

P/2987/08
COMHAIRLE CHONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND MANAGER'S ORDER

Register Reference: F08A/0980

Date of Registration: 8 August, 2008

Correspondence: Burke Jenkins Consulting Engineers G3 Calmount Bus Park, Ballymount, Dublin 12

Development: Two temporary portakabins (3 40m high) totalling 33 3sq m each (66 6sq m total) for office & storage use plus associated service utilities and carparking

Location: Greenstar, Millenium Business Park, Townland Of Grange, Cappagh Road, Ballycoolin, Dublin 11

Applicant: Greenstar Ltd

Application Type: Permission

Zoning: 'GI' - The objective of which is 'To facilitate opportunities for general industrial employment and related uses in industrial areas'

Planning Officers Report.

YMCM/HC

Report of the Planning Officer dated 24th September, 2008

This is an application for PERMISSION for two temporary portacabins (3 40m high) totalling 33 3 sq m each (66 6 sq m total) for office and storage use plus associated service utilities and car parking at Greenstar Millenium Business Park, Townland of Grange, Cappagh Road, Ballycoolin, Dublin 15 by Greenstar Ltd

Site Description

The overall site area comprises an asymmetrically shaped wedge of land at the north eastern corner of the Millenium Business Park, which is accessed from the Cappagh Road. The site is used by Greenstar Ltd as a waste handling facility which provides a recycling and biowaste treatment infrastructure (not yet built) for commercial and industrial organic and inorganic wastes. The current application seeks permission for two temporary portacabins (66 6 sq m total) for office and storage use. The gross floor area of existing buildings on site is 5,542 sq m.

Relevant Planning History

F02A/1474

Planning permission GRANTED for a Phased development of a proposed Waste Materials Recovery Facility and Biowaste Treatment facility including inter alia recovery and transfer building, biowaste treatment building, administration building/staff amenity and changing facility, two no weighbridges and associated control rooms, biowaste office facility, plant

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and transformer rooms, vehicle maintenance facility, a moveable shed, all associated security and acoustic fencing to site boundaries, fuel tanks and bund walls, hard standings, skip storage, vehicle parking, vehicle wash area and all other associated site works. This project is the subject of an application to the Environmental Protection Agency for a waste licence, to include activities consisting of 'waste segregation', 'waste recovery', 'waste storage', 'waste transfer into vehicles for removal off-site' and 'waste composting', all of which are described in detail in an accompanying Environmental Impact Statement. All of the relevant waste recovery and waste disposal activities are as per the third and fourth schedules of the Waste Management Act 1996 and The European Communities (Amendment of the Waste Management Act, 1996) Regulations, 1998, (S I No 166 of 1998), to which this application relates at Millennium Business Park, Cappagh Road, Townland of Grange, Ballycoolin, Dublin 11, (310450E/241050N)

A first party appeal (PL 06F 202468) was lodged against Condition No 4 of F02A/1474 -

Condition No 4.

The proposed development shall not become operational until the Cappagh Road realignment scheme has been constructed and is operational

Reason It is considered prudent for the Planning Authority to sequence development on the basis of the provision of the necessary road infrastructure

The Board in its decision changed this condition as well as replacing the other conditions attached by Fingal County Council

F05A/1764 – Planning permission Granted for the Erection of 2 no high level signs (5 1m X 2 9m X & 2 7m X 1 6M) at Greenstar Material Recovery Facility, Millennium Business Park, Cappagh Road, Townland of Grange, Ballycoolin, Dublin 11, (Ref PI Reg 02/1474) The proposed signage will be internally illuminated with 1 No located on the west elevation of the MRF building and 1 No located on the west elevation of the Administrative Building. The development relates to a site, which will be operated under a Waste Licence granted by the Environmental Protection Agency

Interdepartmental Reports

Water and Drainage Dept – No objection to proposal

Transportation Dept – No objection to proposal, subject to condition

Submissions/Objections

No submissions or objections were received within the prescribed period

Pre-planning

There does not appear to have been any pre-planning undertaken for the current proposal

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Assessment

The proposed development is assessed in terms of Development Plan policy and other relevant Government guidelines

The site of the proposed development is zoned 'GI', the objective of which is "To facilitate opportunities for general industrial employment and related uses in industrial areas in the 2005 – 2011 Fingal County Development Plan

The current proposal seeks permission for two temporary portacabins for office and storage use, associated service utilities and car parking. Portacabin No 1 is proposed to be located to the south of the vehicle maintenance building (current application F08A/0981), while Portacabin No 2 is proposed further north in proximity to the biowaste treatment building (not yet built)

Current Application

The main features of the current application are as follows

- Gross floor area of 33.3 sq m each
- 2 car parking spaces proposed to serve each portacabin (1 per 25 sq m office space)
- Proposed dimensions 9m x 3.3m x 3.3m (height)
- Front elevation consists of access steps and guardrail

The proposed portacabins are considered acceptable in terms of the zoning objective, and with the existing and proposed development on site. The car parking proposed is considered sufficient.

RECOMMENDATION

I recommend that a decision to **GRANT PERMISSION** be made under the Planning and Development Acts 2000-2006, subject to the following ⁽⁷⁾ condition(s) -

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, 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 strictly comply with the conditions of An Bord Pleanála under PL 06F 202468, save for the changes specifically authorized by this permission

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

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- 3 This is a temporary permission only, and shall expire 3 years from the date of the final grant of permission, unless by that time permission for its retention has been granted by the Planning Authority or An Bord Pleanala on appeal

REASON To permit the Planning Authority re-assess the situation in light of the circumstances at this time

- 4 The proposed development shall be carried out to the satisfaction of the Transportation Department, in particular

A pedestrian walkway of at least 2m in width shall be provided from the car parking spaces to the portacabin doors. It shall be 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

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

- 5 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

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

REASON To protect the amenities of the area

- 7 The developer shall pay the sum of € (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

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My

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M. McAleese 29th Sept 08
Senior Executive Planner

Endorsed:

M. McAleese
Administrative Officer

Order: A decision pursuant to Section 34 of the Planning and Development Act 2000 to **GRANT PERMISSION** for the above proposal subject to the ~~(7)(6)~~ ^{my} condition(s) set out above is hereby made

Dated 30th September, 2008

John Law
Senior Planner/Senior Executive Officer
Director of Services

To whom the appropriate powers have been delegated by Order of the County Manager dated

29/9/08