste per annum

REASON: In the interests of the proper planning and development of the area and with regard to the existing capacity of the adjoining road network

3. That the fire turning circle at the south eastern corner of the site shall be kept free of vehicles at all times and shall not be used for storage of any machinery, waste or other materials.

REASON: In the interests of safety and amenity.

4. That waste material shall be off-loaded from delivery vehicles and stored/processed internally within the proposed building. Waste material shall not be stored externally within the site.

REASON: In the interests of the proper planning and development of the area

5. That the following requirements of the Transportation Department, Fingal County Council shall be strictly adhered to in the development:
 - (a) The ditch along the site frontage shall be piped with pipes of adequate size and strength to the satisfaction of the Area Engineer, Roads Maintenance, and positive drainage, i.e. gullies, shall be provided along the public road (Cappagh Road) over the entire site frontage. Gullies shall be provided at a minimum rate of 1 per 200m² of road width. At all sag curves and at all other locations where ponding could occur, two




Fingal County Council Comhairle Contae Fhine Gall
POSTAL ADDRESS

Planning Department
P.O. Box 174
County Hall
Main Street
Swords
Co. Dublin

OFFICE ADDRESS

Planning Department
Grove Road
Blanchardstown
Dublin 15

TELE:

(01) 8905670

FAX:

(01) 8905832

EMAIL:

planning@fingalcoco.ie

www.fingalcoco.ie

gullies, side by side, shall be provided with separate inlets to the surface water drainage system.

(b) No vehicles shall park, nor shall any goods or objects be stored or located, within the entrance area at any time. For the purposes of this condition the entrance area is defined as that area between the sliding security gate and the public road. Double yellow lines (in accordance with the Traffic Signs Manual) shall be provided within the entrance area. The sliding security gate shall remain in the fully open position during all periods that the development is operating or in use.

(c) The entrance area shall be illuminated in order to facilitate users in identifying and accessing the site and to highlight the access point/junction to other road users. Prior to commencement of the development, the applicant shall submit technical details of lamp installations and illumination levels to the Planning Authority. The lighting scheme shall not cause excessive glare or distraction to road users or nuisance to adjoining property owners. In this regard, the level and/or nature of illumination may be reviewed at any time by the Transportation Department and adjustments shall be made by the applicant upon request at his/her own expense.

(d) No vehicles shall park, nor shall any goods or objects be stored or placed, in or about the site in such a manner or location that the truck slip road to the south of the weighbridge becomes obstructed or non-utilisable.

(e) A pedestrian gate shall be provided within the boundary wall/railing at/near the site entrance which shall be linked by footpath to the Office Building. This gate shall link to the proposed footpath/cyclepath to be provided under the Cappagh Road Realignment Scheme.

(f) Parking spaces shall be lined/marked in accordance with the "Traffic Signs Manual", 1996 and the "Guidelines on Tender Documentation for Road Marking Materials", 2000, published by the Dept of Environment, Heritage and Local Government. Delineation lines shall be white thermoplastic (to EN 1436, 1997), with a minimum thickness of 3mm and a minimum width of 100mm. Disabled Parking Bays shall be 4.8m long and 3.6m in width and shall be marked and signed (if necessary using contrasting marking colours or materials) so that their location, allocation and use is clearly apparent.

(g) Car-parking spaces numbers 44 & 45 shall be relocated to the satisfaction of the Engineer, Roads Planning, in order to increase their visibility to other users of the facility.

(h) A permanent written record shall be maintained of all goods vehicles entering the site which record shall contain the following details: vehicle description/registration, time and date of weighing, gross/tare/net weights, and nature of the load. This record shall be made available to the Planning Authority for inspection/review upon demand.

REASON: In the interests of road safety.





Fingal County Council Comhairle Contae Fhine Gall

POSTAL ADDRESS	OFFICE ADDRESS	TELE:
Planning Department	Planning Department	(01) 8905670
P.O. Box 174	Grove Road	FAX:
County Hall	Blanchardstown	(01) 8905832
Main Street	Dublin 15	EMAIL:
Swords		planning@fingalcoco.ie
Co. Dublin		www.fingalcoco.ie

- 6. That the proposed facility shall be not available for use directly by members of the general public.

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

- 7. That the following requirements of the County Council in relation to foul sewer drainage infrastructure for the proposed development shall be strictly adhered to:
 - (a) No foul drainage shall discharge to the surface water system under any circumstances

REASON: In the interests of public health.

- 8. That the following requirements of the County Council in relation to surface water drainage infrastructure for the proposed development shall be strictly adhered to:
 - (a) Prior to works commencing the applicant shall submit for the written agreement of the Water Services Department drainage details demonstrating:
 - (i) All runoff from yards and roads shall be routed through suitability sized oil/silt interceptor
 - (ii) Adequate provision shall be made to retain firewater runoff
 - (iii) Adequate provision shall be made to prevent runoff from within the buildings including washdown water draining to the surface water system
 - (b) No surface or rain water shall discharge to the foul sewer system under any circumstances

REASON: In the interests of public health.

- 9. That the following requirements of the County Council in relation to the water supply infrastructure for the proposed development shall be strictly adhered to:
 - (a) Supply shall be metered at applicant's prior expense. Applicant shall ensure that the facility for metering both the premises and the individual non-domestic units is to be designed and constructed in order to ensure full conformity with the Government's Water Pricing Framework policy. The Applicant shall obtain written local authority approval for the design of the metering installation prior to construction.
 - (b) The following works shall be carried out by Fingal County Council at the applicants prior expense:
 - (i) The connection to the public water main
 - (ii) The testing, cleansing and sterilisation of all new mains
 - (iii) The provision of tappings to serve individual properties
 - (c) The applicant shall provide 24 hour water storage on site.
 - (d) All water fittings and installations shall incorporate best current practices in water conservation.





Fingal County Council Comhairle Contae Fhine Gall

POSTAL ADDRESS
Planning Department
P.O. Box 174
County Hall
Main Street
Swords
Co. Dublin

OFFICE ADDRESS
Planning Department
Grove Road
Blanchardstown
Dublin 15

TELE:
(01) 8905670
FAX:
(01) 8905832
EMAIL:
planning@fingalcoco.ie
www.fingalcoco.ie

(e) Development shall not be occupied pending the commissioning of the Ballycoolin High Level Water Supply Scheme unless the applicants can demonstrate to the satisfaction of the Water Services Department the provision of a temporary boosting system. All costs associated with any interim works shall be borne by the developer.

REASON: In the interests of public health.

- 10. That a comprehensive landscape plan with full specifications and bill of quantities including screen planting and management company proposals for the upkeep of these areas to be submitted and agreed in writing with the Planning Authority prior to the commencement of development on site. Landscaping and boundary treatment works shall be completed prior to the operation of the proposed development.

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

- 11. That the proposed development shall comply with the Noise Guidelines of Fingal County Council. In this regard:
 - (a) The premises shall only be used for any purpose including collection and return of vehicles and waste receptacles between the hours of 08:00 to 20:00 Monday to Friday and 08:00 to 16:00 on Saturdays. A monitoring system to ensure compliance with this condition shall be agreed with the Council before development commences.
 - (b) An odour control programme shall be agreed with the Council and installed before operation commences in order to minimise odours.

REASON: In the interests of the amenities of the area.

- 12. No advertising sign or structures shall be erected on the site without prior approval of the Planning Authority.

REASON: In the interests of visual amenity.

- 13. That the following requirements in relation to the tree and hedgerow coverage of the site be adhered to in the proposed development:
 - (a) Prior to the commencement of development details of protection measures during construction shall be agreed with the Parks Division, Fingal County Council. These shall comply with B.S. 5837, 1991.
 - (b) A tree bond of euro10,000 shall be lodged with the Planning Authority prior to the commencement of works to ensure protection of trees and to repair any damage caused during construction. This bond shall be refundable on satisfactory completion of the development.



Fingal County Council Comhairle Contae Fhine Gall



POSTAL ADDRESS
Planning Department
P.O. Box 174
County Hall
Main Street
Swords
Co. Dublin

OFFICE ADDRESS
Planning Department
Grove Road
Blanchardstown
Dublin 15

TELE:
(01) 8905670
FAX:
(01) 8905832
EMAIL:
planning@fingalcoco.ie
www.fingalcoco.ie

REASON: In the interest of the visual and landscape amenities of the area.

- 14. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON: In the interest of amenity.

- 15. No materials to which the European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2000, S.I. No.476 of 2000 (Seveso II) applies shall be stored in the proposed premises without the prior grant of planning permission by the Planning Authority or An Bord Pleanala. This shall form a clause in any leasing or sale agreement for the development.

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

- 16. Prior to the commencement of development a comprehensive and specific plan for the treatment of all boundaries of the site shall be agreed in writing with the Planning Authority.

REASON: In the interest of the visual and landscape amenities of the area.

- 17. That all necessary measures including the provision of wheel wash facilities 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.

- 18. This development shall not be carried out without the payment of a development contribution.

REASON: Investment by Fingal County Council in Local Authority works has facilitated and will facilitate the proposed development. It is considered appropriate and reasonable that the developer should contribute to the cost of same.

- 19. The developer shall pay the sum of € 201,082 (updated at date of commencement of development, in accordance with changes in the Tender Price Index) to the planning authority as a contribution towards expenditure that was/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Fingal County made by the council. The phasing of payments and the





Fingal County Council Comhairle Contae Fhine Gall

POSTAL ADDRESS

Planning Department
P.O. Box 174
County Hall
Main Street
Swords
Co. Dublin

OFFICE ADDRESS

Planning Department
Grove Road
Blanchardstown
Dublin 15

TELE:

(01) 8905670

FAX:

(01) 8905832

EMAIL:

planning@fingalcoco.ie

www.fingalcoco.ie

giving of security to ensure payment shall be agreed in writing with the planning authority prior to the commencement of development.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the planning authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE:

All buildings must now be designed and constructed in accordance with the Building Regulations. The Building Control Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Planning and Development Act 2000 and Regulations made thereunder, not less than fourteen days and not more than twenty-eight days before development commences. A copy of the form of Commencement Notice is attached.

In addition, with the exception of houses and certain agricultural buildings, a Fire Safety Certificate is required for all buildings (including apartments and flats), extensions and alterations and changes of use which are covered by the Building 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 and Development Act 2000.

