

An
Bord
Pleanála

Record of Meeting ABP-315276-22 1st meeting

Case Reference / Description	Demolition of all existing waste processing buildings on site and construction of a new modernised multi-processing facility. Panda Waste, Ballymount Road Upper, Ballymount, Dublin 24		
Case Type	Pre-application consultation		
1st / 2nd / 3rd Meeting	1 st		
Date	14/02/23	Start Time	11.00 a.m.
Location	N/A	End Time	11.35 a.m.

Representing An Bord Pleanála

Ciara Kellett, Director of Planning (Chair)

Kevin Moore, Senior Planning Inspector

Niamh Thornton, Executive Officer

Representing the Prospective Applicant

Brian Minogue, Tom Phillips & Associates

David Tobin, Beauparc

The meeting commenced at 11.00 a.m.

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 site of the proposed development is located just off the M50 motorway on Ballymount Road Upper, Dublin. The prospective applicant presented an aerial image of the site, showing an administration office building and existing waste facility. The existing facility has an annual capacity of 150,000 tonnes per annum (TPA). The site is zoned 'To provide for enterprise and employment related uses.

The prospective applicant provided a summary of the proposed development. It is intended to demolish all buildings onsite, relocate core administration functions to Bray, Co. Wicklow, construct a new waste processing shed and ancillary accommodation onsite and increase the annual waste processing capacity from 150,000TPA to 350,000TPA. It was stated that the initial pre-application consultation request was to increase capacity to 300,000TPA but that this had been revised to 350,000TPA.

The prospective applicant stated that the purpose of the proposed development is to maximise the potential of an existing underutilised site and to align with circular economy objectives. The prospective applicant stated that there is a current and growing waste capacity deficit in Dublin, for reasons including sustained economic growth and inward migration.

The prospective applicant described how waste processing is now an extremely complex recovery operation, the complexity of which will continue to grow to meet the needs of a circular economy. The prospective applicant presented an example of the processes, steps and locations involved in the processing of a skip of waste.

The prospective applicant stated that other waste recovery sites in Dublin, citing other sites in Ballymount and Cookstown, have been rezoned to REGEN 'to facilitate enterprise and/or residential-led regeneration'. It was stated that this loss of waste processing sites, due to rezoning, will further increase the waste capacity deficit in Dublin, which in turn increases the need for increased capacity at the prospective applicant's site.

The prospective applicant presented a draft layout plan. It was stated that the proposed facility would operate under a revised EPA licence and that the prospective applicant intends to retain surrounding vegetation along the site boundaries as much

as possible. The proposed development will include a range of sustainability features such as, roof solar panels, rainwater harvesting, LED lighting, and bat and bird boxes.

The prospective applicant stated that it will ensure that all relevant environmental concerns are considered and assessed, including traffic, air, noise and visual. Regarding traffic, it was stated that the traffic pattern will remain the same, with a likely double increase in volume. It is not expected that the effects will be significant. The prospective applicant stated that the air quality around the site is good and air flow into the building will result in negative pressure which will be included as part of the mitigation measures in the EIAR.

A consultation meeting was held with South Dublin County Council in September, 2022. The Council had suggested a green roof but the prospective applicant stated that it will prioritise solar panels on the roof as it considers this will achieve the best environmental outcome. The Council also advised of its preference for nature-based SUDS on site. The traffic department had no issue in principle with the development.

The prospective applicant stated that it considers the proposed development is SID as it is "An installation for the disposal, treatment or recovery of waste with a capacity for an annual intake greater than 100,000 tonnes".

Discussion:

The prospective applicant clarified, when asked, that the proposed development will allow for more processing of waste onsite as opposed to going off site for certain processes. A waste baling station will be provided, for example, which is currently carried out at a facility leased from Dublin City Council.

The prospective applicant confirmed that South Dublin County Council raised no issue in relation to zoning or the 24/7 nature of the operation.

The Board noted that there will be an intensification in the traffic volumes from/to the facility and advised that the management of this should be clearly set out in the EIAR.

The prospective applicant has screened out the need for an NIS.

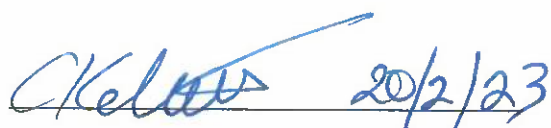
It was clarified that a review of the EPA licence would be required for the site.

Regarding the three criteria under section 37A of the Planning and Development Act, 2000, as amended, the prospective applicant stated that it considers the proposed development meets all three criteria. Waste will be collected from more than one local authority, the provision of additional waste processing capacity is of national significance and aligns with regional guidelines and policy and the National Planning Framework.

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.



Ciara Kellett

Assistant Director of Planning