



Planning and Development Acts 2000-2015
Planning and Development Regulations Made Thereunder

Planning Application Form

Planning Application Form

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that each section of this application is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to your application form.

ADDITIONAL INFORMATION

It should be noted that because each planning authority has its own development plan, which sets out local development policies and objectives for its own area it is necessary for Fingal County Council to require supplementary information (i.e. other than that required on this form) in order to determine whether the application conforms with the development plan.

Failure to supply the supplementary information will not invalidate your planning application; it may delay the decision-making process or lead to a refusal of permission. In case of doubt, applicants should contact Fingal County Council Planning Department to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

DATA PROTECTION

The planning process is an open and public one. In that context, all planning applications are made available for public inspection and we (the planning authority) publish weekly lists of planning applications received as well as weekly lists of planning decisions. It is the policy of Fingal County Council to also place this information on its website.

It has come to our attention that the publication of certain information of planning applications by Planning authorities can lead to Applicants and Practitioners being targeted in the business sector in direct marketing arising from the lodging of a Planning Application.

Following further discussions between the Department of Environment, Community & Local Government and the Officer of the Data Protection Commissioner, all information supplied with this application from under "Contact Details" (on page 10) will not be placed on the website.

“The use of personal details of planning applicants, including for marketing purposes, may be unlawful Under the Data Protection Acts 1988 – 2003 and may result in action by the Data Protection Commissioner Against the sender, including prosecution.”



Planning Application Form

GUIDANCE NOTES AND CHECK LIST ARE AVAILABLE ON REQUEST AND ONLINE – ALL RELEVANT SECTION TO BE COMPLETED

OFFICE USE ONLY _____ Amount Received: _____	Date Received:
Reg. Reference No.: F _____ Receipt No.: _____	
Newspaper Advert: _____ Documents Lodged _____	

1. Name of Relevant Planning Authority:

Fingal County Council

2. Location of Proposed Development:

Postal address or Townland or Location (as may best identify the land or structure in question)	Lands at Huntstown Townland and Coldwinters Townland, County Dublin
Ordnance Survey Map Ref No (and the Grid Reference where available) ¹	3131-01 311906, 241029

3. Type of planning permission (please tick appropriate box):

- Permission
 Permission for Retention
 Permission for Continuation of Use
 Outline Permission
 Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number: N/A

Date of Grant of Outline Permission: _____

Bosca 174, Áras an Chontae, Sord, Fine Gall, Co. Bhaile Átha Cliath / P.O. Box 174, County Hall, Swords, Fingal, Co. Dublin
Swords Office t: Registry (01) 890 5541 Decisions (01) 890 5670 Appeals (01) 890 5724 **f:** (01) 890 6779
e: planning@fingal.ie www.fingal.ie

Bóthar an Gharráin, Baile Bhlainséir, Átha Cliath 15 / Grove Road, Blanchardstown, Dublin 15
Blanchardstown Office t: (01) 870 8436 **f:** (01) 890 5832 **e:** blanch.planning@fingal.ie

5. Applicant?:

Name(s)	Rathdrinagh Land Unlimited Company (Trading as Irish Recycling)
Address	Address to be supplied at the end of this form (Question: 25)

6. Where Applicant is a Company (registered under the Companies Acts 1963 to 1999):

Name(s) of company director(s)	Eamon Waters
Registered address (of company)	12 Merrion Square, Dublin 2
Company Registration No.	537195

7. Person / Agent acting on behalf of the Applicant (if any):

Name	Ronan Woods, Genesis Planning Consultants
Address	Dean Swift Building, Armagh Business Park, Hamiltonsbawn Road, Armagh, BT60 1HW

8. Person responsible for preparation of Drawings and Plans³:

Name	Peter Coyle
Firm / Company	Coyle Civil & Structural Engineers 3 High Street, Monaghan Town, H18 X635

9. Description of Proposed Development:

<p>Brief description of nature and extent of development⁴</p>	<p>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:</p> <ol style="list-style-type: none">1. The development will consist of the erection 2no. 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 2no. 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 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. <p>The Materials Recovery Facility will require an EPA Industrial Emissions Licence.</p> <p>An Environmental Impact Assessment Report (EIAR) has been prepared and accompanies this application.</p>
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10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner X	B. Occupier
	C. Other X	
Where legal interest is 'Other', please expand further on your interest in the land or structure	Refer to letter of consent from Fingal Co Council for entrance works as part of the site area which extend onto public road lands	
If you are not the legal owner, please state the name and address of the person who is and supply a letter of consent from the owner to make the application as listed in the accompanying documentation	Fingal County Council, County Hall, Main Street, Swords, Co Dublin	

11. Site Area:

Area of site to which the application relates in hectares	9.863 ha
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in m ²	0m ²
Gross floor space of proposed works in m ²	10,320.67m ² & external flue of 21.25m ² (totalling 10,341.92m ²)
Gross floor space of work to be retained in m ² (if appropriate)	0m ²
Gross floor space of any demolition in m ² (if appropriate)	0m ²

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of development	Gross floor area in m ²
Class 4 (Industrial & commercial)	5216m ² & 5032m ² & 28.92m ² (ESB) & weighbridge building 43.75m ² & external @ flue 21.25m ²
Class 13 Ancillary site works to include for roads, services, parking, landscaping, lighting, fencing	9.863ha
Class 9 (advertisement & signage)	30sqm signage

14. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses							
Apartments							
Number of car-parking spaces to be provided	Existing		Proposed			Total:	

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use ⁶ (or previous use where retention permission is sought)	Agricultural Lands
Proposed use (or use it is proposed to retain)	
Nature and extent of any such proposed use (or use it is proposed to retain)	Commercial and Industrial

16. Social and Affordable housing:

Please tick appropriate box	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 (as amended) applies ⁷		✓
If the answer to the above question is “yes” and the development is not exempt (see below) you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example, (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act.		✓
If the answer to the above question is “yes” but you consider the above development to be exempt by virtue of section 97 of the Planning and Development Act 2000 ⁸ (as amended), a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).		✓
If the answer to the above question is “no” by virtue of section 96(13) of the Planning and Development Act 2000 ⁹ (as amended), details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.		✓

17. Development Details:

Please tick appropriate box	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act 1994 ¹⁰ ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the application relate to work within or close to a European Site (under S.I. No 94 of 1997) or a Natural Heritage Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

19. Pre-application Consultation:

Has a pre-application consultation taken place in relation to the proposed development ¹⁴ ?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, please give details. Pre-planning meeting held June 2022 via MS Teams
Reference No. (if any): _____
Date(s) of consultation: 14th June 2022
Persons involved: Deirdre Fallon, Roads & Infrastructure & Applicant (Paul McCarthy, Ronan Woods, Peter Coyle, Jim O'Callaghan, Julian Keenan)

20. Services:

Proposed source of Water Supply
Existing connection <input type="checkbox"/> New connection <input checked="" type="checkbox"/>
Public Mains <input checked="" type="checkbox"/> Group Water Scheme <input type="checkbox"/> Private Well <input type="checkbox"/>
Other (please specify)
Name of Group Water Scheme (where applicable)

Proposed Wastewater Management/Treatment
Existing <input type="checkbox"/> New <input type="checkbox"/>
Public Sewer <input checked="" type="checkbox"/> Conventional septic tank system <input type="checkbox"/> Other on-site treatment system <input type="checkbox"/>
Please specify

Proposed Surface Water Disposal
Public Sewer/Drain <input type="checkbox"/> Soakpit <input type="checkbox"/>
Water Course <input type="checkbox"/> Other <input checked="" type="checkbox"/> Please specify: On-site attenuation tanks

21. Details of Public Notice:

Approved newspaper ¹⁵ in which notice was published	Irish Daily Star
Date of Publication	21 st April 2023
Date on which site notice was erected	24 th April 2023

22. Application Fee:

Fee Payable	€38,000.00		
Basis of Calculation	(i) Class 4 (Industrial & commercial) 10341.92m ² x €3.60= €37,230.91 Class 13 (ancillary site works @ €10 per 0.1ha) @9.65ha = €965.00 Class 9 (advertisement & signage @30sq.m) x €20 per m ² = €600.00 Totals €38,795.91 However under the provisions of the Planning Regulations a maximum fee of €38,000 applies (Schedule 9, Section 3, Point 4)		
	Cash	Debit / Credit Card	<input checked="" type="checkbox"/> Cheque <input type="checkbox"/> EFT*

*An EFT should include a "Narrative", i.e. address of application site, to ensure fee is linked to this application

23. Notifications:

Can all correspondence be sent by email? (Apart from any Final Notification of grant which will issue thereafter by post.)	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	ronan@genesisplanning.co.uk

24. Declaration:

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, (as amended), and the Regulations made thereunder

(See Contact Details, Page 10)

Signed	
(Applicant or Agent as appropriate)	Ronan Woods, Genesis Planning
	Agent
Date	24 th April 2023

An Applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations which set out basic design and construction requirements.

Note: A supplementary application form for Planning Permission for a dwelling in a Rural Area must also accompany this form, and is available on request.

CONTACT DETAILS

– not to be published –

(Please Print Contact Details on a Separate Page)

25. Applicant address/contact details (if different from location of proposed development)

Address:	Rathdrinagh Land Unlimited Company (Trading as Irish Recycling) 12 Merrion Square, Dublin 2
Email Address:	Paul.mccarthy@sretaw.ie
Telephone No: (optional)	n/a

26. Should all **correspondence** be sent to the **Agent** where applicable? (Please tick appropriate box)

Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
(Please note that if the answer is 'No', all correspondence will be sent to the applicant's address at question Nos. 25 or 2 above)

A contact address must be given, whether that of the Applicant or that of the Agent

Contact Information

The address element of the application provided in question 25, will be held and will not be made available for inspection/ purchase by the public in accordance with the Planning and Development Act 2000 (As Amended) and associated regulations. It will be held for a period of 7 years commencing on the date of the making of the decision. The contact information may be destroyed on the completion of the application process and when no appeal is made to An Bord Pleanála.

Additional Contact Information	
The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application. These details will not be made available to any third party with the exception of An Bord Pleanála in the event of an appeal, where again it will only be used by An Bord Pleanála for the purpose of administering the appeal.	
Phone Number:	045 571 862
Email Address:	ronan@genesisplanning.co.uk
The above details belong to:	
The Applicant <input type="checkbox"/>	The Agent <input checked="" type="checkbox"/>

The use of personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Acts 1988 – 2003 and may result in action from the Data Protection Commissioner against the Sender, including prosecution.

Directions for completing this form

1. Grid reference in terms of the Irish Transverse Mercator.
2. "The applicant" means the person seeking the planning permission, not an agent acting on his or her behalf.
3. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of that firm/company, should be given.
4. A brief description of the nature and extent of the development, including reference to the number and height of buildings, protected structures, etc.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building; that is, Floor areas must be measured from inside the external wall.
6. Where the existing "land or structure is not in use", please, state most recent authorised use of the land' or structure.
7. Part V of the Planning and Development Act 2000 (as amended) applies where –
 - the land is zoned for residential use or for a mixture of residential and other uses;
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing; and
 - the proposed development is not exempt from Part V.
8. Under section 97 of the Planning and Development Act 2000 (as amended) applications involving development of 9 or fewer houses or development on land of less than 0.1 hectare may be exempt from Part V.
9. Under section 96(13) of the Planning and Development Act 2000 (as amended), Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act
10. The Record of Monuments and Places, under section 12 of the National Monuments Act Amendment Act 1994, is available, for each county, in the local authorities and public libraries in that county. Please note also that if the proposed development affects or is close to national monument which, under the National Monuments Acts 1930 to 2004, is in the ownership or guardianship of the Minister for Arts, Heritage and the Gaeltacht or a local authority or is the subject of a preservation order or a temporary preservation order, a separate statutory consent is required, under the National Monuments Acts, from the Minister for Arts, Heritage and the Gaeltacht. For information on whether national monuments are in the ownership or guardianship of the Minister for the Arts, Heritage and the Gaeltacht or a local authority or are the subject of preservation orders, contact the National Monuments Section, Department of the Arts, Heritage and the Gaeltacht.
11. An Environmental Impact Statement (EIS) is required to accompany a planning application for development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2013 which exceeds a limit, quantity or threshold set for that class of development. An EIS will also be required by the Planning Authority in respect of sub-threshold development where the authority considers that the development would be likely to have significant effects on the environment (article 103).
12. An appropriate assessment of proposed development is required in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. It is the responsibility of the Planning Authority to screen proposed developments to determine whether an appropriate assessment is required and where the authority determines that an appropriate assessment is required, the authority will normally require the applicant to submit a Natura impact statement (NIS). Where the applicant considers that the proposed development is likely to have a significant effect on a European site it is open to him/ her to submit a NIS with the planning application.
13. The appeal must be determined or withdrawn before another similar application can be made.
14. A formal pre-application consultation may only occur under Section. 247 of the Planning and Development Act 2000. An applicant should contact his/ her planning authority if he/ she wishes to avail of a pre-application consultation. In the case of residential development to which Part V of the 2000 Act (As Amended) applies, applicants are advised to avail of the pre-application consultation facility in order to ensure that a Part V agreement in principle can be reached in advance of the planning application being submitted.
15. The list of approved newspapers, for the Purpose of giving notice of intention to make a planning application, is available from the planning authority to which the application will be submitted.
16. All plans, drawings and maps submitted to the planning authority should be in accordance with the requirements of the Planning and Development Regulations 2001-2015.
17. The location of the site notice(s) should be shown on site location map.
18. See Schedule 9 of Planning and Development Regulations 2001. If a reduced fee is tendered, details of previous relevant payments and planning permissions should be given. If exemption from payment of fees is being claimed under Article 157 of the 2001 Regulations, evidence to prove eligibility for exemption should be submitted.

This form should be Accompanied by the Following Documentation:

Please note that if the appropriate documentation is not included, your application will be deemed invalid.

ALL Planning Applications

The relevant page of newspaper that contains notice of your application

- A copy of the site notice
- 6 copies of site location map¹⁶
- 6 copies of site or layout plan¹⁶⁺¹⁷
- 6 copies of plans and ,other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections - except in the case of outline permission)
- 10 copies where an application is accompanied by an E.I.S. (Environmental Impact Statement).
- 10 copies where an application indicates works to be carried out on a Protected Structure/ Proposed Protected Structure
- The appropriate Planning Fee

Where the applicant is not the legal owner of the land or structure in question:

- The written consent of the owner to make the application

Where the application is' for residential development that is subject to Part V of the 2000 Act (as amended):

- Specification of the manner in which it is proposed to comply with Section 96 of Part V

Or

- A certificate of exemption from the requirements of Part V

Or

- A copy of the application submitted for a certificate of exemption.

Where the application is for residential development that is not subject to Part V of the 2000 Act (as amended) by virtue of section 96(13) of the Act:

- Information setting out the basis on which section 96(13) is considered to apply to the development.

Where the disposal of wastewater for the proposed development is other than to a public sewer:

- Information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed.

Where the application refers to a protected structure / proposed protected structure / or the exterior of a structure which is located within an architectural conservation area (ACA):

- Photographs, plans and other particulars necessary to show how the development would affect the character of the structure.

Applications that refer to a material change of use or retention of such a material change of use:

- Plans (including a site or layout plan and drawings of floor plans, elevations and sections which comply with the requirements of Article 23) and other particulars required describing the works proposed.

Where an application requires an Environmental Impact Statement:

- An Environmental Impact Statement

Applications that are exempt from planning fees:

- Proof of eligibility for exemption¹⁸