

PLANNING DIVISION
Planning Department
Grove Road
Blanchardstown
Dublin 15

AN RANNAN PLEANALA
An Roinn Pleanála
Bothar an Gharrain
Baile Bhlainseir
Atha Cliath 15

Telephone
[01] 870 8476
Facsimile
[01] 890 5832

Email
planning@fingalcoco.ie
www.fingalcoco.ie



HEAD OFFICE
P O Box 174
County Hall
Swords Fingal
Co Dublin

ARDOIFIG
Bosca 174
Aras an Chontae
Sord Fhine Gall
Contae Atha Cliath

Telephone
[01] 890 5670
Facsimile
[01] 890 6779

Notification of Grant of Permission
PLANNING AND DEVELOPMENT ACTS 2000-2007 AND REGULATIONS MADE
THEREUNDER

Final Grant Order No. 3016	Date of Final Grant 01-Oct-2008
Decision Order No. 4334	Date of Decision 20-Dec-2007
Register Reference F07A/0954	Registration Date 29-Nov-2007

Applicant Nurendale Ltd (t/a Panda Waste Services)

Development The extension to the existing Materials Recycling Facility at Cappagh Road, Cappoge Td, Finglas, Dublin 11 comprising A) The following buildings A2) An extension to the existing A1 building for a Municipal Solid Wastes Recycling unit (area c 2030 m², height to eaves c 11m) B1) Dry Recyclables unit (area c 2800 m², height to eaves c 11 m) B2) Cardboard and Plastics recycling unit (area c 4608 m², height to eaves c 11 m²) C) E S B substation and switchrooms (area c 56 m², height to eaves c 5.50m) D) Associated site works

Location Cappagh Road, Cappoge Td Finglas, Dublin 11

Floor Area 9474 sq m

Time extension(s) up to and including

Additional Information Requested / Received 17-Sep-2007 / 29-Nov-2007

A **Permission** has been granted for the development described above, subject to the (17) condition(s) on the attached pages

Signed on behalf of the Fingal County Council


for Senior Executive Officer

1st
October, 2008

O'Callaghan Moran & Associates
Granay House
Rutland Street
Cork

PLANNING DIVISION REF F07 ANTOINIAN PLEANALA
Planning Department
Grove Road
Blanchardstown
Dublin 15

An Roinn Pleanála
Bothar an Gharrain
Baile Bhlainseir
Atha Cliath 15

Telephone
(01) 870 8476
Facsimile
(01) 890 5832

Email
planning@fingalcoco.ie
www.fingalcoco.ie



HEAD OFFICE
P O Box 174
County Hall
Swords Fingal
Co Dublin

ARDIFIG
Bosca 174
Aras an Chontae
Sord Fhine Gall
Contae Atha Cliath

Telephone
(01) 890 5670
Facsimile
(01) 890 6779

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 29th November 2007, 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 the extension to the existing A1 building for a Municipal Solid Waste Unit (Building A2) shall be omitted from the development

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

3. The facility shall not commence operations of this extension phase of the development until the Cappagh Road Realignment is completed and fully operational and the applicant has received the written consent of the Planning Authority and the Transportation Department of Fingal County Council

REASON In the interest of traffic safety

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) Road junction visibility requirements shall comply with TD 42/95 and/or TD 41/95, as appropriate, of the 'Design Manual for Roads and Bridges' as amended by the NRA. No objects, structures or landscaping shall be placed or installed within the visibility triangle which interfere with or obstruct (or could obstruct over time) the required visibility envelopes. Plans of verge/boundary planting/landscaping proposals (on which all required visibility spays are clearly superimposed) shall be submitted for written approval and compliance purposes

Planning Department
Grove Road
Blanchardstown
Dublin 15

An Roinn Pleanála
Bothar an Gharrain
Baile Bhlainseir
Atha Cliath 15

Telephone
[01] 870 8476
Facsimile
[01] 890 5832

Email
planning@fingalcoco.ie
www.fingalcoco.ie



Fingal County Council
Comhairle Contae Fhine Gall

HEAD OFFICE
P O Box 174
County Hall
Swords Fingal
Co Dublin

ARDDIFIG
Bosca 174
Aras an Chontae
Sord Fine Gall
Contae Atha Cliath

Telephone
[01] 890 5670
Facsimile
[01] 890 6779

(b) The Location of the proposed Island will be agreed with FCC Road Design and will not impede the turning movements of trucks into the facility.

(c) 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 security gates shall remain in the fully open position during all periods that the development is operating or in use.

(d) 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.

(e) 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 weighbridge becomes obstructed or non-utilisable or causes queuing of traffic out on to the Cappagh road.

(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) 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.

(h) All stormwater falling within the site (including the entrance driveway/paved areas etc) shall be intercepted/collected and disposed of to ensure that no surface water from the development discharges onto the public road.

REASON In the interest of the proper planning and development of the area

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

PLANNING DIVISION FINGAL COUNTY COUNCIL
Planning Department An Roinn Pleanála
Grove Road Bothar an Gharrain
Blanchardstown Baile Bhlainseir
Dublin 15 Atha Cliath 15

Telephone
(01) 870 8476
Facsimile
(01) 890 5832

Email
planning@fingalcoco.ie
www.fingalcoco.ie



Fingal County Council
Comhairle Contae Fhine Gall

HEAD OFFICE
P O Box 174
County Hall
Swords Fingal
Co Dublin

ARDOIFIG
Bosca 174
Aras an Chontae
Sord Fine Gall
Contae Atha Cliath

Telephone
(01) 890 5670
Facsimile
(01) 890 6779

- 7 Prior to the commencement of development the requirements of the Principal Environmental Health Officer shall be ascertained and thereafter strictly adhered to in the development

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

8. The water supply and drainage infrastructure including the disposal of surface water shall comply with the technical requirements of the Planning Authority. In particular the following requirements of the Water Services Department shall be complied with in this development

FOUL SEWER

- 1 No foul drainage shall discharge into the surface water system under any circumstances
- 2 The foul drainage shall be in compliance with the 'Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006
- 3 The proposed structure foundation must be brought to the same level as the invert level of the public foul sewer

SURFACE WATER

- 1 No surface water/ rainwater shall discharge into the foul sewer system under any circumstances
- 2 The surface water drainage shall be in compliance with the 'Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006
- 3 The proposed structure foundation must be brought to the same level as the invert level of the public foul sewer

WATER SUPPLY

- 1 All water fittings and installations must incorporate best current practices in water conservation
- 2 The water supply for the development must comply with the 'Guidelines for Laying of Distribution Watermains' Water Services Department, FCC, Dec 2004

REASON In the interest of the proper planning and development of the area

9. 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

Planning Department

Grove Road
Blanchardstown
Dublin 15

An Roinn Pleanála

Bothar an Gharrain
Baile Bhlainseir
Atha Cliath 15

Telephone

(01) 870 8476

Facsimile

(01) 890 5832

Email

planning@fingalcoco.ie

www.fingalcoco.ie



Fingal County Council

Comhairle Contae Fhine Gall

HEAD OFFICE

P.O. Box 174
County Hall
Swords Fingal
Co. Dublin

ARDOIFIG

Bosca 174
Aras an Chontae
Sord Fhine Gall
Contae Atha Cliath

Telephone

(01) 890 5670

Facsimile

(01) 890 6779

- 10. 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 agree with the Council before development commences
 - (b) An odour control programme shall be agree with the Council and installed before operation commences in order to minimise odours

REASON In the interests of the amenities of the area

- 11. 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

- 12. 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

- 13. 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 Pleanála 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

- 14. 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

- 15. 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

- 16. Prior to commencement of development, a construction management plan shall be submitted to the planning authority for written agreement This plan shall provide details

PLANNING DEPARTMENT F07 AN ROINN PLEANALA
Planning Department
Grove Road
Blanchardstown
Dublin 15

An Roinn Pleanála
Bothar an Gharrain
Baile Bhlainseir
Atha Cliath 15

Telephone
(01) 870 8476
Facsimile
(01) 890 5832

Email
planning@fingalcoco.ie
www.fingalcoco.ie



Fingal County Council
Comhairle Contae Fhine Gall

HEAD OFFICE
P O Box 174
County Hall
Swords Fingal
Co Dublin

ARDOIFIG
Bosca 174
Aras an Chontae
Sord, Fine Gall
Contae Atha Cliath

Telephone
(01) 890 5670
Facsimile
(01) 890 6779

of intended construction practice for the development, including hours of working, noise management measures, off-site disposal of construction/demolition waste and a scheme for dust and dirt control

REASON In the interest of amenities and public safety

17. The developer shall pay the sum of €857,008 (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 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.