



An  
Bord  
Pleanála

Memorandum  
ABP-319282-24  
PA Ref: FW23A/0111

Mr Sweeney  
Please email Area  
Co Ordinator Re E.P.A  
Forward file for  
alteration of Report

**To:** Ms. B. Byrne, SEO.

**From:** Mr. J. Sweeney, EO.

**Re:** Rathdrinagh Land Unlimited Company (trading as Irish Recycling Ltd.) intend to apply for permission for development on lands at Huntstown Townland and Coldwinters Townland, Co. Dublin. The development will consist of the construction of a materials recovery facility along with a food container cleaning plant. The development is phase one of the Huntstown Circular Economy Hub and will include for the following works: (1) The development will consist of the erection 2 no. separate buildings and associated site area for use as a Circular Economy Hub; (2) The processes to be carried out within the materials recovery facility building include for the sorting of range of wastes into recoverable and recyclable streams. Recoverable wastes to processed will include for potential recyclables. This building will include for an external odour control plant with associated flue; (3) The processes to be carried out in the food container cleaning plant building will provide a centralised washing/sterilisation facility for large food retailers in the area to facilitate re-use of containers; (4) The 2 no. buildings to be constructed will incorporate ancillary office and staff facilities along with solar PV panels and signage; (5) The development of associated access roads, turning/loading areas, footways, parking areas, electric vehicle charge points, landscaping, lighting, fencing, bicycle and bin storage facilities and associated site works; (6) The provision of an ESB substation; (7) The provision of ancillary external storage areas; (8) The reprofiling of existing ground levels within the site and associated works to include for infilling

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and reprofiling of lands within the overall site area; (9) The provision of a new site entrance with associated works to facilitate vehicular and pedestrian access along with associated upgrade works to the adjacent public road to include for provision of footpaths and cycle paths; (10) The provision of a weighbridge and associated staff building at the entrance; (11) The provision of perimeter fencing and security gates; (12) The provision of all associated hard and soft landscaping works; (13) Provision of attenuation tanks and associated infrastructure as part of the surface water system along with installation of a bypass petrol interceptor; (14) All ancillary site development, landscaping and construction works to facilitate foul, water and service networks. The materials recovery facility will require an EPA Industrial Emissions Licence. An Environmental Impact Assessment Report (EIAR) has been prepared and accompanies this application at Lands at Huntstown Townland and Coldwinters Townland, County Dublin

**Date:** 24<sup>th</sup> April 2024

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On the 20<sup>th</sup> February 2024 Fingal County Council Granted Permission with Conditions to Genesis Planning Consultants on behalf of Rathdrinagh Land Unlimited Company for the above-mentioned development.

The Board received a 3<sup>rd</sup> Party appeal dated 13<sup>th</sup> March 2024 from RW Nowlan & Associates on behalf of William and Pauline Byrne. This appeal was circulated on the 14<sup>th</sup> March 2024.

The last day to respond was the 10<sup>th</sup> April 2024. The Applicant and the Planning Authority have responded. It is recommended that the responses are not circulated.

The final date to lodge an observation was the 9<sup>th</sup> April 2024. 1 observation~~s~~ has been received.

## COMMENTS

1. An EIAR was submitted with the Application and is being uploaded to the Pleanála website
2. An EPA License will be required – Draft EPA letter created for Inspector
3. Health and Safety Authority was notified at application stage
4. File submitted for comments/direction.