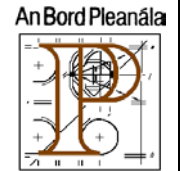


Record Of Meeting



Case Reference/Description	06F.PC0218 A materials transfer and processing facility of up to 170,000 tonnes per annum capacity, at Millennium Business Park, Cappagh Road, Dublin 11.		
Case Type:	Section 37B of the Planning and Development Act 2000, as amended		
Meeting:	1 st meeting		
Date:	19 th May 2016	Start Time:	11.00am
Location:	Offices of An Bord Pleanála	End Time:	12.10pm
Chairperson:	Anne Marie O'Connor	Executive Officer:	Síle Bannon

Attendees:

Representing An Bord Pleanála

Anne Marie O'Connor, Assistant Director of Planning

Paul Caprani, Senior Planning Inspector

Patricia Calleary, Senior Planning Inspector

Marcella Doyle, Senior Executive Officer

Síle Bannon, Executive Officer

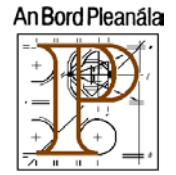
Representing the Prospective Applicant

Gary Brady, Managing Director, Thorntons Recycling

David Duff, Environmental Manager, Thorntons Recycling

Derek Milton, Fehily Timoney & Company

Record Of Meeting



Introduction

The representatives of An Bord Pleanála welcomed the prospective applicant and the teams were introduced.

The Board's representatives acknowledged receipt of the prospective applicant's request by letter dated 26th April 2016, to enter into pre-application consultations in relation to the proposed development under section 37B of the Planning and Development Act 2000, as amended, in order to determine whether the proposed development constitutes strategic infrastructure development. In this regard, the Board's representatives noted the prospective applicant's preliminary view that the proposed development falls within the scope of section 37A(2)(a) and (b) of the 2000 Act and therefore constitutes strategic infrastructure development.

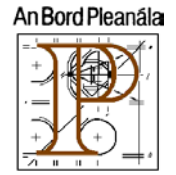
This meeting is considered by the Board to be a preliminary meeting, the purpose of which is to obtain information in relation to the project to facilitate the Board's consideration of the matter. Further information in relation to the proposed development may be required and a further meeting or meetings may be held to give advice on procedural matters involved in making an application and to advise on matters relating to proper planning and sustainable development or the likely effects on the environment, which may have a bearing on the Board's decision in respect of a future application.

The Board's representatives stated that a record of the meeting will be taken, a copy of which will be forwarded to the prospective applicant. This is the Board's record of the meeting and an opportunity will be afforded to the prospective applicant to comment on same at any follow-up meeting or in writing. The records and the pre-application consultation file will become available to the public following formal closure of the pre-application consultation process.

The Board's representatives may consult with other persons or bodies in respect of the proposed development, e.g. the planning authority, and the Board may require the prospective applicant to give notice to the public or to carry out consultations with other persons or bodies prior to lodgement of any application.

When the pre-application consultation process has concluded the Board will issue notice to the prospective applicant on whether the proposed development constitutes strategic infrastructure development, having regard to the provisions of section 37A of the Act. The prospective applicant was advised that the holding of consultations

Record Of Meeting



does not prejudice the Board in any way and cannot be relied upon in the formal planning process or in legal proceedings.

The prospective applicant was invited to make its presentation on the proposed development.

Presentation on Proposed Development

Development Proposal

The prospective applicant gave an overview of the proposed development, which will consist of the following:

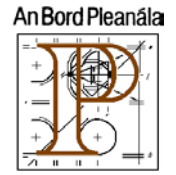
- A transfer and processing facility for:
 - the acceptance and processing of up to 100,000 tonnes per annum of residual municipal solid waste (rMSW) for the production of solid recovered fuel (SRF) and for transfer
 - the acceptance and processing (shredding) of up to 50,000 tonnes per annum of waste wood
 - the acceptance of up to 20,000 tonnes per annum source segregated 'brown bin' material for bulking, prior to consignment offsite to an appropriate treatment facility
- Processing building of c. 10,000 sq. m with ancillaries – drainage, parking, entrances, abatement, welfare
- Relocation of 38 kV ESB power cable

With regard to the transfer of rMSW, the prospective applicant has agreements in place with other facilities for incineration and landfill as appropriate, such as Dublin Waste to Energy Facility for incineration. SRF is currently produced at the prospective applicant's Killeen Road facility and then supplied to a number of cement companies. Demand is expected to increase for SRF as companies reduce fossil fuel inputs.

Site Location & Existing site

The site for the proposed development is located at Millennium Business Park on the Cappagh Road in Dublin 11, with the N2 to the north-east of the site and the N3 to

Record Of Meeting



the south-west. The site is currently undeveloped, with the eastern portion formerly residential, with external storage sheds and hardstanding area.

The site includes the lands for which planning permission was previously granted for a 100,000 tonnes p.a construction and demolition and dry recyclable waste processing facility (PL.230770), and additional land to the east. The permission was not implemented and the permission has expired. An Environmental Protection Agency (EPA) waste licence was previously granted (W0242-01), but was also not commenced.

There are a number of industrial and aggregate developments in the area around the proposed site, such as the Huntstown Quarry to the east, Kilsaran Concrete to the north and Panda Waste Facility to the south.

Elements of proposed development

- Primary Infrastructural Elements:
 - A waste reception and processing building consisting of rMSW storage areas; SRF processing line; SRF storage areas; biowaste transfer area (enclosed & separate); internal storage areas for plastics, metal offtakes; baling provision; waste wood reception, processing & storage area
 - Weighbridge(s)
 - Drainage Infrastructure – to foul and SW network
 - Parking, odour & dust abatement, welfare, revised entrance(s), ESB sub-station

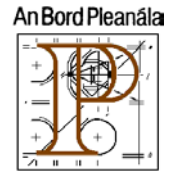
The proposed development will also include a stack, the height of which will be determined by air dispersion modelling to be carried out by the prospective applicant. Dublin Airport Authority will be consulted with in relation to this element of the proposed development.

- ESB 38kV line relocation:

The prospective applicant stated an ESB 38kV line runs through the site. The prospective applicant is consulting with ESB on the matter. ESB have requested that the proposed relocation be included within the application for the proposed development and that it will provide all supporting information required.

There is no issue from a technical point of view around the relocation of the 38kV line, however the preference of the prospective applicant and the ESB is to locate it outside of the existing site boundary. The prospective

Record Of Meeting



applicant is consulting with the relevant adjacent landowners regarding agreement for access (wayleaves/easements).

The Board's representatives suggested that the red line boundary for any application could be revisited later in the pre-application process once a decision has been reached.

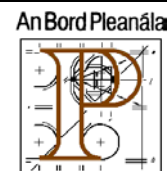
- Licencing requirements – Consultations are ongoing with the EPA and an Industrial Emissions Discharge (IED) license will be required.
- Appropriate Assessment – screening to be undertaken
- Operational elements of development:
 - 24 hour operation proposed for the facility which will have incoming and outgoing deliveries on a 24 hour basis.
 - A fully enclosed processing building operating under negative air pressure to address any potential issues around odour. Deliveries will be made indoors within the building.
- Environmental considerations in Environmental Impact Statement (EIS) preparation:

In preparing the EIS, the prospective applicant stated it will be considering the following:

- Noise – modelling to inform noise generation as a result of processing activities, all processing will be indoors.
- Air and Climate – odour dispersion modelling to inform abatement design
- Surface waters and Foul waters – discharge to Millennium Business Park network. The prospective applicant is aware of ongoing issues with the SW network, and further consultation is required with Fingal County Council in relation to this.
- Groundwater - full impermeable surface
- Ecology – Bat survey of existing buildings onsite
- Landscape – Landscape Visual Impact Assessment will be undertaken
- Traffic – modelling based on Cappagh Road and Business Park counts
- Cumulative – adjacent waste and other facilities.
- Alternatives - location & technologies

The Board's representatives stated the prospective applicant should examine the potential impact of the proposed development, and in particular consider the

Record Of Meeting



cumulative impacts in terms of noise and air pollution with quarries and waste facilities in the area.

- EIS and Design Consultation,:

The prospective applicant advised that consultation for the preparation of the EIS and facility design will be carried out with the EPA, ESB, Irish Water, Geographical Survey of Ireland, National Parks and Wildlife Service, Eastern Midlands Waste Management Region, Fingal County Council, Dublin Airport Authority and Transport Infrastructure Ireland.

Public Consultation is yet to commence. The prospective applicant was advised by the Board's representatives to engage in meaningful public consultation at an early stage, and identify sensitive receptors in the area.

The Board's representatives stated that the prospective applicant should also include archaeology and cultural heritage in their considerations given the nature of the area of the proposed development.

Need for the proposed development

The prospective applicant set out the need for the proposed development:

- Increasing waste volumes within region and the need for increased infrastructural capacity requirements
- Increasing demand for alternative fuels
- Strategic link with Dublin Waste to Energy (rMSW transfer)
- Increased brown bin volumes to be managed as a result of household and commercial brown bin roll out, as well as pay by weight
- Demand for waste wood as raw material for a number of processes

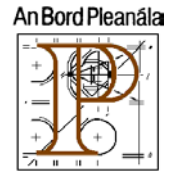
Compliance with Policy

The prospective applicant stated that the proposed development complies with a number of the relevant policy documents. The following documents were discussed:

- Eastern Midlands Region Waste Management Plan 2015 - 2021:
- Fingal County Development Plan 2011 - 2017:
- Draft Fingal County Development Plan 2017 – 2023:

With regard to Policy E1 of the Eastern Midlands Region Waste Management Plan 2015 – 2021, the prospective applicant said that the capacity of the previous permission is included within the Plan, i.e. the additional capacity of the proposed

Record Of Meeting



development to be considered is 70,000 tonnes per annum (tpa), as opposed to 170,000 tpa.

The Board's representatives stated that the prospective applicant should clearly set out the justification for the proposed development, how it fits with waste policy and its relationship with other waste facilities.

Is the proposed development Strategic?

The proposed development consists of '*An installation for the disposal, treatment or recovery of waste with a capacity for an annual intake greater than 100,000 tonnes*'.

The prospective applicant states that the proposed development constitutes strategic infrastructure for the reasons set out below:

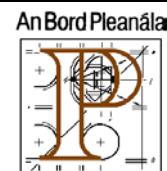
- 37A(2)(a) - strategic economic and social importance to the State and the Region
 - *will provide pre-treatment capacity in adherence with the Eastern - Midlands Region Waste Management Plan 2016 – 2021 – regional importance*
- 37A(2)(b) - achieves objectives in the relevant Regional Planning Guidelines
 - *“The new waste management strategy across the regions of the GDA should seek to facilitate a balanced use of resources and greater adaptability and robustness of services. Integrated waste management should be considered from the perspective of the GDA as one singular functioning economic and spatial unit and to increase economies of scale (PIR 36)”*
- 37A(2)(c) - significant effect on the area of more than one planning authority
 - *Providing waste recovery infrastructure for the Eastern and Midlands Waste Management Region which has 12 local authorities.*

Submission Programme

The prospective applicant stated that it is their intention to submit an application to the Board in quarter 3 of 2016.

The prospective applicant concluded their presentation. This was followed by a discussion on a number of issues.

Record Of Meeting



Discussion on issues

Transport

The Board's representatives suggested further consultations be undertaken with transport bodies, e.g. Dublin Bus when considering traffic issues. It should examine potential incoming and outgoing haul routes of the proposed development, and consult with residents along these routes. The Board understands that this would involve looking at a wide area given the diverse locations of the waste origins.

Public consultation

The prospective applicant was encouraged again to engage in meaningful consultation with the public both in terms of near neighbours and those in the wider area who might be concerned about wider issues such as traffic.

EPA / Licensing

Given the licensing requirements for the proposed development, the associated legislative provisions state the Board must consult with the EPA. The Board's representatives stated that while the Board cannot apply conditions relating to emissions, it can refuse permission on environmental grounds relating to the proper planning and sustainable development of the area. The Board will examine the construction and operational impacts, but where an EPA Licence is required, the Board if granting planning permission, will attach conditions relating to emissions in respect of construction impacts only. Controlling emissions in respect of the operation of the facility are a matter for the EPA and not the Board. The EIS should identify construction and operational phase impacts, and consider the cumulative impacts, both direct and indirect.

Although it is not proposed that the facility deals with hazardous waste specifically, it is possible that hazardous waste streams will arrive at the facility (paints batteries etc). The prospective applicant was advised to ensure that the EIS explicitly sets out procedures as to how it proposes to deal the hazardous waste stream within the facility and where this waste will be transported to.

Oral hearing

The Board's representatives also advised the prospective applicant that there may or may not be an oral hearing convened in respect of the proposed development. The Board reminded the prospective applicant that it should not rely on the holding of an oral hearing, particularly with regard to addressing any deficiencies in the planning application.

Record Of Meeting



Conclusion

The Board's representatives stated that a future meeting will cover the procedures involved in the making of a planning application. The prospective applicant is to request a further meeting with the Board when it has feedback on the baseline studies it is carrying out, and has progressed its consultations with other bodies and the public.

Anne Marie O'Connor
Assistant Director of Planning

22nd June 2016