



An  
Bord  
Pleanála

## Record of Meeting ABP-314052-22 1<sup>st</sup> meeting

<b>Case Reference / Description</b>	Increase waste intake limit from 270,000 tonnes per year to 450,000 tonnes per year. Millenium Business Park, Cappagh Road, Dublin 11		
<b>Case Type</b>	Pre-application consultation		
<b>1st / 2nd / 3<sup>rd</sup> Meeting</b>	1 <sup>st</sup>		
<b>Date</b>	06/10/22	<b>Start Time</b>	11.00 a.m.
<b>Location</b>	N/A	<b>End Time</b>	11.35 a.m.

<b>Representing An Bord Pleanála</b>
Ciara Kellett, Assistant Director of Planning (Chair)
Breda Gannon, Senior Planning Inspector
Niamh Thornton, Executive Officer
<b>Representing the Prospective Applicant</b>
Brian Minogue, Tom Phillips + Associates
Hugh Kelly, Tom Phillips + Associates
David Tobin, Starrus Holdings Ltd.

The Board referred to the letter received from the prospective applicant requesting pre-application consultations and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Board; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters it wished to receive advice on from the Board. The Board mentioned general procedures in relation to the pre-application consultation process as follows:

- The Board will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Board will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Board and public consultations may also be directed by the Board.
- The Board may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or any legal proceedings.

### **Presentation by the prospective applicant:**

The prospective applicant opened its presentation with a summary of the proposed development and site location. The proposed development will take place at an existing Greenstar waste facility. The prospective applicant stated that no works will be required to facilitate the proposed increase in waste processing capacity.

It was stated that the purpose of the proposed development is to maximise the potential of the existing underutilised resource, recovery and processing facility. The prospective applicant stated that the proposed development is in line with and supported by policy, referencing in particular 'A Waste Action Plan for a Circular Economy - Ireland's National Waste Policy' 2020-2025'.

It was stated that there are capacity constraints within the system. A waste management capacity deficit of up to 30,000 tonnes is predicted in Dublin in 2022. The prospective applicant predicts that this deficit will grow to above 50,000 tonnes in 2022 due to sustained economic activity and increased inward migration.

The prospective applicant described the waste processing process, stating that it is now an extremely complex resource recovery operation. Skip waste goes to Millenium Park for initial sorting with resulting waste sent to specialized processing centres. The prospective applicant stated that this complexity will grow to meet the needs of a circular economy. It was stated that this complex process requires double or more capacity requirements as waste can enter and leave multiple sites prior to dispatch to its end recovery point.

The prospective applicant detailed how the City Edge Project in South Dublin will exacerbate the waste processing capacity deficit, driving the need for other facilities, including the facility at Millenium Park to be further utilised. Two facilities in Ballymount, on South Dublin County Council owned sites, will be lost, amounting to c. 850,000 tonnes of waste. Starrus Holdings Ltd.'s facility in Cookstown has also been rezoned as REGEN, meaning that this facility will also be closed, resulting in a further loss of 150,000 tonnes capacity.

Regarding the EIAR the prospective applicant has identified three key considerations: Traffic, Air and Noise.

The prospective applicant stated that traffic impact has already been assessed in the cumulative impacts in the Cappagh Road application ABP-310332-21.

It was stated that traffic patterns and mode will remain unchanged, albeit with higher volumes. The prospective applicant does not expect significant effects arising from traffic.

Regarding Air and Noise the prospective applicant stated that the air quality in the surrounding area was deemed to be of good status in March 2021. Impacts will be considered with regard to adjoining emitters including Huntstown Quarry, Panda Cappagh Road and other industrial and commercial uses within the Industrial Park.

Odour and Dust will be managed on site in accordance with the EPA licence.

The prospective applicant stated that it had not identified any noise sensitive receptors near the facility. It was noted that noise mitigation and monitoring measures are a condition of the EPA licence.

Regarding alternatives, the prospective applicant stated that there is no land zoned for an appropriately sized facility within the Greater Dublin area. If the capacity of this facility is not increased a new facility outside of the Greater Dublin Area would have to be developed.

### **Discussion:**

The Board's representatives gave their preliminary view that the proposed development is SID. The final decision however is for the Board to make.

Regarding traffic, the Board's representatives noted that during the application process for the Panda facility on Cappagh Road one of the roundabouts was identified as operating over capacity. It was advised that the prospective applicant take this into consideration in their application.

The prospective applicant stated that there had been some isolated incidents in relation to odour at Millenium Park. It was stated that negative air extraction could be used to mitigate against odour issues that could arise as a result of an increase in capacity at the facility. The prospective applicant stated that this could be included in the EIAR.

The Board's representatives advised that the prospective applicant provide a robust reasoning for the need for the development and demonstrate how it complies with policy.

It was noted that the most recent combined waste regions report was published in Quarter 2 of 2022 and another report is due to be published in the coming weeks. The prospective applicant stated that these can be referred to in the application.

**Conclusion:**

The record of the instant meeting will issue in due course and the prospective applicant can submit any comments it may have in writing or alternatively bring any comments for discussion at the time of any further meeting. The onus is on the prospective applicant to either request a further meeting or formal closure of the instant pre-application consultation process.

The meeting concluded at 11.35 a.m.

 12/10/22

**Ciara Kellett**

**Assistant Director of Planning**