

PB/0152/18

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER

Reg. Ref.: FW18A/0016

CONTRIBUTION
Standard Levy:
Exempt <i>PK</i>
Open Space:
Other:
SECURITY:
Bond:
Cash:
Other:

Register Reference: FW18A/0016

Date of Registration: 31 January, 2018

Correspondence: Niall Groome, McKenna & Associates High Street, Trim, Co. Meath.

Development: The proposed development consists of the installation of roof mounted solar panels to existing Materials Recovery Facility and all ancillary works and services.

Location: Greenstar Materials Recovery Facility, Millennium Business Park, Cappagh Road, Townland of Grange, Ballycoolin, Dublin 11

Applicant: Panda Power Ltd

Application Type: Permission

Zoning: 'GE' – The objective of which is to 'Provide Opportunities for general enterprise and employment'

Planning Officers Report:

EM/YT

Report of the Planning Officer dated the 20th March 2018.

This is an application by Panda Power Ltd. for PERMISSION for the proposed development which consists of the installation of roof mounted solar panels to existing Materials Recovery Facility and all ancillary works and services at Greenstar Materials Recovery Facility, Millennium Business Park, Cappagh Road, Townland of Grange, Ballycoolin, Dublin 11.

Zoning

The subject site is located in an area which is zoned 'GE' i.e. 'provide opportunities for general enterprise and employment' in the Fingal Development Plan 2017-2023.

RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER

Reg. Ref.: FW18A/0016

Description of Site and Surroundings

The proposed development is located within the curtilage of an existing industrial unit which is located in Millennium Business Park in Ballycoolin, Dublin 15. The overall site occupied by the industrial unit is of stated area, 2.2964 ha.

Proposal

This is an application for the attachment of an area of photovoltaic (i.e. pv) cells to the roof of the existing industrial unit on site. The area of pv cells is not stated, but has a maximum length of a measured 93.5 metres, and width of 46 metres. The proposed roof is angled at a stated 6 degrees to horizontal, and faces towards the south. The upper level of the pv cells will be a measured 5 cm above the existing roof level.

Relevant Planning History

The following recent planning history is relevant to the subject site:

Reg. Ref. F02A/1474

This was an application by Celtic Waste Limited for 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 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 the subject address i.e. Millennium Business Park, Cappagh Road, Townland of Grange, Ballycoolin, Dublin 11. The application was granted final permission on appeal to An Bord Pleanála on the 12th August 2003.

Reg. Ref. F05A/1764

This was an application by Greenstar Holdings Ltd. 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. Pl. 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 the subject site, which will be operated under a Waste Licence granted by the Environmental Protection Agency. The application was granted final permission on the 28th March 2006.

RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER

Reg. Ref.: FW18A/0016

Submissions/observations

No submissions or observations have been received related to the proposed development.

Pre-planning

No pre-planning discussions occurred related to the proposed development.

Reports

Transportation Planning Section: No objection subject to condition

Water Services Section: No objection

Irish Water: No objections subject to condition

Assessment

Having visited the subject site and having regard to the Development Plan objectives I am of the opinion that the main issues to be assessed are as follows:

- Principle
- Impact on the amenities of the area
 - o Visual amenity
- Water and Drainage
- Parking and Layout

Principle

The principle of the proposed development is acceptable as an initiative, 'for the generation of renewable electricity, to be used in the plant or for export to the grid' is 'Permitted in Principle' in this area which is subject to the zoning objective, 'GE' i.e. 'provide opportunities for general enterprise and employment' in the Fingal Development Plan 2017-2023, and subject to a full planning assessment. In such area, 'Sustainable Energy Installation' is a Use Class which is 'Permitted in Principle'.

The Fingal Development Plan 2017 – 2023 is supportive of solar energy initiatives, and in particular Objective EN13 as follows is relevant,

Objective EN13

Encourage and support the development of solar energy infrastructure, including solar PV, solar thermal, and seasonal facilities.

Impact on amenities of the area

Given the nature of development, i.e. an overlay of panels with a depth of 5 cm across the roof and valley shaped configuration on a roof of a stated 6 degrees elevation, it is considered that the proposal will not be unduly visible and will be in character with the neighbouring existing industrial development.

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER

Reg. Ref.: FW18A/0016

Water and Drainage

Irish Water and the Water Services Section note that the proposed development is acceptable subject to condition.

Traffic and Layout

The Transportation Planning Section notes that the proposed development may pose issues with respect to glint and glare for road users in particular on adjacent roads. This issue may be addressed by condition in any recommendation to grant planning permission.

Appropriate Assessment

Having regard to the nature of the proposed development and the location of the subject site and/or proximity to the nearest European site no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

Conclusion

The principle of the proposed development is in keeping with the existing development on site, will not be visually incongruous and is therefore considered to be acceptable.

RECOMMENDATION

I recommend that a decision to GRANT PERMISSION be made under the PLANNING & DEVELOPMENT ACTS 2000, AS AMENDED, subject to the following (3) condition(s):-

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 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.

RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER

Reg. Ref.: FW18A/0016

2. 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 works on the subject site.

REASON: To protect the amenities of the area.

3. The applicant shall comply with any future requirements of the Planning Authority in relation to any additional mitigation works to deal with any glint and/or glare issues that may arise in particular for users of adjacent roads which may only become apparent when the installation is commissioned and operating.

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

Note:

4. 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.

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER

Reg. Ref.: FW18A/0016

Henry McManus
Senior Executive Planner
20/03/18

Endorsed:

John Kelly
Administrative Officer 20.3.18

Order: A decision pursuant to Section 34 of the PLANNING & DEVELOPMENT ACTS 2000, AS AMENDED to GRANT PERMISSION for the above proposal subject to the (3) condition(s) set out above is hereby made.

Dated 23rd March, 2018

Paul C. O'Sullivan
Senior Planner

Thereunto empowered by order of the Chief Executive, Fingal County Council C.E. No. 7064 delegating to me all his powers, functions & duties in relation to the council of the County of Fingal in respect of this matter.