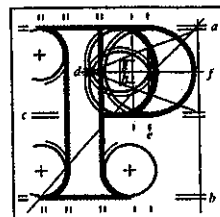


Our Case Number: ABP-314964-22



An
Bord
Pleanála

Fingal County Council
County Hall
Main Street
Swords
Co. Dublin
K67 X8Y2

Date: 27th January 2023

Re: Proposed development of a Circular Economy Campus and an Integrated Waste Management Facility at the Hollywood Landfill
Hollywood Great, Nag's Head, Naul, Co. Dublin, A41 YE92

Dear Sir / Madam,

An Bord Pleanála has received your recent letter in relation to the above mentioned case. The contents of your letter have been noted.

If you have any queries in relation to the matter please contact the undersigned officer of the Board.

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,


Doina Chiforescu
Executive Officer
Direct Line: 01-8737133

CH08

Tell
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

From: Kiera Dillon <Kiera.Dillon@fingal.ie>

Sent: Friday 20 January 2023 16:16

To: Bord <bord@pleanala.ie>; SIDS <sids@pleanala.ie>

Cc: Malachy Bradley <Malachy.Bradley@fingal.ie>; Alison Rothwell <Alison.Rothwell@fingal.ie>;

Bernadette Mahon <Bernadette.Mahon@fingal.ie>

Subject: SID/04/22 ABP-314964-22 Hollywood Great- Fingal County Council Chief Executive Report

Importance: High

Good Afternoon,

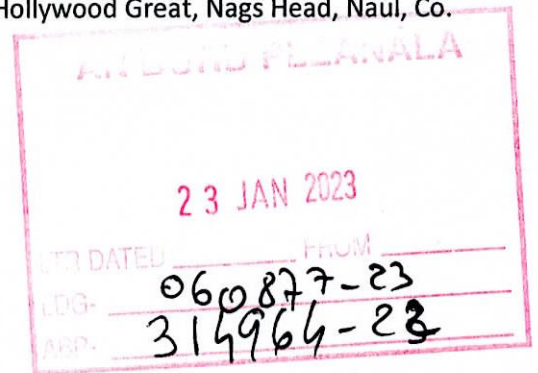
Please find attached Cover Letter, Minutes of Council Meeting 17/01/2023 and Chief Executives Report in relation to Strategic Infrastructure Development at Hollywood Great, Nags Head, Naul, Co. Dublin.

I would be obliged if you could confirm receipt of same.
Hardcopy of same has been posted.

Regards,

Kiera Dillon | Senior Staff Officer | Fingal County Council | Planning & Strategic Infrastructure
Department | County Hall | Main Street | Swords | Co. Dublin | K67 X8Y2
Mob: 087 456 1542
Email: kiera.dillon@fingal.ie

Comhairle Contae
Fhine Gall
Fingal County
Council



**EXTRACT FROM MINUTES OF MEETING OF FINGAL COUNTY COUNCIL
HELD ON TUESDAY 17th JANUARY, 2023**

Min. No. F/23/23

SID/04/22 - Hollywood Great, Nag's Head, Naul, Co. Dublin

I hereby certify the foregoing to be a true record of minute number F/23/23 of Minutes of Meeting of Fingal County Council held on 17th January 2023.

The attached report by the Chief Executive which had been circulated was **CONSIDERED**. A presentation was given to the Members by Malachy Bradley, Senior Planner and the report was **NOTED**.

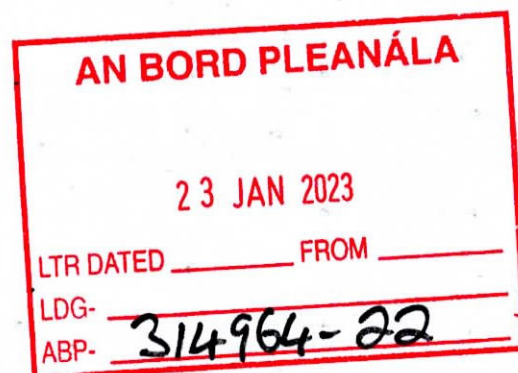
I hereby certify the foregoing to be a true record of minute number F/23/23 of Minutes of Meeting of Fingal County Council held on 17th January 2023.

Senior Executive Officer: _____

N. Halleran

Date: _____

20 | 1 | 2023





The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

Our Ref. SID/04/22

Your Ref. ABP-314964-22

23rd January, 2023

**Re: Proposed development of a Circular Economy Campus and an Integrated
Waste Management Facility at the Hollywood Landfill.
Hollywood Great, Nag's Head, Naul, Co. Dublin, A41 YE92**

Dear Sir/Madam,

With regard to the above Strategic Infrastructure application please find attached the Chief Executive's Report which was presented to the meeting of the County Council held on 17th January, 2023.

A copy of the Meeting Administrator's Record is also attached.

I would be grateful if you could confirm receipt of this email and attachments.

Yours sincerely,

**Matthew McAleese,
Director of Services.**

Encs.

AN BORD PLEANÁLA	
23 JAN 2023	
LTR DATED _____	FROM _____
LDG- _____	
ABP- <u>314964-22</u>	

Chief Executive's Report

17th January 2023

AN BORD PLEANÁLA

23 JAN 2023

LTR DATED _____ FROM _____

LDG-

ABP-

31.4964 - 82

**Strategic Infrastructure Development at Hollywood Great,
Nags Head, Naul, Co. Dublin, A41 YE92.**



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Section 1 Background

1.1 Introduction

Integrated Materials Solutions Limited Partnership has lodged an application with An Bord Pleanála for a Strategic Infrastructure Development at Hollywood Great, Nag's Head, Naul, Co.Dublin, A41 YE92, consisting of:

1. *A 10 year permission for a 25-year lifetime of operation at a rate of 500,000 tonnes per annum as per the existing operation.*
2. *Proposed changes to the existing operation as follows:*
3. *Broader waste acceptance types to include non-biodegradable non-hazardous and inert wastes generated by a range of sectors (construction, commercial, industrial and waste processing);*
4. *Expanded waste treatment activities including:*
 - *Development and re-profiling of the landfill void to accommodate specially engineered landfill cells for non-hazardous wastes in addition to the existing engineered inert cells;*
 - *Enhancement of the existing aggregate recovery processing on site which includes upgrading the aggregate recovery operations which produces low carbon, recovered sands and aggregates from various granular wastes by removing residues and other trace contaminants and separating the resulting aggregates into various size fractions;*
 - *Manufacture of secondary materials including enhanced soils and low-energy bound materials (e.g. concrete);*
 - *Additional waste recovery activities including soil/concrete batching and blending;*
 - *Repurposing of an existing structure on site as a testing laboratory unit for the research, development and testing of recovered materials;*
 - *A leachate management system including a leachate collection system and a storage tank prior to tankering off site for treatment at a suitably licensed WWTP with provision for a future on-site leachate treatment facility;*
 - *Surface water management infrastructure for the landfill to capture, attenuate and treat storm water prior to discharge;*
 - *A mobile enclosure for the maturation of Incinerator Bottom Ash (IBA).*

This application relates to a proposed development which requires an Industrial Emissions Directive Licence issued by the Environmental Protection Agency. The proposed development relates to an activity covered by an existing Waste Licence (EPA Ref: W0129-02).

An Environmental Impact Assessment Report and Natura Impact Statement has been prepared in respect of the proposed development.

Fingal County Council hereby sets out the submission of the Planning Authority on the proposed Strategic Infrastructure Development.

An Bord Pleanála, as the competent authority will decide to grant or refuse this Strategic Infrastructure Development application.

1.2 Procedural Background

The application has been lodged with An Bord Pleanála under Section 37A of the Planning and Development Act 2000, as amended. This states:

(1) An application for permission for any development specified in the Seventh Schedule (inserted by the Planning and Development (Strategic Infrastructure) Act 2006) shall, if the following condition is satisfied, be made to the Board under section 37E and not to a planning authority.

(2) That condition is that, following consultations under section 37B, the Board serves on the prospective applicant a notice in writing under that section stating that, within one or more of the following paragraphs, namely—

(a) the development would be of strategic economic or social importance to the State or the region in which it would be situate,

(b) the development would contribute substantially to the fulfilment of any of the objectives in the National Planning Framework or in any regional spatial and economic strategy in force in respect of the area or areas in which it would be situate,

(c) the development would have a significant effect on the area of more than one planning authority

The proposed development involves enhancing and expanding the established waste and recovery operations at the site and increasing the permission for a 25 year lifetime of operation at a rate of 500,000 tonnes per annum as per the existing operation. The categories of development specified in Schedule 7 of the Planning and Development Act 2000, as amended include "An installation for the disposal, treatment or recovery of waste with a capacity for an annual intake greater than 100,000 tonnes".

The applicant engaged in consultations with An Bord Pleanála who concluded that the proposal came within the terms of Schedule 7 and Section 37A of the Planning and Development Act 2000 as amended and would be of strategic importance to the State and the Eastern and Midlands Region, contribute substantially to the fulfilment of the objectives in the National Planning Framework and the Regional Spatial and Economic Strategy (2019-2031) for the Eastern and Midland Region and have a significant effect on the area of more than one planning authority. Consequently, the Board determined that the application for permission must be made to An Bord Pleanála.

Following the making of the application, Section 37E of the Act states the Chief Executive must submit a report to An Bord Pleanála within 10 weeks from the date of the application being lodged, which sets out the views of the authority on the effects of the proposed development on the environment and on the proper planning and sustainable development of the area, having regard to the matters detailed in Section 34(2) of the Act.

In the correspondence received by Fingal County Council from the Board, it is requested that the report address, where relevant, all of the issues identified in the guidelines for planning authorities prepared by An Bord Pleanála in respect of section 37A of the Planning and Development Act 2000, as amended. These address issues such as:

- Relevant national, regional and local planning policy;
- The planning history of the site and surrounds;
- Any designations which may apply to the site such as Special Amenity Area Orders, European designations, Natural Heritage Areas, Protected structures;
- Adequacy of water supply, sewerage facilities and surface water drainage facilities;
- Hydrology assessments;
- Comments on the Environmental Impact Assessment Report submitted with the application;
- Environmental carrying capacity of the site;
- The Planning Authority's view in relation to the decision to be made by the Board;
- Planning authority view on conditions which should be attached in the event of the Board deciding to grant permission;
- Planning authority view on development contribution conditions which should be attached in the event of grant of permission.

Section 37E(6) of the Act also provides that the views expressed by the members on the proposed development during the Council Meeting, can also be attached to this report.

The proposal was presented to the members of the Balbriggan/Rush-Lusk/Swords Area Committee on 8th December 2022 and to the members of Fingal Council at the meeting of 17th January. The Chief Executive's report is due with An Bord Pleanála on 24th January 2023 ¹ The Chief Executive's Report falls due prior to adoption of the minutes of the January meeting. Consequently, a record of the approved minutes of the meeting will be forwarded by separate cover to An Bord Pleanála following the February 2023 meeting of the Council.

1.3 Proposed Development

There are four principle aspects to the proposed development:

1. To retain the existing inert waste operation at the site and supplement this with a broader mix of wastes including non-biodegradable and non-hazardous waste;
2. Amending Permission F19A/077 to remove Condition 2 that limits the operation to 15 years from the final grant to a 25 year lifetime operation;
3. Expanded treatment activities including the manufacture of secondary materials;
4. The intake of waste would remain capped at 500,000 tonnes per annum in accordance with the existing planning permissions and waste licence.

According to the details submitted, the development includes for an enhanced aggregate recovery operation to meet the demand for secondary aggregates in line with European and National Circular Economy policy. The primary focus of the site will move from disposal to recovery with any suitable materials undergoing processing to extract any recoverable materials (e.g aggregates and sand) prior to disposal. The recovery process can treat a range of suitable

¹ The January meeting was to be held on 9th January but was changed to 17th January 2023. An Bord Pleanála agreed to an extension until 24th January 2023 to receive the CEO report.

non-hazardous wastes including construction and demolition materials, waste processing fines, glass processing fines, street sweeping residues and dredging spoil. The mix of wastes has been selected based on two key factors; the national capacity requirements for specific materials and the site's environmental setting.

The only new waste activities proposed at the site are the maturation of incinerator bottom ash (IBA) and the enhancement of the existing aggregate recovery unit to allow for the further removal of residues and other trace contaminants from processed waste aggregates.

It is stated that the site operating hours, location and environmental monitoring and the general operation will remain unchanged under the proposed development. The proposed development will operate subject to requirements under any Industrial Emission (IE) Licence (Reference W0129-04), if granted by the EPA, to replace the existing Waste Licence, which would govern all associated enforcement and regulation from when the operations commence. The applicant is seeking to regularise the licence boundary with the ownership boundary, however it is noted the site area as being 54.4 ha which is the same as stated in planning ref: F19A/077.

The Environmental Impact Assessment Report outlines the current and permitted operations at the site. The site is currently being used to manage waste materials via disposal and recovery activities, including the following:

- The recovery of concrete through processing into an aggregate that is no longer a waste and may be used in the construction as a secondary raw material;
- The infilling of the quarry with waste material for the purpose of restoring the quarry to natural ground levels.
- All end of waste by-products generated on site from the operation are transported off site using the same trucks that deliver waste to the site. Waste laden trucks deliver waste to the facility and where end of waste material is ready for export the trucks are filled with material to deliver to construction sites.
- The processing of concrete as part of the End of Waste operation and the phased infilling of cells around the site. Landfill cells (1-5) within the site have been filled and cell 6 is currently active. It is proposed to infill a further 7 cells within the site.
- A number of mobile screening, crushing and segregation units designed to reduce and separate the feed material in size to produce a range of sizes of the waste material are on the site. The crusher and screeners are fed coarse material by a front loader/excavator which then separates the materials. The output material is then fed onto a conveyor towards the sizing screener. This operation is currently mobile but it is to be relocated on the permitted hardstanding area as a permanent structure.
- There are 8 full time employees at the site. There are also a small number of part time cleaning staff and subcontractors. HGV drivers are not employed by IMS but are employed indirectly through the existing operation.

- Works permitted in Reg. Ref: F19A/0077 are currently being implemented and include, a new entrance off the LP-1080, an 8m wide internal road, an administrative building, reception area and designated hardstanding area to the south of the site for an aggregate processing operation.

1.4 Site Description and Surrounding Area

The application site is located c.4km south of Naul village and c.3.5km west of the M1 motorway. The site is accessed via the LP-1080 to the south (Sallowood View) and the L-1090 to the west (Nevitt Road) (see location map below). It is occupied by Integrated Materials Solutions Limited, and was a former quarry which subsequently operated as a landfill. Quarrying at the site ceased in 2007. It has an area of 54.4 ha. The site comprises a site office, weybridge, shed, bunded tank and quarantine area located on a concrete apron to the north of the site entrance.

The area is one of undulating rural countryside and the predominant land is agriculture. Hollywood Reservoir is to the east of the site entrance. The subject site is irregular in shape and occupies an upland location. There are a number of residential properties (16) in the vicinity, the closest of which is to the south of the subject site along the LP-1080. A number of telecommunication structures are located to the north-west of the site. The Tooman branch stream runs to the north of the subject site. The Knightstown branch stream is located to the south of the subject site. Both watercourses flow into the Ballough stream south-east of the subject site.

The LP-1080 is the current haulage route for the existing operation.



Figure 1: Site location map

1.5 Relevant Planning History

The planning history pertaining to the application site is detailed below:

F19A/0077: Permission granted for the continued infilling of the former quarry with construction and demolition waste material at a rate of 500,000 tonnes per annum permitted under Reg. Refs. F07A/0262 and F04A/0363 for a further 15 no. year period from the date of expiration of the existing permissions (6th October 2019) in order to enable the lands to be fully restored to the original ground level. The permission included the relocation of the primary entrance to the site to the southern site boundary along the LP-1080; A new internal site access road, A new processing building, A new administration building, Car parking, Weighbridges, Associated infrastructure & Boundary treatments and all associated site development works at Hollywood Great, Nag's Head, Naul, Co. Dublin. The site had an area of 54.4 ha. The proposed development allowed for the continuation to operate under the existing EPA Waste Licence (W0129-02). Applicant: IMS

The application was accompanied by an EIAR & NIS.

SID/03/10/E1: Extension of Duration GRANTED of SID permission until 15th June 2021. To date this permission has not been implemented. Applicant: Murphy Environmental Ltd.

SID/03/10 (ABP Ref. PL06F.PA018): Permission GRANTED (under the *Strategic Infrastructure Act 2006*) for an integrated waste management facility for the acceptance and landfilling of non-biodegradable inert, non-hazardous and hazardous on a site of 39.8ha at Waste at Hollywood Great, Nag's Head, Naul, Co. Dublin. Applicant: Murphy Environmental.

This permission was accompanied by an EIS.

F08A/0749 & ABP PL06F.230763: Permission REFUSED to relocate the primary entrance to the facility, and create a new entrance from the County Road LP-1080 Walshestown Road and to provide a new boundary treatment, new internal site access road, with new weighbridge, wheel wash, and single storey administrative office building at Hollywood Great, Nag's Head, Naul, Co. Dublin. Applicant : Murphy Environmental.

Reasons for refusal included that *'the proposed new access and associated infrastructure would be visually obtrusive and out of character with the high amenity location'* and that the applicant has not *'demonstrated that there is a need for the proposed new access, or that the proposed entrance would not interfere with the safety and free flow of traffic on a public road'*.

F07A/1241: Permission REFUSED to relocate the primary entrance to the facility from the County Road LP-1080 Walshestown Road and to provide a new boundary treatment, new internal site access road, with new weighbridge, wheel wash, and single storey administrative office building at Hollywood Great, Nag's Head, Naul, Co. Dublin. Applicant: Murphy Environmental.

Reasons for refusal included that *'the removal of existing hedgerow and the insertion of a new vehicular entrance with significant stonewalls, is not in keeping with the rural character of the area'*, that the applicant has not demonstrated *'that the proposed development is necessary or desirable*

or that it would not have significant adverse impacts on the landscape and boundary character of the area', that the proposal 'would be seriously injurious to the residential amenity of the adjacent dwellings through the negative impacts of noise, dust and traffic generation associated with the proposed entrance and the proposed operational centre (haul road, wheelwash, weighbridge, office and parking facility)' and public health issues in relation to surface and foul drainage.

F07A/0262: Permission GRANTED to vary a previous permission (Reg. Ref. F04A/0363) which permitted the infill and restoration of a quarry with inert construction and demolition waste at a rate of 340,000 tonnes per annum. Permission sought to permit an extended area to be infilled (23 ha) and to permit the continued infill of the quarry at a rate of 500,000 tonnes per year at Hollywood Great, Nag's Head, Naul, Co. Dublin. Applicant: Murphy Environmental.

The application was accompanied by an EIS.

A revised EPA Waste Licence was granted (Ref: W0129-02) in 2007 with the waste acceptance increasing to a maximum of 500,000 tonnes per annum of inert C&D, and this is the current licence in operation.

F04A/0363 : Permission GRANTED to infill with inert material on existing quarry of 13.56 hectares at 340,000 tonnes as part of the restoration and reinstatement of that quarry at Hollywood Great, Nag's Head, Naul, Co. Dublin. Applicant: Murphy Environmental. This was a 15 no. year permission.

An EIS accompanied the application.

88A/0032/E1: An extension was granted to the life of the permission for 18 months (to December 31st 2004) in order to give the applicant time to complete an EIS in line with the requirements of the EPA licence.

88A/32:- Permission GRANTED for infill and land reclamation works at Murphy's Quarry. This permission was for a period of 15 years at Hollywood Great, Nag's Head, Naul, Co. Dublin. The maximum waste acceptance was 350,000 tonnes per annum. Applicant: Murphy Environmental.

Section 2.0 Policy Context

2.1 Introduction

This section outlines the planning policy context for the proposed development including reference to relevant policy at national, regional and local level. The focus of this section is on the spatial planning policy applicable to waste management. Reference is also included to the regional waste management plan as in accordance with Section 22(10A) (a) of the Waste Management Act 1996, as amended, a Development Plan is deemed to include the objectives of the Waste Management Plan for its area.

2.2 National Planning Framework

One of the shared goals of the National Planning Framework is the sustainable management of water, waste and other environmental resources. The capacity to create beneficial uses from products previously considered as waste, creating circular economic benefits is recognised.

The key future growth enablers for Dublin include improving sustainability in terms of energy, waste and water, to include district heating and water conservation.

National Policy Objective 56

Sustainably manage waste generation, invest in different types of waste treatment and support circular economy principles, prioritising prevention, reuse, recycling and recovery, to support a healthy environment, economy and society.

2.3 Eastern Midlands Waste Management Plan for the Eastern Midland Region

Eastern Midlands Region Waste Management Plan 2015 -2021 was adopted in May 2015. The overall vision of the Regional Waste Management Plan is to rethink the approach taken towards managing waste and that waste should be seen as a valuable material resource. The Plan contains three targets:

- 1% reduction per annum in the quantity of household waste generated per capita over the period of the Plan.
- Achieve a recycling rate of 50% of Managed Municipal Waste by 2020.
- Reduce to 0% the direct disposal of unprocessed residual municipal waste to landfill (from 2016 onwards) in favour of higher value pre-treatment processes and indigenous recovery practices

The Plan details a list of criteria which future waste activities requiring consent need to consider. These are divided into general environment issues and European Sites. They particularly relate to site sensitivity in terms of areas protected for example, for landscape, visual amenity, geological heritage, cultural heritage, Natural Heritage Areas, river habitats.

They include that a sustainable drainage system is applied to any development and that site specific solutions to surface water drainage system are developed. They also refer to assessing the impact from a transport perspective including road access, network, safety and traffic patterns to and from the proposed facility in accordance with road design guidelines and/or relevant local authority guidelines in relation to roads.

Policies

E1. Future authorisations by the local authorities, the EPA and An Bord Pleanála of pre-treatment capacity in the region must take account of the authorised and available capacity in the market while being satisfied the type of processing activity being proposed meets the requirements of policy E2.

E2. The future authorisation of pre-treatment activities by local authorities over the plan period will be contingent on the operator demonstrating that the treatment is necessary and the proposed activities will improve the quality and add value to the output materials generated at the site.

E14. The local authorities will coordinate the future authorisations of backfilling sites in the regions to ensure balanced development serves local and regional needs with a preference for larger restoration sites ahead of smaller scale sites with shorter lifespans. All proposed sites for backfilling activities must comply with siting criteria set out in the plan.

E19. The waste plan supports the development of indigenous reprocessing and recycling capacity for the treatment of non-hazardous and hazardous wastes where technically, economically and environmentally practicable. The relevant environmental protection criteria for the planning and development of such activities need to be applied.

2.4 Eastern and Midlands Regional Spatial and Economic Strategy (RSES) 2019-2031

The Regional Strategic Objectives specified in the RSES include the sustainable management of water, waste and other environmental resources, with a view to increasing resource efficiency to realise the benefits of the circular economy.

Regional Policy Objective 10.25 states that "Development plans shall identify how waste will be reduced, in line with the principles of the circular economy, facilitating the use of materials at their highest value for as long as possible and how remaining quantum of waste will be managed and shall promote the inclusion in developments of adequate and easily accessible storage space that supports the separate collection of dry recyclables and food and shall take account of the requirements of the Eastern and Midlands Region Waste Management Plan."

2.5 Fingal County Development Plan 2017-2023

Chapter 1 Introduction and Strategic Context

The strategic vision for the county includes:

- Make better use of key resources such as land, water, energy, waste and transportation infrastructure.
- Reduce climate change through settlement and travel patterns and reduced use of non-renewable resources.

The Strategic Policy of the Development Plan will deliver on the main aims of the Plan through a number of actions including:

18. Secure the timely provision of infrastructure essential to the sustainable development of the County, in particular in areas of resource and waste management, energy supply, renewable energy generation and Information and Communications Technology (ICT).

22. Minimise the County's contribution to climate change, and adapt to the effects of climate change, with particular reference to the areas of land use, energy, transport, water resources, flooding, waste management and biodiversity, and maximising the provision of green infrastructure including the provision of trees and soft landscaping solutions.

Waste Management

Objective WM02

Facilitate the implementation of national legislation and national and regional waste management policy having regard to the waste hierarchy.

Objective WM03

Implement the provisions of the Eastern Midlands Region Waste Management Plan 2015 -2021 or any subsequent Waste Management Plan applicable within the lifetime of the Development Plan. All prospective developments in the County will be expected to take account of the provisions of the Regional Waste Management Plan and adhere to the requirements of that Plan.

Objective WM04

Facilitate the transition from a waste management economy to a green circular economy to enhance employment and increase the value recovery and recirculation of resources.

Objective WM05

Prevent and minimise the generation of waste in accordance with the Eastern Midlands Region Waste Management Plan 2015 -2021 (or any subsequent plans).

Objective WM07

Promote the increased re-use of waste in accordance with the Eastern Midlands Region Waste Management Plan 2015 -2021 (or any subsequent plan).

Objective WM08

Promote and encourage the establishment of re-use, preparing for re-use and repair activities in accordance with the Eastern Midlands Region Waste Management Plan 2015 -2021 (or any subsequent plan).

Objective WM09

Promote increased recycling of waste in accordance with the Eastern Midlands Region Waste Management Plan 2015 -2021 (or any subsequent plan).

Objective WM12

Promote developments to manage food waste in accordance with the requirements of the Waste Management (Food Waste) Regulations.

Objective WM14

Promote the recovery (including recovery of energy) from waste in accordance with the Eastern Midlands Region Waste Management Plan 2015 -2021 (or any subsequent plan).

Objective RF93

Encourage the recycling of construction and demolition waste to reduce the need for extraction.

Traffic Impact Assessments

Objective DMS128

Require developers to provide a Traffic Impact Assessment where new development will have a significant effect on travel demand and the capacity of the surrounding transport network.

Chapter 12 – Development Management

Objective DMS163 Ensure Screening for Appropriate Assessment and, where required, full Appropriate Assessment is carried out for all plans and projects in the County which, individually, or in combination with other plans and projects, are likely to have a significant direct or indirect impact on any European site or sites.

Site Zoning

The site is zoned 'HA' *'protect and enhance high amenity areas'* in the *Fingal Development Plan 2017 – 2023*.

The site is indicated on Sheet No. 14 'Green Infrastructure 1' of the *Fingal Development Plan 2017-2023* as being located within a *'Highly Sensitive Landscape'*.

There is an objective to *'preserve views'* to the south of the subject site, along the LP-1080.

The subject site is designated as a County Geological Site (Nag's Head Quarry).

The subject site is designated as a Nature Development Area.

Objective GIM 17 and Objective GIM 19 pertain to the lands to the south of the site i.e. *'(protect views from within the Fingal Uplands area and also to protect views of this upland area from outside the area)'* and *'(seek to establish pedestrian walking routes across and around the hills using existing boreens and other rights-of-ways)'* respectively.

There is a Protected Structure to the west of the subject site (RPS Ref. 162 *'possible Barrow'* refers). RPS Ref. 164 *'historic graveyard'* is located to the south of the subject site. These Protected Structures appear to overlap with the Recorded Monuments indicated on the historic map viewer on the website of the Department of Housing, Local Government & Heritage as DU004-021 (Mound) and DU004-023001/DU004-023002 (Church and Graveyard).

Objective Z05

Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria.

Section 3 Planning Issues

3.1 Introduction

This section outlines the comments of the Planning Authority in respect of the proposed development. These are provided in terms of the policy context and principle of development and subsequently in terms of specific issues associated with the proposal.

3.2 Internal Reports

A number of internal departments within Fingal County Council were consulted on this proposal and their comments have informed this Report. Comments were received from the following departments:

Environment Section (Waste Enforcement & Regulation): No observations to make.

Water Services Section: No objection subject to conditions.

Heritage Officer/community archaeologist: Archaeological Impact Assessment of the lands to the north east.

Parks & Green Infrastructure Division: No comment at time of writing report.

Transportation Planning Section: No objection to the development, subject to conditions, relating to a stage 3 safety audit, special contribution towards signing and lining in the vicinity of the site, agreed construction management plan, and a cash bond towards road repairs.

External Reports:

HSA: No observations to make.

Inland Fisheries Ireland: Recommends conditions.

The individual reports are included in Appendix 1.

3.3 Report of Council Meeting

A briefing on the development was presented to the Balbriggan/Rush-Lusk/Swords Area Committee on 8th December 2022, as this is the Area Committee that relates to the subject site.

The Report of the Chief Executive was presented to the Elected Members of Fingal Council in accordance with Section 37E(5) of the Planning and Development Act 2000, as amended. The Report was considered by the Members at the Council meeting held on 17th January 2023. The report was noted and there were no views expressed by the members at the meeting. A record of the approved minutes of the meeting will be forwarded by separate cover to An Bord Pleanála following the February 2023 meeting of the Council.

3.4 Principle of Development

At a strategic level, the approach to waste is to reduce the quantity generated and promote increased recycling with a view to promoting the circular economy, thus waste becomes a resource rather than material for disposal. This view is espoused in the National Planning Framework, the Eastern Midlands Waste Management Plan, the RSES and the Fingal County Development Plan. Policy E19 of the Eastern Midlands Waste Management Plan supports the development of indigenous reprocessing and recycling capacity for the treatment of non-hazardous and hazardous wastes where technically, economically and environmentally

practicable noting that the relevant environmental protection criteria for the planning and development of such activities need to be applied.

Objectives WM04 and WM07 of the Fingal Development Plan similarly support the transition to the circular economy and the minimise of waste generation while Objective WM09 specifically promotes increased recycling of waste.

There is an established, authorised waste processing facility on this site. The activities being undertaken on the site, as outlined by the applicant would involve a broader waste acceptance (currently C&D) to waste generated by a range of sectors including construction, commercial, industrial and waste processing, and expand the treatment activities on site, including upgrading the aggregate recovery operations, manufacturing of secondary materials (e.g concrete) and soil /concrete batching and blending.

The proposal includes the use of an existing structure on site as a testing laboratory unit for the research, development and testing of recovered materials and a mobile enclosure for the maturation of Incinerator Bottom Ash (IBA), and a leachate collection system and storage tank, prior to tankering off site for treatment. Other works include a surface water management infrastructure for the landfill to capture and treat storm water, prior to discharge and an internal unpaved road network serving the deposition areas from the reception area, and the relocation of the existing artificial Peregrine Falcon nesting box to an elevated pole mounted location to the south west of the site.

Many of the activities ongoing would support the circular economy through recycling and a reduction in the use of natural resources by utilising waste. The continued development of the facility is considered acceptable from the perspective of the broad aims of current waste management policy.

The application site is located on lands zoned 'High Amenity' where the objective is to 'Protect and enhance high amenity areas' and the vision seeks to 'protect these highly sensitive and scenic locations from inappropriate development and reinforce their character, distinctiveness and sense of place. In recognition of the amenity potential of these areas opportunities to increase public access will be explored'. The proposed development will restore the existing quarry to natural ground levels which is considered would enhance the area and comply with the overall objective and vision for a High Amenity Area.

Noting the planning history on the subject site, where under Reg. Ref: F19A/0077, permission was granted for the continued infilling of the site with construction & demolition waste at a rate of 500,000 tonnes per annum on a similar sized site. The site therefore has an established use for landfill and is not considered a greenfield site. Although the applicant is seeking to increase the type of waste accepted at the premises, the overall tonnage received at the site would remain the same as previously granted. It is not therefore considered this element of the proposal would result in an intensification of use. Notwithstanding this, Objective Z05 of the current Development Plan allows for the reasonable intensification of premises accommodating non-conforming uses, subject to normal planning criteria.

3.5 Access and Transportation

The Eastern Midlands Waste Management Plan refers to criteria for consideration in waste activities. These include assessing the impact from a transport perspective. The EIAR includes a transport assessment.

The development is proposing a similar site access arrangement as was previously approved under Reg. Ref. F19A/0077, and the current access to the site will be retained only as an emergency entrance and exit. All trucks arriving with waste material will use the R132 and L-1080 as the haul route to the site. According to the details submitted, the proposed development would not result in an additional traffic impact on the LP-1080 over existing traffic levels as the access/egress to the site will remain working in line with the permitted levels of waste importation at the facility.

The applicant has provided a Traffic and Transport Assessment in the EIAR, and traffic surveys were undertaken in January 2020 and repeated in May 2022, where two-way traffic flows were recorded on the LP-1080 that bounds the site to the south. In addition, a peak period (three hours in morning and three hours in the evening) traffic counts were undertaken at the junction of the LP-1080/LP-1090 local roads and the junctions off the R132. The report concludes that the junction assessment shows that the site importing at full capacity will have a negligible impact on the operating performance of the R132/LP-1080 roundabout in the AM and PM peak hours.

The import of material to the site is proposed to be 500,000 tonnes of waste material per annum; with an expected total daily movement of circa 240 trucks. The predicted maximum volume of excess material generated is circa 299,420m³ or 568,898 m. This material will be exported through the lifetime of the development over 25 years equating to circa 22,756 tonnes per annum, which would amount to an additional circa 25 additional truck movements daily out of the site. The proposed development would also further intensify the existing use as there is now proposed to be leachate liquid material also removed from site; which would equate to an additional four to five trucks to the site per day as a maximum, 10 vehicle movements. In total it would appear that the proposed development would increase the vehicle movements from circa 240 per day to circa 275 per day.

The increase in the use of the LP-1080 by HGV vehicles may impact on the road surface and structure over time and it is therefore recommended the applicant carry out a full road condition survey including intrusive testing to determine the existing structural build-up of the road; and this shall form the basis for agreeing a cash bond amount with the Council for the upkeep of the road over the 25 year operation of the facility.

3.6 Water Services

The Eastern Midlands Waste Management Plan refers to criteria for consideration in waste activities. These include surface water management provisions.

The proposal incorporates measures to manage, attenuate and treat surface water prior to disposal to the surrounding catchment. The collection system will be a network of perimeter drains at the boundary of the site. The drains will be designed to minimise run off entering the waste body for active cells and capture run off from the drainage layers of the capped cells. It

proposed to reuse water in the surface water attenuation pond for the supply of water for waste management processes, for firefighting purposes and for the operation and maintenance requirements such as dust minimisation.

There are no objections to the proposed development in respect of surface water management.

3.7 Environmental Impact Assessment & Appropriate Assessment

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been submitted with the application which addresses the topical issues required by legislation. An Bord Pleanála are the responsible authority for the consideration of the EIAR and NIS prepared by the applicant.

In terms of the site context, within the site and its immediate environs there are no recorded monuments, items on the Record of Protected Structures, Natural Heritage Areas or Natura 2000 sites, watercourses or water bodies. The north of the site is bounded by the Ballough Stream which discharges at the Rogerstown Estuary SAC & SPA circa 9km south east of the site.

The site is indicated as being located within a '*Highly Sensitive Landscape*', with an objective to '*preserve views*' to the south of the subject site, along the LP-1080. The development includes a mobile enclosure for the maturation of IBA on the yard area, leachate holding tanks to the north of the car park, and the repurposing of an existing structure on the site for a laboratory unit to the west of the site. It is considered these structures given their height and scale would be contained within the overall site complex would not impact on the preserved view from the south.

Chapters 6 & 7 of the EIAR addresses population and human health. The potential nuisance effects of noise and dust emissions arising as a result of operations will be minimized by the implementation of appropriate mitigation measures on site, implementation of an Environmental Management System, the proposed mobile enclosure for IBA maturation, the development of a Traffic Management Plan to mitigate any potential adverse amenity impact for pedestrians and cyclists along the haul route. There is no hydrological link between the Bog of the Ring, which serves as a drinking water supply, and the site.

Chapter 8 of the EIAR addresses the biodiversity of the site, and notes the results of the Peregrine Falcon monitoring on the site have shown the previous nesting pair have left the site. The relocation of the existing artificial Peregrine Falcon nesting box is proposed to an elevated pole mounted location to the south west of the site. The ecological survey did not reveal evidence of protected species on the site.

Chapters 9 and 10 of the EIAR addresses soils, geology, hydrogeology and water. Only waste which meets the criteria for inert landfill as set out in the Landfill Directive (1999/31/EC) may be accepted on the site and subject to Waste Acceptance Procedures approved by the EPA and contained within the site's EMS under the terms of the Waste Licence (W0129-02).

Chapter 12 of the EIAR addresses noise and vibration. The potential sources of environmental noise during the construction/operational phase of the development will primarily arise from

traffic on the surrounding road network and on site works where heavy plant and earth moving machinery will be required. The existing facility is currently operated under, and will be required to operate, in accordance with an EPA licence, and the typical EPA noise limits will apply during both construction and operation. No operations will be undertaken during night-time hours. It is noted construction and operational hours were limited in Reg. Ref: F19A/0077, to safeguard residential amenity and it is recommended the same hours and days are applied in the event of planning permission being granted. There will be no vibration impacts arising from the development as there will be blasting or piling during construction or operation of the activity

Chapter 15 assess the impact of the proposed development on archaeological, architectural and cultural heritage assets. This chapter notes there are no protected structures within 1.3km of the site but the site is located within an area of general archaeological potential. Although this potential has been negated in the majority of the site through extensive quarrying activity, arable fields towards the eastern boundary of the site have remained intact. The chapter states the proposed development is entirely situated within a former quarry and no greenfield development is proposed to accommodate the development and as such there is negligible potential for impacts to archaeological impacts. However, the plans submitted (MDR1492-RPS-00-XX-DR-C-DG2100-07) indicate a proposed attenuation pond on the northern greenfield area to the east of the quarry. It is therefore recommended in the event of planning permission being granted an archaeological impact assessment of the greenfield area in north end of the site is required prior to the commencement of the development of the attenuation pond. This should include an archaeological geophysical survey by a suitably qualified and licenced archaeo-geophysicist and a comprehensive test-excavation programme by a suitably qualified and archaeologist based on the results of the geophysical survey under licence to the National Monuments Service, Department of Housing, Local Government and Heritage.

Appropriate Assessment:

The applicant has submitted Natura Impact Assessment for the proposed development. The proposed development is strategic in nature and the planning application has been made directly to An Bord Pleanála. As such An Bord Pleanála is the competent authority in respect of the assessment of the Appropriate Assessment.

3.8 Section 48/49 Development Contribution Schemes

The 'Fingal County Council Development Contribution Scheme 2021-2025' is the applicable contributions scheme. A financial contribution would be due having regard to the details of the scheme and the nature of the proposed development.

There are no Section 49 supplementary contributions schemes either adopted or proposed that would affect this development.

3.9 Special Contribution Conditions

As noted in Section 3.3, special contributions may be applicable in respect of road upgrades and for signing and lining in the vicinity of the proposed access to the site.

Section 4 Conclusion and Recommendations

4.1 Chief Executive Recommendation

There is an established, authorised waste processing facility on this site. Many of the activities ongoing would support the circular economy through recycling and a reduction in the use of natural resources by utilising waste. The continued use of the site as a waste facility is considered acceptable from the perspective of the broad policies of current waste management policy. Therefore, a broadening in the type of waste accepted at the site to include a mixture of hazardous, non-hazardous and inert waste is considered acceptable in principle.

With regard to the nature of the waste, taking account of Objective Z05 of the Fingal County Development Plan, the established and permitted nature of the proposed development, the former use of the site as a quarry, proximity to a national road network, and proposed mitigation measures, the proposal is considered reasonable.

4.2 Recommended Conditions

The Planning Authority recommends that certain conditions be attached should An Bord Pleanála be mindful to grant permission for this development. These conditions are set out below and are not intended as an exhaustive list.

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. The final contours of the subject site shall be as indicated on Drawing No. MDR1492-RPS-00-XX-DR-C-DG2007. Upon restoration the lands shall be used for agricultural purposes.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

2. The intake of waste material to the site shall not exceed 500,000 tonnes per annum. The developer shall maintain records of all waste accepted at the site and these records shall be made available to the Planning Authority if required.

REASON: In the interest of clarity and to accord with the Fingal County Development Plan 2017-2023.

3. The period during which the development hereby permitted may be carried out shall be 25 years from the date of a final grant of permission.

REASON: In the interest of clarity.

4. The mitigation measures identified in the Environmental Impact Assessment Report and Natura Impact Assessment submitted with the application shall be implemented in full by the developer, save as may otherwise be required other conditions attached hereto.

REASON: In the interest of clarity and the protection of the environment during the operational phases of the proposed development.

5. The proposed development will continue to operate under EPA Waste Licence W0129-03, or subsequent Licence. As such all waste activities and associated emissions linked with the proposed development will be regulated by the EPA in the first instance.

REASON: In the interest of environmental quality.

6. a. Prior to commencement of development, a Stage 3 Road Safety Audit shall be carried out and its recommendations shall be implemented to the satisfaction of the Transportation Department.

b. The applicant/developer shall pay a special contribution of ten thousand euro (€10,000) for signing and lining in the vicinity of the proposed access to the site.

REASON: In the interest of orderly development and traffic safety.

7. Prior to commencement a detailed Construction Management Plan and Construction Traffic Management Plan shall be submitted for the written agreement of the Transportation Planning Section.

REASON: In the interest of orderly development and traffic safety.

8. Prior to commencement an archaeological geophysical survey carried out by a suitably qualified and licenced archaeo-geophysicist shall be carried out to the north east of the site (area identified for attenuation pond) and a comprehensive test-excavation programme carried by a suitably qualified archaeologist based on the results of the geophysical survey under licence to the National Monuments Service, Department of Housing, Local Government and Heritage. The developer shall be prepared to be advised by the National Monuments Service of the Department of Housing, Local Government and Heritage with regard to any necessary mitigating action (e.g preservation *in situ*, or excavation) and should facilitate the archaeologist in recording any material found.

REASON: To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

9. A cash bond in an amount to be agreed with the Council, shall be lodged with the Council and held for the 25-year duration of the proposed permission, in order to cover the costs of repairs and/or upgrades required to the road surface of the LP-1080 road during the duration of the permission. The applicant shall carry out a full road condition survey including intrusive testing to determine the existing structural build-up of the road; and this shall form the basis for agreeing the cash bond amount with the Council.

REASON: In the interest of orderly development and traffic safety.

10. All structures, hardstanding and associated areas shall be removed not later than 6 months from the expiration of the permission hereby granted unless planning permission has been granted for their retention for a further period prior to that date. The vehicular entrances shall be blocked up and reinstated with native hedgerow.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

11. The following shall be complied with in respect of surface water management:

(a) No surface water/ rainwater shall discharge into the foul water system under any circumstances.

(b) The surface water drainage arrangements shall be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 FCC April 2006.

REASON: In the interests of public health.

12. Notwithstanding the provisions of Schedule 2, Part 2 Exempted Development - Advertisements of the Planning and Development Regulations 2001, as amended, no advertisements for the development shall be erected at the site entrance, boundaries, machinery or on structures.

REASON: To protect the visual and rural amenities of the area.

13. (a) All necessary measures shall be taken by the applicant/developer to prevent the spillage or deposit of any materials including clay rubble or other debris on adjoining roads during the course of development. In the event of any such spillage or deposit, immediate steps shall be taken to remove the material from the road surface at the applicant/developers own expense.

(b) The applicant/ developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road arising from the construction work and shall either make good any damage to the satisfaction of Fingal County Council or pay the Council the cost of making good any such damage upon issue of such a requirement by the Council.

REASON: To protect the amenities of the area.

14. The applicant/developer shall adopt precautionary measures as necessary to avoid damage to the infrastructural services including drainage of the adjoining road(s) through which vehicles/machinery servicing the proposed development will traverse. In the event of the proposed development being associated with any such damage to these infrastructural services, the applicant/developer shall immediately repair such damage to the satisfaction of the Planning Authority at the expense of the developer/contractor.

REASON: To protect the amenities of the area.

15. The following requirements shall be complied with;

(i) During the construction phase, the hours of operation on all construction sites shall be restricted to 0700 hours to 1900 hours Monday to Friday, and 0700 hours to 1700 hours on Saturdays. No activities shall take place on site on Sundays or Bank Holidays.

(ii) No deliveries of materials, plant or machinery shall take place before 0700 hours or after 1900 hours.

REASON: To safeguard the residential amenity of properties in the vicinity.

16. The periods of operation for the infilling of the quarry, including the arrival and exit of traffic associated with same, shall be restricted to:

(i) Between 0700 hours to 1900 hours Monday to Friday, and 0700 hours to 1700 hours on Saturdays.

(ii) No activities shall take place on site on Sundays or Bank Holidays.

REASON: To safeguard the residential amenity of properties in the vicinity.

4.3 Recommendation of Elected Members

Following consideration of this report at the Council meeting of 17th January 2023 the Elected Members did not issue directions to the Chief Executive for inclusion in this report regarding the SID application.

Appendix 1 Departmental Reports

18th November 2022

Catherine Dillon
Planning Officer
Planning Department.

Register Ref:	SID/04/22
Location:	Hollywood Great, Nag's Head, Naul, Co. Dublin, A41 YE92
Applicant:	Integrated Materials Solutions Limited Partnership
Development:	<p>Application available at www.greencampus2022.ie</p> <p>The proposed development seeks to enhance and expand the established waste recovery operations at the site. The proposal consists of permission for a 25-year lifetime of operation at a rate of 500,000 tonnes per annum as per the existing operation.</p> <p>The proposed development will consist of the following elements:</p> <ol style="list-style-type: none"> 1. Broader waste acceptance types to include non-biodegradable, non-hazardous and inert wastes generated by a range of sectors (construction, commercial, industrial and waste processing); 2. Expanded waste treatment activities including: <ol style="list-style-type: none"> a. Development and re-profiling of the landfill void to accommodate specially engineered landfill cells for non-hazardous wastes in addition to the existing engineered inert cells; b. Enhancement of the existing aggregate recovery processing on site which includes upgrading the aggregate recovery operations which produces low carbon, recovered sands and aggregates from various granular wastes by removing residues and other trace contaminants and separating the resulting aggregates into various size fractions; c. Manufacture of secondary materials including enhanced soils and low-energy bound materials (e.g. concrete); and d. Additional waste recovery activities including soil/concrete batching and blending. 3. Repurposing of an existing storage structure on site as a testing laboratory unit for the research, development and testing of recovered materials; 4. A leachate management system including a leachate collection system and a set of twin 532m³ storage tanks prior to removal from site by tanker for treatment off-site at a suitably licensed wastewater treatment plant with provision for a future on-site leachate treatment facility;

	<p>5. Surface water management infrastructure for the landfill to capture, attenuate and treat storm water prior to discharge;</p> <p>6. A mobile enclosure for the maturation of Incinerator Bottom Ash (IBA);</p> <p>7. An internal un-paved road network serving the deposition areas from the reception area which will be modified throughout the development phasing;</p> <p>8. Relocation of the existing artificial Peregrine Falcon nesting box to a proposed elevated pole-mounted location to the south west of the site; and</p> <p>9. Restoration of the site to natural ground levels.</p> <p>10. All ancillary site works and landscaping.</p> <p>The application is accompanied by an Environmental Impact Assessment Report and a Natura Impact Statement. This application relates to a proposed development which requires an Industrial Emissions Directive Licence. The facility currently operates pursuant to an existing Waste Licence (EPA Ref. WO129-02).</p> <p>Submissions can be made to An Bord Pleanála no later than 5.30 p.m. on 15th December, 2022.</p>
	Strategic Infrastructure Development
Date Recd.:	November 14, 2022

With reference to the above application the Environment Section (Waste Enforcement & Regulation) have the following comments:

1/ If the Planning Authority decides to grant permission for the above application, the proposed development will continue to operate under an EPA Waste Licence W0129-03. As such all waste activities and associated emissions linked with the proposed development will be regulated by the EPA in the first instance. The Environment Section does not have anything further to add at this stage due to the fact that it is an EPA licenced facility.

Regards



Anna McNally
Executive Scientist

Archaeological Report
Planning and Strategic Infrastructure Department
Fingal County Council

Register Reference:

SID/04/22

Proposed Development:

ABP-314964-22

Application available at www.greencampus2022.ie

The proposed development seeks to enhance and expand the established waste recovery operations at the site. The proposal consists of permission for a 25-year lifetime of operation at a rate of 500,000 tonnes per annum as per the existing operation.

The proposed development will consist of the following elements:

1. Broader waste acceptance types to include non-biodegradable, non-hazardous and inert wastes generated by a range of sectors (construction, commercial, industrial and waste processing);
2. Expanded waste treatment activities including:
 - a. Development and re-profiling of the landfill void to accommodate specially engineered landfill cells for non-hazardous wastes in addition to the existing engineered inert cells;
 - b. Enhancement of the existing aggregate recovery processing on site which includes upgrading the aggregate recovery operations which produces low carbon, recovered sands and aggregates from various granular wastes by removing residues and other trace contaminants and separating the resulting aggregates into various size fractions;
 - c. Manufacture of secondary materials including enhanced soils and low-energy bound materials (e.g. concrete); and
 - d. Additional waste recovery activities including soil/concrete batching and blending.
3. Repurposing of an existing storage structure on site as a testing laboratory unit for the research, development and testing of recovered materials;
4. A leachate management system including a leachate collection system and a set of twin 532m³ storage tanks prior to removal from site by tanker for treatment off-site at a suitably licensed wastewater treatment plant with provision for a future on-site leachate treatment facility;
5. Surface water management infrastructure for the landfill to capture, attenuate and treat storm water prior to discharge;
6. A mobile enclosure for the maturation of Incinerator Bottom Ash (IBA);
7. An internal un-paved road network serving the deposition areas from the reception area which will be modified throughout the development phasing;
8. Relocation of the existing artificial Peregrine Falcon nesting box to a proposed elevated pole-mounted location to the south west of the site; and
9. Restoration of the site to natural ground levels.
10. All ancillary site works and landscaping.

The application is accompanied by an Environmental Impact Assessment Report and a Natura Impact Statement. This application relates to a proposed development which requires an Industrial Emissions Directive Licence. The facility currently operates pursuant to an existing Waste Licence (EPA Ref. WO129-02).

Location:

Hollywood Great, Nag's Head, Naul, Co. Dublin, A41 YE92

Report Type:

Planning Permission

Planning Officer:

Catherine Dillon

Lodged:

26/10/2022

Rec'd Archaeologist:

21/11/2022

Chapter 15-Cultural Heritage- of the *Environmental Impact Assessment Report* by RPS Group (dated 21 October 2022) assesses the impact of the proposed development on archaeological, architectural and cultural heritage assets. The existing site is located within an area of general archaeological potential. This has been demonstrated by the archaeological investigations undertaken further east in Nevitt, Walshestown and Johnstown, while the presence of the significant burial complex on Knockbrack Hill to the north speaks to the importance of this landscape from the Bronze Age onwards. Greenfield areas are considered to have an inherent archaeological potential, with agricultural practices tending to obscure surviving subsurface archaeology (e.g. where ploughing activity has removed surface traces of a monument). Although this potential has been negated in the majority of the site through extensive quarrying activity, arable fields towards the eastern boundary of the site have remained intact.

The assessment states that '...the proposed development is entirely situated within a former quarry and no greenfield development is proposed to accommodate the development.' (Section 15.4.2.2. p.332). However the plans submitted (MDR1492-RPS-00-XX-DR-C-DG2100-07) show an attenuation pond scheduled for the northern greenfield to the east of the quarry area.

An archaeological impact assessment to of the greenfield areas is therefore required to inform the planning process. This should include an archaeological geophysical survey by a suitably qualified and licenced archaeo-geophysicist and a comprehensive test-excavation programme by a suitably qualified and archaeologist based on the results of the geophysical survey under licence to the National Monuments Service, Department of Housing, Local Government and Heritage.

Signed:

Christine Baker

Position:

Heritage Officer/Archaeologist

Date:

21/11/2022

FINGAL COUNTY COUNCIL INTERNAL CONSULTEE

PLANNING REPORT

Report of the Water Services Department

Register Reference: SID/04/22

Registration Date: 26-Oct-2022

Development: ABP-314964-22

Application available at www.greencampus2022.ie

The proposed development seeks to enhance and expand the established waste recovery operations at the site. The proposal consists of permission for a 25-year lifetime of operation at a rate of 500,000 tonnes per annum as per the existing operation.

The proposed development will consist of the following elements:

1. Broader waste acceptance types to include non-biodegradable, non-hazardous and inert wastes generated by a range of sectors (construction, commercial, industrial and waste processing);
2. Expanded waste treatment activities including:
 - a. Development and re-profiling of the landfill void to accommodate specially engineered landfill cells for non-hazardous wastes in addition to the existing engineered inert cells;
 - b. Enhancement of the existing aggregate recovery processing on site which includes upgrading the aggregate recovery operations which produces low carbon, recovered sands and aggregates from various granular wastes by removing residues and other trace contaminants and separating the resulting aggregates into various size fractions;
 - c. Manufacture of secondary materials including enhanced soils and low-energy bound materials (e.g. concrete); and
 - d. Additional waste recovery activities including soil/concrete batching and blending.
3. Repurposing of an existing storage structure on site as a testing laboratory unit for the research, development and testing of recovered materials;
4. A leachate management system including a leachate collection system and a set of twin 532m³ storage tanks prior to removal from site by tanker for treatment off-site at a suitably licensed wastewater treatment plant with provision for a future on-site leachate treatment facility;
5. Surface water management infrastructure for the landfill to capture, attenuate and treat storm water prior to discharge;
6. A mobile enclosure for the maturation of Incinerator Bottom Ash (IBA);

7. An internal un-paved road network serving the deposition areas from the reception area which will be modified throughout the development phasing;
8. Relocation of the existing artificial Peregrine Falcon nesting box to a proposed elevated pole-mounted location to the south west of the site; and
9. Restoration of the site to natural ground levels.
10. All ancillary site works and landscaping.

The application is accompanied by an Environmental Impact Assessment Report and a Natura Impact Statement. This application relates to a proposed development which requires an Industrial Emissions Directive Licence. The facility currently operates pursuant to an existing Waste Licence (EPA Ref. WO129-02).

Submissions can be made to An Bord Pleanála no later than 5.30 p.m. on 15th December, 2022.

Location: Hollywood Great, Nag's Head, Naul, Co. Dublin, A41 YE92
Applicant: Integrated Materials Solutions Limited Partnership
Application Type: Strategic Infrastructure Development

Report

Foul Sewer: No Objection

Surface Water: No Objection subject to

The proposal incorporates measures to manage, attenuate and treat surface water prior to disposal to the surrounding catchment. The proposal is acceptable subject to.

1. No surface water / rainwater is to discharge into the foul water system under any circumstances.
2. The surface water drainage must be in compliance with the "Greater Dublin Regional Code of Practice for Drainage Works, Version 6.0, FCC, April 2006.

Water Supply: No Objection

Flooding: No Objection

Signed:

DS

Endorsed:

Date:

06-12-2022

Date:

Fingal County Council

Planning & Strategic Infrastructure Department
Transportation Planning Section

Register Reference: SID 04 22

Development: ABP-314964-22 Application available at www.greencampus2022.ie The proposed development seeks to enhance and expand the established waste recovery operations at the site. The proposal consists of permission for a 25-year lifetime of operation at a rate of 500,000 tonnes per annum as per the existing operation. The proposed development will consist of the following elements: 1. Broader waste acceptance types to include non-biodegradable, non-hazardous and inert wastes generated by a range of sectors (construction, commercial, industrial and waste processing); 2. Expanded waste treatment activities including: a. Development and re-profiling of the landfill void to accommodate specially engineered landfill cells for non-hazardous wastes in addition to the existing engineered inert cells; b. Enhancement of the existing aggregate recovery processing on site which includes upgrading the aggregate recovery operations which produces low carbon, recovered sands and aggregates from various granular wastes by removing residues and other trace contaminants and separating the resulting aggregates into various size fractions; c. Manufacture of secondary materials including enhanced soils and low-energy bound materials (e.g. concrete); and d. Additional waste recovery activities including soil/concrete batching and blending. 3. Repurposing of an existing storage structure on site as a testing laboratory unit for the research, development and testing of recovered materials; 4. A leachate management system including a leachate collection system and a set of twin 532m³ storage tanks prior to removal from site by tanker for treatment off-site at a suitably licensed wastewater treatment plant with provision for a future on-site leachate treatment facility; 5. Surface water management infrastructure for the landfill to capture, attenuate and treat storm water prior to discharge; 6. A mobile enclosure for the maturation of Incinerator Bottom Ash (IBA); 7. An internal un-paved road network serving the deposition areas from the reception area which will be modified throughout the development phasing; 8. Relocation of the existing artificial Peregrine Falcon nesting box to a proposed elevated pole-mounted location to the south west of the site; and 9. Restoration of the site to natural ground levels. 10. All ancillary site works and landscaping. The application is accompanied by an Environmental Impact Assessment Report and a Natura Impact Statement. This application relates to a proposed development which requires an

Industrial Emissions Directive Licence. The facility currently operates pursuant to an existing Waste Licence (EPA Ref. WO129-02). Submissions can be made to An Bord Pleanála no later than 5.30 p.m. on 15th December, 2022.

Location: Hollywood Great, Nag's Head, Naul, Co. Dublin, A41 YE92

Report Type: Strategic Infrastructure Development

Lodged: 26 October 2022

General

The proposed development is located in an 80km/hr speed limit.

The site has a previous grant of planning permission for a similar level of development recorded under reg. ref. F19A/0077.

The site operation rate of 500,000 tonnes per annum is proposed to remain, as per the existing operation and permission on site.

Parking

As there is no public transport serving the site, and as any overflow of parking would be on a substandard rural road, adequate car parking should be provided within the curtilage. The applicant is currently operating a similar scale and nature of development on the site and is therefore knowledgeable regarding parking requirements. The applicant proposes to provide 10 spaces. There is adequate space within the site to increase the number of car parking spaces without difficulty, should a need arise. The Transportation Department is satisfied with the proposed parking arrangements.

Access

The applicant is proposing a similar site access arrangement as was previously approved under reg. rev. F19A/0077; which was previously assessed and deemed acceptable by the Transportation Planning Section. The current access will cease to be the principal access to the site, and it will be retained only as an emergency entrance and exit.

Internal Layout

The internal layout allows for circulation of HGVs, parking and turnabout of HGVs, and the segregation of cars and HGVs as far as practicable. This is satisfactory.

Traffic Impact

The site operation rate of 500,000 tonnes per annum is proposed to remain, as per the existing operation and permission on site. The Traffic Impact was previously assessed under the previous grant of planning permission recorded under reg. ref. F19A/0077.

The applicant has provided a revised Traffic and Transport Assessment in Chapter 13 of the EIAR, with an updated baseline traffic count to reflect the current traffic volumes relative to the previous survey in May 2018. Traffic surveys were undertaken in January 2020 (pre-Covid) and repeated in May 2022 for validation, where two-way traffic flows were recorded on the LP-1080 that bounds the site to the south. In addition, a peak period (three hours in morning and three hours in the evening) traffic counts were undertaken at the junction of the LP-1080/LP-1090 local roads and the junctions off the R132.

All trucks arriving with waste material will use the R132 and L-1080 as the haul route to the site.

The report concludes that as the proposed development will retain the 500,000 tonnes per annum limit, the additional impact on traffic on the L-1080, over the baseline levels will be negligible.

The report concludes that the junction assessment shows that the site importing at full capacity will have a negligible impact on the operating performance of the R132/LP-1080 roundabout in the 2038 AM and PM peak hour.

In regard to the capacity of the LP-1080 road, the report concludes that there will be 0% additional traffic impact on the LP-1080 over existing traffic levels as the site will remain working in line with its permitted consent levels of waste importation.

Road Condition Survey Maintenance

The import of material to the site is proposed to be 500,000 tonnes of waste material per annum; with an expected total daily movement of circa 240 trucks.

The proposed development would also intensify the existing use as there is now proposed to be material also removed from site. The predicted maximum volume of excess material generated is circa 299,420m³ or 568,898. This material will be exported through the lifetime of the development over 25 years equating to circa 22,756 tonnes per annum; which would amount to an additional circa 25 additional truck movements daily out of the site.

The proposed development would also further intensify the existing use as there is now proposed to be leachate liquid material also removed from site; equates to an additional four to five trucks to the site per day as a maximum, 10 vehicle movements.

In total it would appear that the proposed development would increase the vehicle movements from circa 240 per day to circa 275 per day.

The proposed development would utilise the L-1080 and R132 as the haul route to the site, and travel circa 3.2km over a local road (L-1080) that has not been designed and constructed to take such high volumes of HGVs. The Transportation Planning Section would have concerns that over time the road surface and structure may deteriorate due to the high levels of HGVs, and it would be our preference for a cash bond to be agreed with the planning authority and lodged prior to commencement of development. The applicant shall carry out a full road condition survey including intrusive testing to determine the existing structural build-up of the road; and this shall form the basis for agreeing the cash bond amount with the Council.

Conclusion

The Transportation Department has no objection to the proposed development, subject to the following conditions:

A Stage 3 Road Safety Audit shall be carried out and its recommendations shall be implemented to the satisfaction of the Transportation Department.

The developer shall pay a special contribution of ten thousand euro (€10,000) for signing and lining in the vicinity of the proposed access to the site.

A detailed Construction Management Plan and Construction Traffic Management Plan shall be submitted for the approval of the Transportation Planning Section prior to construction.

A cash bond in an amount to be agreed with the Council, shall be lodged with the Council and held for the 25-year duration of the proposed permission, in order to cover the costs of repairs and/or upgrades required to the road surface of the LP-1080 road during the duration of the permission. The applicant shall carry out a full road condition survey including intrusive testing to determine the existing structural build-up of the road; and this shall form the basis for agreeing the cash bond amount with the Council.

Signed: Shane Comaskey

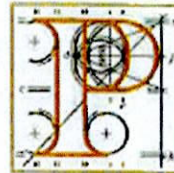
Endorsed: _____

Date: 19/12/2022

Date: _____

Appendix 2 Letter from An Bord Pleanála

Our Case Number: ABP-314964-22



**An
Bord
Pleanála**

Fingal County Council
C/O Malachy Bradley
Planning Department
County Hall
Main Street
Swords
Co. Dublin

Date: 22nd December 2022

Re: Proposed development of a Circular Economy Campus and an Integrated Waste Management Facility at the Hollywood Landfill
Hollywood Great, Nag's Head, Naul, Co. Dublin, A41 YE92

Dear Sir,

I have been asked by An Bord Pleanála to refer further to the above-mentioned case and, in particular, to your email dated the 21st December, 2022.

The Board notes your request for an extension of time to respond to Board's request. The Board will facilitate such a time extension and now requests that you submit your response no later than 5.30 p.m. on Tuesday 24th January, 2023.

In this regard, please provide 2 x hardcopies and 1 x soft copy of your response.

If you have any queries in relation to the matter, please contact the undersigned officer of the Board.

Yours faithfully,

Doina Chiforescu
Executive Officer
Direct Line: 01-8737133



The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

Our Ref. SID/04/22

Your Ref. ABP-314964-22

23rd January, 2023

**Re: Proposed development of a Circular Economy Campus and an Integrated
Waste Management Facility at the Hollywood Landfill.
Hollywood Great, Nag's Head, Naul, Co. Dublin, A41 YE92**

Dear Sir/Madam,

With regard to the above Strategic Infrastructure application please find attached the Chief Executive's Report which was presented to the meeting of the County Council held on 17th January, 2023.

A copy of the Meeting Administrator's Record is also attached.

I would be grateful if you could confirm receipt of this email and attachments.

Yours sincerely,

**Matthew McAleese,
Director of Services.**

AN BORD PLEANÁLA	
LDG-	_____
ABP-	<u>314964-22</u>
26 JAN 2023	
Fee: €	_____ Type: _____
Time: _____	By: <u>post</u>

Encs.

EXTRACT FROM MINUTES OF MEETING OF FINGAL COUNTY COUNCIL

HELD ON TUESDAY 17th JANUARY, 2023

Min. No. F/23/23

SID/04/22 - Hollywood Great, Nag's Head, Naul, Co. Dublin

I hereby certify the foregoing to be a true record of minute number F/23/23 of Minutes of Meeting of Fingal County Council held on 17th January 2023.

The attached report by the Chief Executive which had been circulated was **CONSIDERED**. A presentation was given to the Members by Malachy Bradley, Senior Planner and the report was **NOTED**.

I hereby certify the foregoing to be a true record of minute number F/23/23 of Minutes of Meeting of Fingal County Council held on 17th January 2023.

Senior Executive Officer: _____

N. Halleran

Date: _____

20/1/2023

AN BORD PLEANÁL

26 JAN 2023

LTR DATED _____ FROM _____

LDG-

ABP-

314964-22

Chief Executive's Report

17th January 2023

**Strategic Infrastructure Development at Hollywood Great,
Nags Head, Naul, Co. Dublin, A41 YE92.**



26 JAN 2023
LTR DATED _____ FROM _____
LDG- _____
ABP- 314964-22

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Section 1 Background

1.1 Introduction

Integrated Materials Solutions Limited Partnership has lodged an application with An Bord Pleanála for a Strategic Infrastructure Development at Hollywood Great, Nag's Head, Naul, Co.Dublin, A41 YE92, consisting of:

1. *A 10 year permission for a 25-year lifetime of operation at a rate of 500,000 tonnes per annum as per the existing operation.*
2. *Proposed changes to the existing operation as follows:*
3. *Broader waste acceptance types to include non-biodegradable non-hazardous and inert wastes generated by a range of sectors (construction, commercial, industrial and waste processing);*
4. *Expanded waste treatment activities including:*
 - *Development and re-profiling of the landfill void to accommodate specially engineered landfill cells for non-hazardous wastes in addition to the existing engineered inert cells;*
 - *Enhancement of the existing aggregate recovery processing on site which includes upgrading the aggregate recovery operations which produces low carbon, recovered sands and aggregates from various granular wastes by removing residues and other trace contaminants and separating the resulting aggregates into various size fractions;*
 - *Manufacture of secondary materials including enhanced soils and low-energy bound materials (e.g. concrete);*
 - *Additional waste recovery activities including soil/concrete batching and blending;*
 - *Repurposing of an existing structure on site as a testing laboratory unit for the research, development and testing of recovered materials;*
 - *A leachate management system including a leachate collection system and a storage tank prior to tankering off site for treatment at a suitably licensed WWTP with provision for a future on-site leachate treatment facility;*
 - *Surface water management infrastructure for the landfill to capture, attenuate and treat storm water prior to discharge;*
 - *A mobile enclosure for the maturation of Incinerator Bottom Ash (IBA).*

This application relates to a proposed development which requires an Industrial Emissions Directive Licence issued by the Environmental Protection Agency. The proposed development relates to an activity covered by an existing Waste Licence (EPA Ref: W0129-02).

An Environmental Impact Assessment Report and Natura Impact Statement has been prepared in respect of the proposed development.

Fingal County Council hereby sets out the submission of the Planning Authority on the proposed Strategic Infrastructure Development.

An Bord Pleanála, as the competent authority will decide to grant or refuse this Strategic Infrastructure Development application.

1.2 Procedural Background

The application has been lodged with An Bord Pleanála under Section 37A of the Planning and Development Act 2000, as amended. This states:

(1) An application for permission for any development specified in the Seventh Schedule (inserted by the Planning and Development (Strategic Infrastructure) Act 2006) shall, if the following condition is satisfied, be made to the Board under section 37E and not to a planning authority.

(2) That condition is that, following consultations under section 37B, the Board serves on the prospective applicant a notice in writing under that section stating that, within one or more of the following paragraphs, namely—

(a) the development would be of strategic economic or social importance to the State or the region in which it would be situate,

(b) the development would contribute substantially to the fulfilment of any of the objectives in the National Planning Framework or in any regional spatial and economic strategy in force in respect of the area or areas in which it would be situate,

(c) the development would have a significant effect on the area of more than one planning authority

The proposed development involves enhancing and expanding the established waste and recovery operations at the site and increasing the permission for a 25 year lifetime of operation at a rate of 500,000 tonnes per annum as per the existing operation. The categories of development specified in Schedule 7 of the Planning and Development Act 2000, as amended include "An installation for the disposal, treatment or recovery of waste with a capacity for an annual intake greater than 100,000 tonnes".

The applicant engaged in consultations with An Bord Pleanála who concluded that the proposal came within the terms of Schedule 7 and Section 37A of the Planning and Development Act 2000 as amended and would be of strategic importance to the State and the Eastern and Midlands Region, contribute substantially to the fulfilment of the objectives in the National Planning Framework and the Regional Spatial and Economic Strategy (2019-2031) for the Eastern and Midland Region and have a significant effect on the area of more than one planning authority. Consequently, the Board determined that the application for permission must be made to An Bord Pleanála.

Following the making of the application, Section 37E of the Act states the Chief Executive must submit a report to An Bord Pleanála within 10 weeks from the date of the application being lodged, which sets out the views of the authority on the effects of the proposed development on the environment and on the proper planning and sustainable development of the area, having regard to the matters detailed in Section 34(2) of the Act.

In the correspondence received by Fingal County Council from the Board, it is requested that the report address, where relevant, all of the issues identified in the guidelines for planning authorities prepared by An Bord Pleanála in respect of section 37A of the Planning and Development Act 2000, as amended. These address issues such as:

- Relevant national, regional and local planning policy;
- The planning history of the site and surrounds;
- Any designations which may apply to the site such as Special Amenity Area Orders, European designations, Natural Heritage Areas, Protected structures;
- Adequacy of water supply, sewerage facilities and surface water drainage facilities;
- Hydrology assessments;
- Comments on the Environmental Impact Assessment Report submitted with the application;
- Environmental carrying capacity of the site;
- The Planning Authority's view in relation to the decision to be made by the Board;
- Planning authority view on conditions which should be attached in the event of the Board deciding to grant permission;
- Planning authority view on development contribution conditions which should be attached in the event of grant of permission.

Section 37E(6) of the Act also provides that the views expressed by the members on the proposed development during the Council Meeting, can also be attached to this report.

The proposal was presented to the members of the Balbriggan/Rush-Lusk/Swords Area Committee on 8th December 2022 and to the members of Fingal Council at the meeting of 17th January. The Chief Executive's report is due with An Bord Pleanála on 24th January 2023¹ The Chief Executive's Report falls due prior to adoption of the minutes of the January meeting. Consequently, a record of the approved minutes of the meeting will be forwarded by separate cover to An Bord Pleanála following the February 2023 meeting of the Council.

1.3 Proposed Development

There are four principle aspects to the proposed development:

1. To retain the existing inert waste operation at the site and supplement this with a broader mix of wastes including non-biodegradable and non-hazardous waste;
2. Amending Permission F19A/077 to remove Condition 2 that limits the operation to 15 years from the final grant to a 25 year lifetime operation;
3. Expanded treatment activities including the manufacture of secondary materials;
4. The intake of waste would remain capped at 500,000 tonnes per annum in accordance with the existing planning permissions and waste licence.

According to the details submitted, the development includes for an enhanced aggregate recovery operation to meet the demand for secondary aggregates in line with European and National Circular Economy policy. The primary focus of the site will move from disposal to recovery with any suitable materials undergoing processing to extract any recoverable materials (e.g aggregates and sand) prior to disposal. The recovery process can treat a range of suitable

¹ The January meeting was to be held on 9th January but was changed to 17th January 2023. An Bord Pleanála agreed to an extension until 24th January 2023 to receive the CEO report.

non-hazardous wastes including construction and demolition materials, waste processing fines, glass processing fines, street sweeping residues and dredging spoil. The mix of wastes has been selected based on two key factors; the national capacity requirements for specific materials and the site's environmental setting.

The only new waste activities proposed at the site are the maturation of incinerator bottom ash (IBA) and the enhancement of the existing aggregate recovery unit to allow for the further removal of residues and other trace contaminants from processed waste aggregates.

It is stated that the site operating hours, location and environmental monitoring and the general operation will remain unchanged under the proposed development. The proposed development will operate subject to requirements under any Industrial Emission (IE) Licence (Reference W0129-04), if granted by the EPA, to replace the existing Waste Licence, which would govern all associated enforcement and regulation from when the operations commence. The applicant is seeking to regularise the licence boundary with the ownership boundary, however it is noted the site area as being 54.4 ha which is the same as stated in planning ref: F19A/077.

The Environmental Impact Assessment Report outlines the current and permitted operations at the site. The site is currently being used to manage waste materials via disposal and recovery activities, including the following:

- The recovery of concrete through processing into an aggregate that is no longer a waste and may be used in the construction as a secondary raw material;
- The infilling of the quarry with waste material for the purpose of restoring the quarry to natural ground levels.
- All end of waste by-products generated on site from the operation are transported off site using the same trucks that deliver waste to the site. Waste laden trucks deliver waste to the facility and where end of waste material is ready for export the trucks are filled with material to deliver to construction sites.
- The processing of concrete as part of the End of Waste operation and the phased infilling of cells around the site. Landfill cells (1-5) within the site have been filled and cell 6 is currently active. It is proposed to infill a further 7 cells within the site.
- A number of mobile screening, crushing and segregation units designed to reduce and separate the feed material in size to produce a range of sizes of the waste material are on the site. The crusher and screeners are fed coarse material by a front loader/excavator which then separates the materials. The output material is then fed onto a conveyor towards the sizing screener. This operation is currently mobile but it is to be relocated on the permitted hardstanding area as a permanent structure.
- There are 8 full time employees at the site. There are also a small number of part time cleaning staff and subcontractors. HGV drivers are not employed by IMS but are employed indirectly through the existing operation.

- Works permitted in Reg. Ref: F19A/0077 are currently being implemented and include, a new entrance off the LP-1080, an 8m wide internal road, an administrative building, reception area and designated hardstanding area to the south of the site for an aggregate processing operation.

1.4 Site Description and Surrounding Area

The application site is located c.4km south of Naul village and c.3.5km west of the M1 motorway. The site is accessed via the LP-1080 to the south (Sallowood View) and the L-1090 to the west (Nevitt Road) (see location map below). It is occupied by Integrated Materials Solutions Limited, and was a former quarry which subsequently operated as a landfill. Quarrying at the site ceased in 2007. It has an area of 54.4 ha. The site comprises a site office, weybridge, shed, bunded tank and quarantine area located on a concrete apron to the north of the site entrance.

The area is one of undulating rural countryside and the predominant land is agriculture. Hollywood Reservoir is to the east of the site entrance. The subject site is irregular in shape and occupies an upland location. There are a number of residential properties (16) in the vicinity, the closest of which is to the south of the subject site along the LP-1080. A number of telecommunication structures are located to the north-west of the site. The Tooman branch stream runs to the north of the subject site. The Knightstown branch stream is located to the south of the subject site. Both watercourses flow into the Ballough stream south-east of the subject site.

The LP-1080 is the current haulage route for the existing operation.



Figure 1: Site location map

1.5 Relevant Planning History

The planning history pertaining to the application site is detailed below:

F19A/0077: Permission granted for the continued infilling of the former quarry with construction and demolition waste material at a rate of 500,000 tonnes per annum permitted under Reg. Ref's. F07A/0262 and F04A/0363 for a further 15 no. year period from the date of expiration of the existing permissions (6th October 2019) in order to enable the lands to be fully restored to the original ground level. The permission included the relocation of the primary entrance to the site to the southern site boundary along the LP-1080; A new internal site access road, A new processing building, A new administration building, Car parking, Weighbridges, Associated infrastructure & Boundary treatments and all associated site development works at Hollywood Great, Nag's Head, Naul, Co. Dublin. The site had an area of 54.4 ha. The proposed development allowed for the continuation to operate under the existing EPA Waste Licence (W0129-02). Applicant: IMS

The application was accompanied by an EIAR & NIS.

SID/03/10/E1: Extension of Duration GRANTED of SID permission until 15th June 2021. To date this permission has not been implemented. Applicant: Murphy Environmental Ltd.

SID/03/10 (ABP Ref. PL06F.PA018): Permission GRANTED (under the *Strategic Infrastructure Act 2006*) for an integrated waste management facility for the acceptance and landfilling of non-biodegradable inert, non-hazardous and hazardous on a site of 39.8ha at Waste at Hollywood Great, Nag's Head, Naul, Co. Dublin. Applicant: Murphy Environmental.

This permission was accompanied by an EIS.

F08A/0749 & ABP PL06F.230763: Permission REFUSED to relocate the primary entrance to the facility, and create a new entrance from the County Road LP-1080 Walshestown Road and to provide a new boundary treatment, new internal site access road, with new weighbridge, wheel wash, and single storey administrative office building at Hollywood Great, Nag's Head, Naul, Co. Dublin. Applicant : Murphy Environmental.

Reasons for refusal included that *'the proposed new access and associated infrastructure would be visually obtrusive and out of character with the high amenity location'* and that the applicant has not *'demonstrated that there is a need for the proposed new access, or that the proposed entrance would not interfere with the safety and free flow of traffic on a public road'*.

F07A/1241: Permission REFUSED to relocate the primary entrance to the facility from the County Road LP-1080 Walshestown Road and to provide a new boundary treatment, new internal site access road, with new weighbridge, wheel wash, and single storey administrative office building at Hollywood Great, Nag's Head, Naul, Co. Dublin. Applicant: Murphy Environmental.

Reasons for refusal included that *'the removal of existing hedgerow and the insertion of a new vehicular entrance with significant stonewalls, is not in keeping with the rural character of the area'*, that the applicant has not demonstrated *'that the proposed development is necessary or desirable*

or that it would not have significant adverse impacts on the landscape and boundary character of the area', that the proposal 'would be seriously injurious to the residential amenity of the adjacent dwellings through the negative impacts of noise, dust and traffic generation associated with the proposed entrance and the proposed operational centre (haul road, wheelwash, weighbridge, office and parking facility)' and public health issues in relation to surface and foul drainage.

F07A/0262: Permission GRANTED to vary a previous permission (Reg. Ref. F04A/0363) which permitted the infill and restoration of a quarry with inert construction and demolition waste at a rate of 340,000 tonnes per annum. Permission sought to permit an extended area to be infilled (23 ha) and to permit the continued infill of the quarry at a rate of 500,000 tonnes per year at Hollywood Great, Nag's Head, Naul, Co. Dublin. Applicant: Murphy Environmental.

The application was accompanied by an EIS.

A revised EPA Waste Licence was granted (Ref: W0129-02) in 2007 with the waste acceptance increasing to a maximum of 500,000 tonnes per annum of inert C&D, and this is the current licence in operation.

F04A/0363 : Permission GRANTED to infill with inert material on existing quarry of 13.56 hectares at 340,000 tonnes as part of the restoration and reinstatement of that quarry at Hollywood Great, Nag's Head, Naul, Co. Dublin. Applicant: Murphy Environmental. This was a 15 no. year permission.

An EIS accompanied the application.

88A/0032/E1: An extension was granted to the life of the permission for 18 months (to December 31st 2004) in order to give the applicant time to complete an EIS in line with the requirements of the EPA licence.

88A/32:- Permission GRANTED for infill and land reclamation works at Murphy's Quarry. This permission was for a period of 15 years at Hollywood Great, Nag's Head, Naul, Co. Dublin. The maximum waste acceptance was 350,000 tonnes per annum. Applicant: Murphy Environmental.

Section 2.0 Policy Context

2.1 Introduction

This section outlines the planning policy context for the proposed development including reference to relevant policy at national, regional and local level. The focus of this section is on the spatial planning policy applicable to waste management. Reference is also included to the regional waste management plan as in accordance with Section 22(10A) (a) of the Waste Management Act 1996, as amended, a Development Plan is deemed to include the objectives of the Waste Management Plan for its area.

2.2 National Planning Framework

One of the shared goals of the National Planning Framework is the sustainable management of water, waste and other environmental resources. The capacity to create beneficial uses from products previously considered as waste, creating circular economic benefits is recognised.

The key future growth enablers for Dublin include improving sustainability in terms of energy, waste and water, to include district heating and water conservation.

National Policy Objective 56

Sustainably manage waste generation, invest in different types of waste treatment and support circular economy principles, prioritising prevention, reuse, recycling and recovery, to support a healthy environment, economy and society.

2.3 Eastern Midlands Waste Management Plan for the Eastern Midland Region

Eastern Midlands Region Waste Management Plan 2015 -2021 was adopted in May 2015. The overall vision of the Regional Waste Management Plan is to rethink the approach taken towards managing waste and that waste should be seen as a valuable material resource. The Plan contains three targets:

- 1% reduction per annum in the quantity of household waste generated per capita over the period of the Plan.
- Achieve a recycling rate of 50% of Managed Municipal Waste by 2020.
- Reduce to 0% the direct disposal of unprocessed residual municipal waste to landfill (from 2016 onwards) in favour of higher value pre-treatment processes and indigenous recovery practices

The Plan details a list of criteria which future waste activities requiring consent need to consider. These are divided into general environment issues and European Sites. They particularly relate to site sensitivity in terms of areas protected for example, for landscape, visual amenity, geological heritage, cultural heritage, Natural Heritage Areas, river habitats.

They include that a sustainable drainage system is applied to any development and that site specific solutions to surface water drainage system are developed. They also refer to assessing the impact from a transport perspective including road access, network, safety and traffic patterns to and from the proposed facility in accordance with road design guidelines and/or relevant local authority guidelines in relation to roads.

Policies

E1. Future authorisations by the local authorities, the EPA and An Bord Pleanála of pre-treatment capacity in the region must take account of the authorised and available capacity in the market while being satisfied the type of processing activity being proposed meets the requirements of policy E2.

E2. The future authorisation of pre-treatment activities by local authorities over the plan period will be contingent on the operator demonstrating that the treatment is necessary and the proposed activities will improve the quality and add value to the output materials generated at the site.

E14. The local authorities will coordinate the future authorisations of backfilling sites in the regions to ensure balanced development serves local and regional needs with a preference for larger restoration sites ahead of smaller scale sites with shorter lifespans. All proposed sites for backfilling activities must comply with siting criteria set out in the plan.

E19. The waste plan supports the development of indigenous reprocessing and recycling capacity for the treatment of non-hazardous and hazardous wastes where technically, economically and environmentally practicable. The relevant environmental protection criteria for the planning and development of such activities need to be applied.

2.4 Eastern and Midlands Regional Spatial and Economic Strategy (RSES) 2019-2031

The Regional Strategic Objectives specified in the RSES include the sustainable management of water, waste and other environmental resources, with a view to increasing resource efficiency to realise the benefits of the circular economy.

Regional Policy Objective 10.25 states that "Development plans shall identify how waste will be reduced, in line with the principles of the circular economy, facilitating the use of materials at their highest value for as long as possible and how remaining quantum of waste will be managed and shall promote the inclusion in developments of adequate and easily accessible storage space that supports the separate collection of dry recyclables and food and shall take account of the requirements of the Eastern and Midlands Region Waste Management Plan."

2.5 Fingal County Development Plan 2017-2023

Chapter 1 Introduction and Strategic Context

The strategic vision for the county includes:

- Make better use of key resources such as land, water, energy, waste and transportation infrastructure.
- Reduce climate change through settlement and travel patterns and reduced use of non-renewable resources.

The Strategic Policy of the Development Plan will deliver on the main aims of the Plan through a number of actions including:

18. Secure the timely provision of infrastructure essential to the sustainable development of the County, in particular in areas of resource and waste management, energy supply, renewable energy generation and Information and Communications Technology (ICT).

22. Minimise the County's contribution to climate change, and adapt to the effects of climate change, with particular reference to the areas of land use, energy, transport, water resources, flooding, waste management and biodiversity, and maximising the provision of green infrastructure including the provision of trees and soft landscaping solutions.

Waste Management

Objective WM02

Facilitate the implementation of national legislation and national and regional waste management policy having regard to the waste hierarchy.

Objective WM03

Implement the provisions of the Eastern Midlands Region Waste Management Plan 2015 -2021 or any subsequent Waste Management Plan applicable within the lifetime of the Development Plan. All prospective developments in the County will be expected to take account of the provisions of the Regional Waste Management Plan and adhere to the requirements of that Plan.

Objective WM04

Facilitate the transition from a waste management economy to a green circular economy to enhance employment and increase the value recovery and recirculation of resources.

Objective WM05

Prevent and minimise the generation of waste in accordance with the Eastern Midlands Region Waste Management Plan 2015 -2021 (or any subsequent plans).

Objective WM07

Promote the increased re-use of waste in accordance with the Eastern Midlands Region Waste Management Plan 2015 -2021 (or any subsequent plan).

Objective WM08

Promote and encourage the establishment of re-use, preparing for re-use and repair activities in accordance with the Eastern Midlands Region Waste Management Plan 2015 -2021 (or any subsequent plan).

Objective WM09

Promote increased recycling of waste in accordance with the Eastern Midlands Region Waste Management Plan 2015 -2021 (or any subsequent plan).

Objective WM12

Promote developments to manage food waste in accordance with the requirements of the Waste Management (Food Waste) Regulations.

Objective WM14

Promote the recovery (including recovery of energy) from waste in accordance with the Eastern Midlands Region Waste Management Plan 2015 -2021 (or any subsequent plan).

Objective RF93

Encourage the recycling of construction and demolition waste to reduce the need for extraction.

Traffic Impact Assessments

Objective DMS128

Require developers to provide a Traffic Impact Assessment where new development will have a significant effect on travel demand and the capacity of the surrounding transport network.

Chapter 12 - Development Management

Objective DMS163 Ensure Screening for Appropriate Assessment and, where required, full Appropriate Assessment is carried out for all plans and projects in the County which, individually, or in combination with other plans and projects, are likely to have a significant direct or indirect impact on any European site or sites.

Site Zoning

The site is zoned 'HA' *'protect and enhance high amenity areas'* in the *Fingal Development Plan 2017 - 2023*.

The site is indicated on Sheet No. 14 'Green Infrastructure 1' of the *Fingal Development Plan 2017-2023* as being located within a *'Highly Sensitive Landscape'*.

There is an objective to *'preserve views'* to the south of the subject site, along the LP-1080.

The subject site is designated as a County Geological Site (Nag's Head Quarry).

The subject site is designated as a Nature Development Area.

Objective GIM 17 and Objective GIM 19 pertain to the lands to the south of the site i.e. *('protect views from within the Fingal Uplands area and also to protect views of this upland area from outside the area')* and *('seek to establish pedestrian walking routes across and around the hills using existing boreens and other rights-of-ways')* respectively.

There is a Protected Structure to the west of the subject site (RPS Ref. 162 *'possible Barrow'* refers). RPS Ref. 164 *'historic graveyard'* is located to the south of the subject site. These Protected Structures appear to overlap with the Recorded Monuments indicated on the historic map viewer on the website of the Department of Housing, Local Government & Heritage as DU004-021 (Mound) and DU004-023001/DU004-023002 (Church and Graveyard).

Objective Z05

Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria.

Section 3 Planning Issues

3.1 Introduction

This section outlines the comments of the Planning Authority in respect of the proposed development. These are provided in terms of the policy context and principle of development and subsequently in terms of specific issues associated with the proposal.

3.2 Internal Reports

A number of internal departments within Fingal County Council were consulted on this proposal and their comments have informed this Report. Comments were received from the following departments:

Environment Section (Waste Enforcement & Regulation): No observations to make.

Water Services Section: No objection subject to conditions.

Heritage Officer/community archaeologist: Archaeological Impact Assessment of the lands to the north east.

Parks & Green Infrastructure Division: No comment at time of writing report.

Transportation Planning Section: No objection to the development, subject to conditions, relating to a stage 3 safety audit, special contribution towards signing and lining in the vicinity of the site, agreed construction management plan, and a cash bond towards road repairs.

External Reports:

HSA: No observations to make.

Inland Fisheries Ireland: Recommends conditions.

The individual reports are included in Appendix 1.

3.3 Report of Council Meeting

A briefing on the development was presented to the Balbriggan/Rush-Lusk/Swords Area Committee on 8th December 2022, as this is the Area Committee that relates to the subject site.

The Report of the Chief Executive was presented to the Elected Members of Fingal Council in accordance with Section 37E(5) of the Planning and Development Act 2000, as amended. The Report was considered by the Members at the Council meeting held on 17th January 2023. The report was noted and there were no views expressed by the members at the meeting. A record of the approved minutes of the meeting will be forwarded by separate cover to An Bord Pleanála following the February 2023 meeting of the Council.

3.4 Principle of Development

At a strategic level, the approach to waste is to reduce the quantity generated and promote increased recycling with a view to promoting the circular economy, thus waste becomes a resource rather than material for disposal. This view is espoused in the National Planning Framework, the Eastern Midlands Waste Management Plan, the RSES and the Fingal County Development Plan. Policy E19 of the Eastern Midlands Waste Management Plan supports the development of indigenous reprocessing and recycling capacity for the treatment of non-hazardous and hazardous wastes where technically, economically and environmentally

practicable noting that the relevant environmental protection criteria for the planning and development of such activities need to be applied.

Objectives WM04 and WM07 of the Fingal Development Plan similarly support the transition to the circular economy and the minimise of waste generation while Objective WM09 specifically promotes increased recycling of waste.

There is an established, authorised waste processing facility on this site. The activities being undertaken on the site, as outlined by the applicant would involve a broader waste acceptance (currently C&D) to waste generated by a range of sectors including construction, commercial, industrial and waste processing, and expand the treatment activities on site, including upgrading the aggregate recovery operations, manufacturing of secondary materials (e.g concrete) and soil /concrete batching and blending.

The proposal includes the use of an existing structure on site as a testing laboratory unit for the research, development and testing of recovered materials and a mobile enclosure for the maturation of Incinerator Bottom Ash (IBA), and a leachate collection system and storage tank, prior to tankering off site for treatment. Other works include a surface water management infrastructure for the landfill to capture and treat storm water, prior to discharge and an internal unpaved road network serving the deposition areas form the reception area, and the relocation of the existing artificial Peregrine Falcon nesting box to an elevated pole mounted location to the south west of the site.

Many of the activities ongoing would support the circular economy through recycling and a reduction in the use of natural resources by utilising waste. The continued development of the facility is considered acceptable from the perspective of the broad aims of current waste management policy.

The application site is located on lands zoned 'High Amenity' where the objective is to 'Protect and enhance high amenity areas' and the vision seeks to 'protect these highly sensitive and scenic locations from inappropriate development and reinforce their character, distinctiveness and sense of place. In recognition of the amenity potential of these areas opportunities to increase public access will be explored'. The proposed development will restore the existing quarry to natural ground levels which is considered would enhance the area and comply with the overall objective and vision for a High Amenity Area.

Noting the planning history on the subject site, where under Reg. Ref: F19A/0077, permission was granted for the continued infilling of the site with construction & demolition waste at a rate of 500,000 tonnes per annum on a similar sized site. The site therefore has an established use for landfill and is not considered a greenfield site. Although the applicant is seeking to increase the type of waste accepted at the premises, the overall tonnage received at the site would remain the same as previously granted. It is not therefore considered this element of the proposal would result in an intensification of use. Notwithstanding this, Objective Z05 of the current Development Plan allows for the reasonable intensification of premises accommodating non-conforming uses, subject to normal planning criteria.

3.5 Access and Transportation

The Eastern Midlands Waste Management Plan refers to criteria for consideration in waste activities. These include assessing the impact from a transport perspective. The EIAR includes a transport assessment.

The development is proposing a similar site access arrangement as was previously approved under Reg. Ref: F19A/0077, and the current access to the site will be retained only as an emergency entrance and exit. All trucks arriving with waste material will use the R132 and L-1080 as the haul route to the site. According to the details submitted, the proposed development would not result in an additional traffic impact on the LP-1080 over existing traffic levels as the access/egress to the site will remain working in line with the permitted levels of waste importation at the facility.

The applicant has provided a Traffic and Transport Assessment in the EIAR, and traffic surveys were undertaken in January 2020 and repeated in May 2022, where two-way traffic flows were recorded on the LP-1080 that bounds the site to the south. In addition, a peak period (three hours in morning and three hours in the evening) traffic counts were undertaken at the junction of the LP-1080/LP-1090 local roads and the junctions off the R132. The report concludes that the junction assessment shows that the site importing at full capacity will have a negligible impact on the operating performance of the R132/LP-1080 roundabout in the AM and PM peak hours.

The import of material to the site is proposed to be 500,000 tonnes of waste material per annum; with an expected total daily movement of circa 240 trucks. The predicted maximum volume of excess material generated is circa 299,420m³ or 568,898 m. This material will be exported through the lifetime of the development over 25 years equating to circa 22,756 tonnes per annum, which would amount to an additional circa 25 additional truck movements daily out of the site. The proposed development would also further intensify the existing use as there is now proposed to be leachate liquid material also removed from site; which would equate to an additional four to five trucks to the site per day as a maximum, 10 vehicle movements. In total it would appear that the proposed development would increase the vehicle movements from circa 240 per day to circa 275 per day.

The increase in the use of the LP-1080 by HGV vehicles may impact on the road surface and structure over time and it is therefore recommended the applicant carry out a full road condition survey including intrusive testing to determine the existing structural build-up of the road; and this shall form the basis for agreeing a cash bond amount with the Council for the upkeep of the road over the 25 year operation of the facility.

3.6 Water Services

The Eastern Midlands Waste Management Plan refers to criteria for consideration in waste activities. These include surface water management provisions.

The proposal incorporates measures to manage, attenuate and treat surface water prior to disposal to the surrounding catchment. The collection system will be a network of perimeter drains at the boundary of the site. The drains will be designed to minimise run off entering the waste body for active cells and capture run off from the drainage layers of the capped cells. It

proposed to reuse water in the surface water attenuation pond for the supply of water for waste management processes, for firefighting purposes and for the operation and maintenance requirements such as dust minimisation.

There are no objections to the proposed development in respect of surface water management.

3.7 Environmental Impact Assessment & Appropriate Assessment

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been submitted with the application which addresses the topical issues required by legislation. An Bord Pleanála are the responsible authority for the consideration of the EIAR and NIS prepared by the applicant.

In terms of the site context, within the site and its immediate environs there are no recorded monuments, items on the Record of Protected Structures, Natural Heritage Areas or Natura 2000 sites, watercourses or water bodies. The north of the site is bounded by the Ballough Stream which discharges at the Rogerstown Estuary SAC & SPA circa 9km south east of the site.

The site is indicated as being located within a '*Highly Sensitive Landscape*', with an objective to '*preserve views*' to the south of the subject site, along the LP-1080. The development includes a mobile enclosure for the maturation of IBA on the yard area, leachate holding tanks to the north of the car park, and the repurposing of an existing structure on the site for a laboratory unit to the west of the site. It is considered these structures given their height and scale would be contained within the overall site complex would not impact on the preserved view from the south.

Chapters 6 & 7 of the EIAR addresses population and human health. The potential nuisance effects of noise and dust emissions arising as a result of operations will be minimized by the implementation of appropriate mitigation measures on site, implementation of an Environmental Management System, the proposed mobile enclosure for IBA maturation, the development of a Traffic Management Plan to mitigate any potential adverse amenity impact for pedestrians and cyclists along the haul route. There is no hydrological link between the Bog of the Ring, which serves as a drinking water supply, and the site.

Chapter 8 of the EIAR addresses the biodiversity of the site, and notes the results of the Peregrine Falcon monitoring on the site have shown the previous nesting pair have left the site. The relocation of the existing artificial Peregrine Falcon nesting box is proposed to an elevated pole mounted location to the south west of the site. The ecological survey did not reveal evidence of protected species on the site.

Chapters 9 and 10 of the EIAR addresses soils, geology, hydrogeology and water. Only waste which meets the criteria for inert landfill as set out in the Landfill Directive (1999/31/EC) may be accepted on the site and subject to Waste Acceptance Procedures approved by the EPA and contained within the site's EMS under the terms of the Waste Licence (W0129-02).

Chapter 12 of the EIAR addresses noise and vibration. The potential sources of environmental noise during the construction/operational phase of the development will primarily arise from

traffic on the surrounding road network and on site works where heavy plant and earth moving machinery will be required. The existing facility is currently operated under, and will be required to operate, in accordance with an EPA licence, and the typical EPA noise limits will apply during both construction and operation. No operations will be undertaken during night-time hours. It is noted construction and operational hours were limited in Reg. Ref: F19A/0077, to safeguard residential amenity and it is recommended the same hours and days are applied in the event of planning permission being granted. There will be no vibration impacts arising from the development as there will be blasting or piling during construction or operation of the activity

Chapter 15 assess the impact of the proposed development on archaeological, architectural and cultural heritage assets. This chapter notes there are no protected structures within 1.3km of the site but the site is located within an area of general archaeological potential. Although this potential has been negated in the majority of the site through extensive quarrying activity, arable fields towards the eastern boundary of the site have remained intact. The chapter states the proposed development is entirely situated within a former quarry and no greenfield development is proposed to accommodate the development and as such there is negligible potential for impacts to archaeological impacts. However, the plans submitted (MDR1492-RPS-00-XX-DR-C-DG2100-07) indicate a proposed attenuation pond on the northern greenfield area to the east of the quarry. It is therefore recommended in the event of planning permission being granted an archaeological impact assessment of the greenfield area in north end of the site is required prior to the commencement of the development of the attenuation pond. This should include an archaeological geophysical survey by a suitably qualified and licenced archaeo-geophysicist and a comprehensive test-excavation programme by a suitably qualified and archaeologist based on the results of the geophysical survey under licence to the National Monuments Service, Department of Housing, Local Government and Heritage.

Appropriate Assessment:

The applicant has submitted Natura Impact Assessment for the proposed development. The proposed development is strategic in nature and the planning application has been made directly to An Bord Pleanála. As such An Bord Pleanála is the competent authority in respect of the assessment of the Appropriate Assessment.

3.8 Section 48/49 Development Contribution Schemes

The 'Fingal County Council Development Contribution Scheme 2021-2025' is the applicable contributions scheme. A financial contribution would be due having regard to the details of the scheme and the nature of the proposed development.

There are no Section 49 supplementary contributions schemes either adopted or proposed that would affect this development.

3.9 Special Contribution Conditions

As noted in Section 3.3, special contributions may be applicable in respect of road upgrades and for signing and lining in the vicinity of the proposed access to the site.

Section 4 Conclusion and Recommendations

4.1 Chief Executive Recommendation

There is an established, authorised waste processing facility on this site. Many of the activities ongoing would support the circular economy through recycling and a reduction in the use of natural resources by utilising waste. The continued use of the site as a waste facility is considered acceptable from the perspective of the broad policies of current waste management policy. Therefore, a broadening in the type of waste accepted at the site to include a mixture of hazardous, non-hazardous and inert waste is considered acceptable in principle.

With regard to the nature of the waste, taking account of Objective Z05 of the Fingal County Development Plan, the established and permitted nature of the proposed development, the former use of the site as a quarry, proximity to a national road network, and proposed mitigation measures, the proposal is considered reasonable.

4.2 Recommended Conditions

The Planning Authority recommends that certain conditions be attached should An Bord Pleanála be mindful to grant permission for this development. These conditions are set out below and are not intended as an exhaustive list.

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. The final contours of the subject site shall be as indicated on Drawing No. MDR1492-RPS-00-XX-DR-C-DG2007. Upon restoration the lands shall be used for agricultural purposes.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

2. The intake of waste material to the site shall not exceed 500,000 tonnes per annum. The developer shall maintain records of all waste accepted at the site and these records shall be made available to the Planning Authority if required.

REASON: In the interest of clarity and to accord with the Fingal County Development Plan 2017-2023.

3. The period during which the development hereby permitted may be carried out shall be 25 years from the date of a final grant of permission.

REASON: In the interest of clarity.

4. The mitigation measures identified in the Environmental Impact Assessment Report and Natura Impact Assessment submitted with the application shall be implemented in full by the developer, save as may otherwise be required other conditions attached hereto.

REASON: In the interest of clarity and the protection of the environment during the operational phases of the proposed development.

5. The proposed development will continue to operate under EPA Waste Licence W0129-03, or subsequent Licence. As such all waste activities and associated emissions linked with the proposed development will be regulated by the EPA in the first instance.

REASON: In the interest of environmental quality.

6. a. Prior to commencement of development, a Stage 3 Road Safety Audit shall be carried out and its recommendations shall be implemented to the satisfaction of the Transportation Department.

b. The applicant/developer shall pay a special contribution of ten thousand euro (€10,000) for signing and lining in the vicinity of the proposed access to the site.

REASON: In the interest of orderly development and traffic safety.

7. Prior to commencement a detailed Construction Management Plan and Construction Traffic Management Plan shall be submitted for the written agreement of the Transportation Planning Section.

REASON: In the interest of orderly development and traffic safety.

8. Prior to commencement an archaeological geophysical survey carried out by a suitably qualified and licenced archaeo-geophysicist shall be carried out to the north east of the site (area identified for attenuation pond) and a comprehensive test-excavation programme carried by a suitably qualified archaeologist based on the results of the geophysical survey under licence to the National Monuments Service, Department of Housing, Local Government and Heritage. The developer shall be prepared to be advised by the National Monuments Service of the Department of Housing, Local Government and Heritage with regard to any necessary mitigating action (e.g preservation *in situ*, or excavation) and should facilitate the archaeologist in recording any material found.

REASON: To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

9. A cash bond in an amount to be agreed with the Council, shall be lodged with the Council and held for the 25-year duration of the proposed permission, in order to cover the costs of repairs and/or upgrades required to the road surface of the LP-1080 road during the duration of the permission. The applicant shall carry out a full road condition survey including intrusive testing to determine the existing structural build-up of the road; and this shall form the basis for agreeing the cash bond amount with the Council.

REASON: In the interest of orderly development and traffic safety.

10. All structures, hardstanding and associated areas shall be removed not later than 6 months from the expiration of the permission hereby granted unless planning permission has been granted for their retention for a further period prior to that date. The vehicular entrances shall be blocked up and reinstated with native hedgerow.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

11. The following shall be complied with in respect of surface water management:

(a) No surface water/ rainwater shall discharge into the foul water system under any circumstances.

(b) The surface water drainage arrangements shall be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 FCC April 2006.

REASON: In the interests of public health.

12. Notwithstanding the provisions of Schedule 2, Part 2 Exempted Development - Advertisements of the Planning and Development Regulations 2001, as amended, no advertisements for the development shall be erected at the site entrance, boundaries, machinery or on structures.

REASON: To protect the visual and rural amenities of the area.

13. (a) All necessary measures shall be taken by the applicant/developer to prevent the spillage or deposit of any materials including clay rubble or other debris on adjoining roads during the course of development. In the event of any such spillage or deposit, immediate steps shall be taken to remove the material from the road surface at the applicant/developers own expense.

(b) The applicant/ developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road arising from the construction work and shall either make good any damage to the satisfaction of Fingal County Council or pay the Council the cost of making good any such damage upon issue of such a requirement by the Council.

REASON: To protect the amenities of the area.

14. The applicant/developer shall adopt precautionary measures as necessary to avoid damage to the infrastructural services including drainage of the adjoining road(s) through which vehicles/machinery servicing the proposed development will traverse. In the event of the proposed development being associated with any such damage to these infrastructural services, the applicant/developer shall immediately repair such damage to the satisfaction of the Planning Authority at the expense of the developer/contractor.

REASON: To protect the amenities of the area.

15. The following requirements shall be complied with;

(i) During the construction phase, the hours of operation on all construction sites shall be restricted to 0700 hours to 1900 hours Monday to Friday, and 0700 hours to 1700 hours on Saturdays. No activities shall take place on site on Sundays or Bank Holidays.

(ii) No deliveries of materials, plant or machinery shall take place before 0700 hours or after 1900 hours.

REASON: To safeguard the residential amenity of properties in the vicinity.

16. The periods of operation for the infilling of the quarry, including the arrival and exit of traffic associated with same, shall be restricted to:

(i) Between 0700 hours to 1900 hours Monday to Friday, and 0700 hours to 1700 hours on Saturdays.

(ii) No activities shall take place on site on Sundays or Bank Holidays.

REASON: To safeguard the residential amenity of properties in the vicinity.

4.3 Recommendation of Elected Members

Following consideration of this report at the Council meeting of 17th January 2023 the Elected Members did not issue directions to the Chief Executive for inclusion in this report regarding the SID application.

Appendix 1 Departmental Reports

18th November 2022

Catherine Dillon
Planning Officer
Planning Department.

Register Ref:	SID/04/22
Location:	Hollywood Great, Nag's Head, Naul, Co. Dublin, A41 YE92
Applicant:	Integrated Materials Solutions Limited Partnership
Development:	<p>Application available at www.greencampus2022.ie</p> <p>The proposed development seeks to enhance and expand the established waste recovery operations at the site. The proposal consists of permission for a 25-year lifetime of operation at a rate of 500,000 tonnes per annum as per the existing operation.</p> <p>The proposed development will consist of the following elements:</p> <ol style="list-style-type: none"> 1. Broader waste acceptance types to include non-biodegradable, non-hazardous and inert wastes generated by a range of sectors (construction, commercial, industrial and waste processing); 2. Expanded waste treatment activities including: <ol style="list-style-type: none"> a. Development and re-profiling of the landfill void to accommodate specially engineered landfill cells for non-hazardous wastes in addition to the existing engineered inert cells; b. Enhancement of the existing aggregate recovery processing on site which includes upgrading the aggregate recovery operations which produces low carbon, recovered sands and aggregates from various granular wastes by removing residues and other trace contaminants and separating the resulting aggregates into various size fractions; c. Manufacture of secondary materials including enhanced soils and low-energy bound materials (e.g. concrete); and d. Additional waste recovery activities including soil/concrete batching and blending. 3. Repurposing of an existing storage structure on site as a testing laboratory unit for the research, development and testing of recovered materials; 4. A leachate management system including a leachate collection system and a set of twin 532m³ storage tanks prior to removal from site by tanker for treatment off-site at a suitably licensed wastewater treatment plant with provision for a future on-site leachate treatment facility;

	<p>5. Surface water management infrastructure for the landfill to capture, attenuate and treat storm water prior to discharge;</p> <p>6. A mobile enclosure for the maturation of Incinerator Bottom Ash (IBA);</p> <p>7. An internal un-paved road network serving the deposition areas from the reception area which will be modified throughout the development phasing;</p> <p>8. Relocation of the existing artificial Peregrine Falcon nesting box to a proposed elevated pole-mounted location to the south west of the site; and</p> <p>9. Restoration of the site to natural ground levels.</p> <p>10. All ancillary site works and landscaping.</p> <p>The application is accompanied by an Environmental Impact Assessment Report and a Natura Impact Statement. This application relates to a proposed development which requires an Industrial Emissions Directive Licence. The facility currently operates pursuant to an existing Waste Licence (EPA Ref. WO129-02).</p> <p>Submissions can be made to An Bord Pleanála no later than 5.30 p.m. on 15th December, 2022.</p>
	Strategic Infrastructure Development
Date Recd.:	November 14, 2022

With reference to the above application the Environment Section (Waste Enforcement & Regulation) have the following comments:

1/ If the Planning Authority decides to grant permission for the above application, the proposed development will continue to operate under an EPA Waste Licence W0129-03. As such all waste activities and associated emissions linked with the proposed development will be regulated by the EPA in the first instance. The Environment Section does not have anything further to add at this stage due to the fact that it is an EPA licenced facility.

Regards

A McNally

Anna McNally
Executive Scientist

Archaeological Report
Planning and Strategic Infrastructure Department
Dún Laoghaire Rathfarnham District Council

Register Reference:

SID/04/22

Proposed Development:

ABP-314964-22

Application available at www.greencampus2022.ie

The proposed development seeks to enhance and expand the established waste recovery operations at the site. The proposal consists of permission for a 25-year lifetime of operation at a rate of 500,000 tonnes per annum as per the existing operation.

The proposed development will consist of the following elements:

1. Broader waste acceptance types to include non-biodegradable, non-hazardous and inert wastes generated by a range of sectors (construction, commercial, industrial and waste processing);
2. Expanded waste treatment activities including:
 - a. Development and re-profiling of the landfill void to accommodate specially engineered landfill cells for non-hazardous wastes in addition to the existing engineered inert cells;
 - b. Enhancement of the existing aggregate recovery processing on site which includes upgrading the aggregate recovery operations which produces low carbon, recovered sands and aggregates from various granular wastes by removing residues and other trace contaminants and separating the resulting aggregates into various size fractions;
 - c. Manufacture of secondary materials including enhanced soils and low-energy bound materials (e.g. concrete); and
 - d. Additional waste recovery activities including soil/concrete batching and blending.
3. Repurposing of an existing storage structure on site as a testing laboratory unit for the research, development and testing of recovered materials;
4. A leachate management system including a leachate collection system and a set of twin 532m³ storage tanks prior to removal from site by tanker for treatment off-site at a suitably licensed wastewater treatment plant with provision for a future on-site leachate treatment facility;
5. Surface water management infrastructure for the landfill to capture, attenuate and treat storm water prior to discharge;
6. A mobile enclosure for the maturation of Incinerator Bottom Ash (IBA);
7. An internal un-paved road network serving the deposition areas from the reception area which will be modified throughout the development phasing;
8. Relocation of the existing artificial Peregrine Falcon nesting box to a proposed elevated pole-mounted location to the south west of the site; and
9. Restoration of the site to natural ground levels.
10. All ancillary site works and landscaping.

The application is accompanied by an Environmental Impact Assessment Report and a Natura Impact Statement. This application relates to a proposed development which requires an Industrial Emissions Directive Licence. The facility currently operates pursuant to an existing Waste Licence (EPA Ref. WO129-02).

Location:

Hollywood Great, Nag's Head, Naul, Co. Dublin, A41 YE92

Report Type:

Planning Permission

Planning Officer:

Catherine Dillon

Lodged:

26/10/2022

Rec'd Archaeologist:

21/11/2022

Chapter 15-Cultural Heritage- of the *Environmental Impact Assessment Report* by RPS Group (dated 21 October 2022) assesses the impact of the proposed development on archaeological, architectural and cultural heritage assets. The existing site is located within an area of general archaeological potential. This has been demonstrated by the archaeological investigations undertaken further east in Nevitt, Walshestown and Johnstown, while the presence of the significant burial complex on Knockbrack Hill to the north speaks to the importance of this landscape from the Bronze Age onwards. Greenfield areas are considered to have an inherent archaeological potential, with agricultural practices tending to obscure surviving subsurface archaeology (e.g. where ploughing activity has removed surface traces of a monument). Although this potential has been negated in the majority of the site through extensive quarrying activity, arable fields towards the eastern boundary of the site have remained intact.

The assessment states that '....the proposed development is entirely situated within a former quarry and no greenfield development is proposed to accommodate the development.' (Section 15.4.2.2. p.332). However the plans submitted (MDR1492-RPS-00-XX-DR-C-DG2100-07) show an attenuation pond scheduled for the northern greenfield to the east of the quarry area.

An archaeological impact assessment to of the greenfield areas is therefore required to inform the planning process. This should include an archaeological geophysical survey by a suitably qualified and licenced archaeo-geophysicist and a comprehensive test-excavation programme by a suitably qualified and archaeologist based on the results of the geophysical survey under licence to the National Monuments Service, Department of Housing, Local Government and Heritage.

Signed:

Christine Baker

Position:

Heritage Officer/Archaeologist

Date:

21/11/2022

FINGAL COUNTY COUNCIL INTERNAL CONSULTEE

PLANNING REPORT

Report of the Water Services Department

Register Reference: SID/04/22

Registration Date: 26-Oct-2022

Development: ABP-314964-22

Application available at www.greencampus2022.ie

The proposed development seeks to enhance and expand the established waste recovery operations at the site. The proposal consists of permission for a 25-year lifetime of operation at a rate of 500,000 tonnes per annum as per the existing operation.

The proposed development will consist of the following elements:

1. Broader waste acceptance types to include non-biodegradable, non-hazardous and inert wastes generated by a range of sectors (construction, commercial, industrial and waste processing);
2. Expanded waste treatment activities including:
 - a. Development and re-profiling of the landfill void to accommodate specially engineered landfill cells for non-hazardous wastes in addition to the existing engineered inert cells;
 - b. Enhancement of the existing aggregate recovery processing on site which includes upgrading the aggregate recovery operations which produces low carbon, recovered sands and aggregates from various granular wastes by removing residues and other trace contaminants and separating the resulting aggregates into various size fractions;
 - c. Manufacture of secondary materials including enhanced soils and low-energy bound materials (e.g. concrete); and
 - d. Additional waste recovery activities including soil/concrete batching and blending.
3. Repurposing of an existing storage structure on site as a testing laboratory unit for the research, development and testing of recovered materials;
4. A leachate management system including a leachate collection system and a set of twin 532m³ storage tanks prior to removal from site by tanker for treatment off-site at a suitably licensed wastewater treatment plant with provision for a future on-site leachate treatment facility;
5. Surface water management infrastructure for the landfill to capture, attenuate and treat storm water prior to discharge;
6. A mobile enclosure for the maturation of Incinerator Bottom Ash (IBA);

7. An internal un-paved road network serving the deposition areas from the reception area which will be modified throughout the development phasing;
8. Relocation of the existing artificial Peregrine Falcon nesting box to a proposed elevated pole-mounted location to the south west of the site; and
9. Restoration of the site to natural ground levels.
10. All ancillary site works and landscaping.

The application is accompanied by an Environmental Impact Assessment Report and a Natura Impact Statement. This application relates to a proposed development which requires an Industrial Emissions Directive Licence. The facility currently operates pursuant to an existing Waste Licence (EPA Ref. WO129-02).

Submissions can be made to An Bord Pleanála no later than 5.30 p.m. on 15th December, 2022.

Location: Hollywood Great, Nag's Head, Naul, Co. Dublin, A41 YE92

Applicant: Integrated Materials Solutions Limited Partnership

Application Type: Strategic Infrastructure Development

Report

Foul Sewer: No Objection

Surface Water: No Objection subject to

The proposal incorporates measures to manage, attenuate and treat surface water prior to disposal to the surrounding catchment. The proposal is acceptable subject to.

1. No surface water / rainwater is to discharge into the foul water system under any circumstances.
2. The surface water drainage must be in compliance with the "Greater Dublin Regional Code of Practice for Drainage Works, Version 6.0, FCC, April 2006.

Water Supply: No Objection

Flooding: No Objection

Signed:

DS

Endorsed:

Date:

06-12-2022

Date:

Fingal County Council

Planning & Strategic Infrastructure Department

Transportation Planning Section

Register Reference: SID 04 22

Development: ABP-314964-22 Application available at www.greencampus2022.ie The proposed development seeks to enhance and expand the established waste recovery operations at the site. The proposal consists of permission for a 25-year lifetime of operation at a rate of 500,000 tonnes per annum as per the existing operation. The proposed development will consist of the following elements: 1. Broader waste acceptance types to include non-biodegradable, non-hazardous and inert wastes generated by a range of sectors (construction, commercial, industrial and waste processing); 2. Expanded waste treatment activities including: a. Development and re-profiling of the landfill void to accommodate specially engineered landfill cells for non-hazardous wastes in addition to the existing engineered inert cells; b. Enhancement of the existing aggregate recovery processing on site which includes upgrading the aggregate recovery operations which produces low carbon, recovered sands and aggregates from various granular wastes by removing residues and other trace contaminants and separating the resulting aggregates into various size fractions; c. Manufacture of secondary materials including enhanced soils and low-energy bound materials (e.g. concrete); and d. Additional waste recovery activities including soil/concrete batching and blending. 3. Repurposing of an existing storage structure on site as a testing laboratory unit for the research, development and testing of recovered materials; 4. A leachate management system including a leachate collection system and a set of twin 532m³ storage tanks prior to removal from site by tanker for treatment off-site at a suitably licensed wastewater treatment plant with provision for a future on-site leachate treatment facility; 5. Surface water management infrastructure for the landfill to capture, attenuate and treat storm water prior to discharge; 6. A mobile enclosure for the maturation of Incinerator Bottom Ash (IBA); 7. An internal un-paved road network serving the deposition areas from the reception area which will be modified throughout the development phasing; 8. Relocation of the existing artificial Peregrine Falcon nesting box to a proposed elevated pole-mounted location to the south west of the site; and 9. Restoration of the site to natural ground levels. 10. All ancillary site works and landscaping. The application is accompanied by an Environmental Impact Assessment Report and a Natura Impact Statement. This application relates to a proposed development which requires an

Industrial Emissions Directive Licence. The facility currently operates pursuant to an existing Waste Licence (EPA Ref. WO129-02). Submissions can be made to An Bord Pleanála no later than 5.30 p.m. on 15th December, 2022.

Location: Hollywood Great, Nag's Head, Naul, Co. Dublin, A41 YE92

Report Type: Strategic Infrastructure Development

Lodged: 26 October 2022

General

The proposed development is located in an 80km/hr speed limit.

The site has a previous grant of planning permission for a similar level of development recorded under reg. ref. F19A/0077.

The site operation rate of 500,000 tonnes per annum is proposed to remain, as per the existing operation and permission on site.

Parking

As there is no public transport serving the site, and as any overflow of parking would be on a substandard rural road, adequate car parking should be provided within the curtilage. The applicant is currently operating a similar scale and nature of development on the site and is therefore knowledgeable regarding parking requirements. The applicant proposes to provide 10 spaces. There is adequate space within the site to increase the number of car parking spaces without difficulty, should a need arise. The Transportation Department is satisfied with the proposed parking arrangements.

Access

The applicant is proposing a similar site access arrangement as was previously approved under reg. rev. F19A/0077; which was previously assessed and deemed acceptable by the Transportation Planning Section. The current access will cease to be the principal access to the site, and it will be retained only as an emergency entrance and exit.

Internal Layout

The internal layout allows for circulation of HGVs, parking and turnabout of HGVs, and the segregation of cars and HGVs as far as practicable. This is satisfactory.

Traffic Impact

The site operation rate of 500,000 tonnes per annum is proposed to remain, as per the existing operation and permission on site. The Traffic Impact was previously assessed under the previous grant of planning permission recorded under reg. ref. F19A/0077.

The applicant has provided a revised Traffic and Transport Assessment in Chapter 13 of the EIAR, with an updated baseline traffic count to reflect the current traffic volumes relative to the previous survey in May 2018. Traffic surveys were undertaken in January 2020 (pre-Covid) and repeated in May 2022 for validation, where two-way traffic flows were recorded on the LP-1080 that bounds the site to the south. In addition, a peak period (three hours in morning and three hours in the evening) traffic counts were undertaken at the junction of the LP-1080/LP-1090 local roads and the junctions off the R132.

All trucks arriving with waste material will use the R132 and L-1080 as the haul route to the site.

The report concludes that as the proposed development will retain the 500,000 tonnes per annum limit, the additional impact on traffic on the L-1080, over the baseline levels will be negligible.

The report concludes that the junction assessment shows that the site importing at full capacity will have a negligible impact on the operating performance of the R132/LP-1080 roundabout in the 2038 AM and PM peak hour.

In regard to the capacity of the LP-1080 road, the report concludes that there will be 0% additional traffic impact on the LP-1080 over existing traffic levels as the site will remain working in line with its permitted consent levels of waste importation.

Road Condition Survey Maintenance

The import of material to the site is proposed to be 500,000 tonnes of waste material per annum; with an expected total daily movement of circa 240 trucks.

The proposed development would also intensify the existing use as there is now proposed to be material also removed from site. The predicted maximum volume of excess material generated is circa 299,420m³ or 568,898. This material will be exported through the lifetime of the development over 25 years equating to circa 22,756 tonnes per annum; which would amount to an additional circa 25 additional truck movements daily out of the site.

The proposed development would also further intensify the existing use as there is now proposed to be leachate liquid material also removed from site; equates to an additional four to five trucks to the site per day as a maximum, 10 vehicle movements.

In total it would appear that the proposed development would increase the vehicle movements from circa 240 per day to circa 275 per day.

The proposed development would utilise the L-1080 and R132 as the haul route to the site, and travel circa 3.2km over a local road (L-1080) that has not been designed and constructed to take such high volumes of HGVs. The Transportation Planning Section would have concerns that over time the road surface and structure may deteriorate due to the high levels of HGVs, and it would be our preference for a cash bond to be agreed with the planning authority and lodged prior to commencement of development. The applicant shall carry out a full road condition survey including intrusive testing to determine the existing structural build-up of the road; and this shall form the basis for agreeing the cash bond amount with the Council.

Conclusion

The Transportation Department has no objection to the proposed development, subject to the following conditions:

A Stage 3 Road Safety Audit shall be carried out and its recommendations shall be implemented to the satisfaction of the Transportation Department.

The developer shall pay a special contribution of ten thousand euro (€10,000) for signing and lining in the vicinity of the proposed access to the site.

A detailed Construction Management Plan and Construction Traffic Management Plan shall be submitted for the approval of the Transportation Planning Section prior to construction.

A cash bond in an amount to be agreed with the Council, shall be lodged with the Council and held for the 25-year duration of the proposed permission, in order to cover the costs of repairs and/or upgrades required to the road surface of the LP-1080 road during the duration of the permission. The applicant shall carry out a full road condition survey including intrusive testing to determine the existing structural build-up of the road; and this shall form the basis for agreeing the cash bond amount with the Council.

Signed: Shane Comaskey

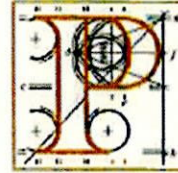
Endorsed: _____

Date: 19/12/2022

Date: _____

Appendix 2 Letter from An Bord Pleanála

Our Case Number: ABP-314964-22



An
Bord
Pleanála

Fingal County Council
C/O Malachy Bradley
Planning Department
County Hall
Main Street
Swords
Co. Dublin

Date: 22nd December 2022

Re: Proposed development of a Circular Economy Campus and an Integrated Waste Management Facility at the Hollywood Landfill
Hollywood Great, Nag's Head, Naul, Co. Dublin, A41 YE92

Dear Sir,

I have been asked by An Bord Pleanála to refer further to the above-mentioned case and, in particular, to your email dated the 21st December, 2022.

The Board notes your request for an extension of time to respond to Board's request. The Board will facilitate such a time extension and now requests that you submit your response no later than 5.30 p.m. on Tuesday 24th January, 2023.

In this regard, please provide 2 x hardcopies and 1 x soft copy of your response.

If you have any queries in relation to the matter, please contact the undersigned officer of the Board.

Yours faithfully,


Doina Chiforescu
Executive Officer
Direct Line: 01-8737133