



**An
Bord
Pleanála**

**Pre-Application Consultation
pursuant to Section 177E(1A) of the
Planning and Development Acts,
2000-2021, as amended**

**Inspector's Report on
318538-23**

Proposed Development	Retention of certain works and increase in annual tonnage at waste transfer and recycling centre
Location	St. Margaret's Recycling Centre, Sandyhill, Swords, Co. Dublin
Planning Authority	Fingal County Council
Prospective Applicants	Mr. Brian McDonnell
Date of Consultation Meeting	22 nd February 2024
Date of Site Inspection	20 th February 2024
Inspector	L. Dockery

1.0 Introduction

- 1.1 The Board received a request on the 27th October 2023 from CWPA Planning and Architecture on behalf of Mr. Brian O'Donnell, to enter into pre-application consultations under section 177E(1A) of the Planning and Development Act, 2000, as amended. The Board decided to grant this request from the prospective applicants by Direction dated 08th January 2024.
- 1.2 One pre-application consultation meeting was held on 22nd February 2024. The purpose of this report is to inform the Board of the nature of the pre-application consultations undertaken, pursuant to Section 177E(1A) of the Planning and Development Act 2000, as amended.

2.0 Site Location

- 2.1 The subject lands are located at Sandyhill, St. Margaret's, Swords, Co. Dublin. Dublin airport located 3.5km to its east with the southern runway of the airport located c.800m to the south-east and the northern runway c.1.3km to the north-east. The site is stated to be a waste processing and transfer facility for the bulking, transfer and recycling of metals, demolition waste, bulky skip waste, batteries, wood and other non-biodegradable non-hazardous waste. It is also stated to be an authorised end-of life vehicle (ELV) treatment facility under Waste Management Licence from Fingal County Council.

3.0 Description of Proposal

- 3.1 Retention and continued use of certain works and increase in annual tonnage at waste transfer and recycling centre.

4.0 Planning History

There is a complex, protracted history on this site, which is detailed in section 4 of the request to enter into pre-application consultations. The most recent relevant history is as follows:

ABP-310169-21 (FW20A/0029)

Permission REFUSED on appeal for retention for permanent continuation of use of the existing waste processing and transfer facility & the continued use of the existing buildings on site associated. Planning permission is sought for new proposed stormwater attenuation storage tanks and associated stormwater treatment infrastructure.

Three reasons for refusal (i) insufficient information submitted to enable Board to assess likely impacts on protected European Sites (ii) insufficient information submitted to enable Board assess likely impacts on the environment (iii) would contravene land use 'DA' zoning and contrary to vision statement for area relating to facilitating air transport infrastructure and airport related uses.

F97A/0109

Permission GRANTED for retention of existing use with extension and alteration of existing buildings, alterations and widening of existing entrance and septic tank – waste recycling and transfer depot.

5.0 Legislation

5.1 Any subsequent application for Substitute Consent will be lodged under the provisions of section 177E of the Planning and Development Act, 2000, as amended and Part 19 of the Planning and Development Regulations, 2001, as amended.

6.0 Prospective Applicant's Case

6.1 The prospective applicant noted the planning history and context and requested the pre-application consultation in order to determine the exact process of how to lodge any application for substitute consent and what that application should contain / address.

7.0 Pre-Application Consultation Meeting

7.1 A Pre-Application Consultation meeting took place via Microsoft Teams on the 22nd day of February 2024, commencing at 10.30 am. Representatives of the prospective applicant and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting. The prospective applicant was advised in

advance of the meeting that the consultation would relate solely to the administrative procedures around the lodgement of an application, and any associated requirements.

7.2 This report should be read in conjunction with the written record on file of the pre-application consultation meeting held with the prospective applicant. It is not proposed to repeat the contents of those records in detail here. The main topics raised for discussion at the meeting were as follows:

- Introductions
- Description of development and relevant background / planning history- clarity regarding the scope of any application.
- Procedural Advice / Queries arising with regard to any subsequent application for Substitute Consent, and legislative requirements relating thereto.

8.0 Conclusion

The meeting concluded with An Bord Pleanála representatives stating that they did not foresee the need for a further meeting but if requested by the prospective applicant, the request would be examined. I therefore recommend that the pre-application consultation process should be closed.

Lorraine Dockery
Senior Planning Inspector

10th April 2024