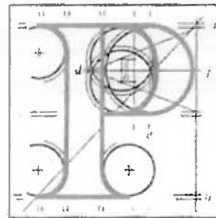


Our Case Number: ACP-323977-25

Your Reference: Knockharley Landfill Limited



An
Coimisiún
Pleanála

Tom Phillips Associates
c/o Brian Minogue
80 Harcourt Street
Dublin 2
D02 F449

Date: 23 April 2026

Re: The proposed expansion of the existing landfill facility at the existing Knockharley Landfill in the townlands of Knockharley, Flemingstown and Tuiterrath Navan, Co. Meath

Dear Sir / Madam,

An Coimisiún Pleanála has received your response to the submissions received by the Commission in relation to the above-mentioned proposed development and will take it into consideration in its determination of the matter.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at laps@pleanala.ie.

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,



Eimear Reilly
Executive Officer
Direct Line: 01-8737184

PA09

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64 Sráid Maoilbhríde	64 Marlborough Street
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D01 V902	D01 V902

From: Eimear Reilly
Sent: Tuesday 14 April 2026 10:33
To: Hugh Kelly
Cc: Brian Minogue; Ellen Woods; Callum O'Reilly
Subject: RE: Knockharley Landfill – SID (ACP REF. 323977) - Planning Submissions Response Report

Good morning Hugh

I acknowledge receipt of your email. Formal acknowledgement of receipt of your response to submissions will issue by post.

Kind regards
Eimear

From: Hugh Kelly <hugh@tpa.ie>
Sent: Monday, April 13, 2026 7:07 PM
To: LAPS <laps@pleanala.ie>
Cc: Eimear Reilly <e.reilly@pleanala.ie>; Brian Minogue <brian@tpa.ie>; Ellen Woods <ellenw@tpa.ie>
Subject: Knockharley Landfill – SID (ACP REF. 323977) - Planning Submissions Response Report

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Hi,

Please see the attached document prepared and submitted in response to an invitation from ACP on 10 March 2026 to respond to submissions made on Knockharley Landfill SID (ACP REF. 323977).

Kind Regards

Hugh Kelly
Associate

Tel: 087 669 4946

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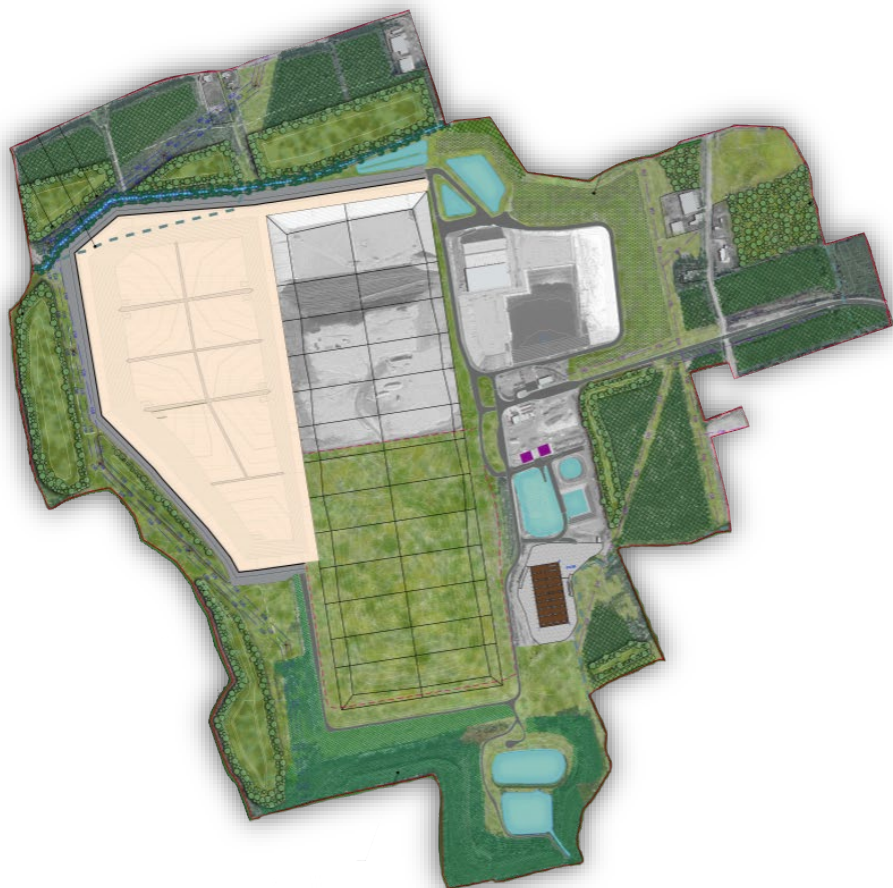
Tom Phillips and Associates Limited: Dublin and Cork

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Tom Phillips + Associates Limited. Registered in Ireland No. 353333, 80 Harcourt Street, Dublin 2, D02 F449.

SID Planning Submissions Response Report

Knockharley Landfill Development
– Strategic Infrastructure
Development (SID) at
Knockharley, Co. Meath (ACP REF.
323977)



Prepared for:

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Date Monday, 13 April 2026

Table of Contents

1.0	INTRODUCTION.....	3
2.0	AN TAISCE	4
3.0	DEVELOPMENT APPLICATIONS UNIT OF NPWS.....	9
4.0	REGIONAL WASTE MANAGEMENT PLANNING OFFICES (RWMPO).....	10
5.0	THE ENVIRONMENTAL PROTECTION AGENCY (EPA)	10
6.0	THE HEALTH SERVICE EXECUTIVE (HSE).....	11
7.0	THE HERITAGE COUNCIL	12
8.0	SUBMISSION BY TRANSPORT INFRASTRUCTURE IRELAND (TII).....	16
9.0	SUBMISSION BY MEATH COUNTY COUNCIL	17
10.0	SUBMISSION BY FERGAL O’BYRNE.....	30
11.0	SUBMISSION BY JAMES MULLEN	33
12.0	SUBMISSION BY JC CARROLL AND OTHERS	34
13.0	SUBMISSION BY KENTSTOWN VILLAGE PARK.....	40
14.0	SUBMISSION BY LAURENCE KINSELLA	40
15.0	SUBMISSION BY MARY BONES.....	41
16.0	SUBMISSION BY PATRICK LAWLOR.....	43
17.0	SUBMISSION BY PRUDENCE FFRENCH DAVIS	43
18.0	CONCLUSION.....	44

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

13 April 2026
[By email to laps@pleanala.ie]

Dear Sir/Madam

Re: RESPONSE TO AN COIMISIUN PLEANALA REQUEST, DATED 25 FEBRUARY 2026 (ACP REF. 323977)

1.0 INTRODUCTION

Knockharley Landfill Limited ('the applicant') has retained Tom Phillips + Associates (TPA) along with the multi-disciplinary team of AWN Environmental Consultants and WSP Engineering Consultants to prepare this First-Party Submission in response to a letter issued by An Coimisiún Pleanála (ACP) inviting the applicant to comment on observations submitted on the Strategic Infrastructure Development (SID) application for the expansion of Knockharley Landfill, Knockharley, Co. Meath, C15 FX09.

A total of 16 no. submissions were made on the SID application. Of these, 8 no. submissions were from 'prescribed bodies' with the other 8 no. submissions received from third-party observers.

The 8 no. from the 'prescribed bodies' are as follows:

- An Taisce, dated 12 February 2026
- Development Applications Unit (DAU), dated 10 February 2026
- Eastern Midlands, Connacht-Ulster and Southern Regional Waste Management Planning Offices (RWMPOs), dated 11 February 2026
- Environmental Protection Agency (EPA), dated 11 February 2026
- Health Service Executive (HSE), dated 11 February 2026
- The Heritage Council, dated 10 February 2026
- Meath County Council (MCC), dated 24 February 2026
- Transport Infrastructure Ireland (TII), dated 30 December 2025

The 8 no. from the third-party submitters are as follows:



- Fergal O’Byrne, dated 6 February 2026
- James Mullen, dated 3 February 2026
- JC Carroll and others, dated 12 February 2026
- Kentstown Village Park CLG, dated 12 January 2026
- Laurence Kinsella, dated 20 January 2026
- Mary Bones, dated 12 February 2026
- Patrick Lawlor, dated 22 January 2026
- Prudence Ffrench Davis, dated 18 February 2026

The original deadline for the response to submissions, as set out by ACP was 24th March 2026. However, the submission from MCC was issued on 10th March 2026, which did not allow adequate time to review and address the matters raised. Accordingly, the applicant was given an extension of c. 3 weeks (by 13th April 2026) to the response period.

This response has been structured to respond, systematically, to each of the submissions made and the items raised within by directing ACP to the relevant sections of the submitted application addressing comments made in the relevant observations. The submission does not include any additional reports or supplementary documents. Where prescribed bodies and third-party observers raised items covered in other submissions, we have cross-referenced our responses to the items to avoid any duplication.

2.0 AN TAISCE

The observation made by An Taisce raises items relating to:

- Water Framework Directive compliance including Leachate Management
- Adherence with the EU Landfill Directive (1999/31/EC)
- Proximity to Balrath Woods pNHA.

These items are addressed as follows:

2.1 Water Framework Directive including Leachate Management

Applicant Response: The submitted EIAR includes a Water Framework Directive Screening Assessment which includes the assessment required by Art 4 of the WFD. This is included as Appendix 6.3 of the EIAR.

As required, the assessment includes the following:

- Summary of all of the water bodies which could have direct or indirect hydrological or hydrogeological connection with the proposed development.
- Summary of status (Classification and Risk Score) of each water body where a source pathway linkage is identified.



- Summary of potential impacts and mitigation measures/design measures (in relation to the receiving water bodies) included in the proposed development.
- Assessment of whether the proposed development would impact on objectives outlined in the River Basin Management Plans (RBMP) as outlined in the Water Action Plan 2024.
- Assessment of source pathway linkage to any designated habitat and any potential for impact on habitat requirements.

The assessment (Section 6, Pg 23) concludes that:

“with design and mitigation measures in place, there are no likely significant effects on surface water and groundwater as a result of the proposed development. The WFD status classification or the ability to deliver the programme of measures will not be affected by the proposed development”.

And

“the proposed development is hydrological linked with the following designated sites:

- *Balrath Woods pNHA (Site Code: 001519) which is located c.800m downstream from the site.*
- *The River Nanny Estuary and Shore SPA and North-west Irish Sea SPA lie approximately 22km and 27.8km downstream from the Proposed Development, respectively.*

With the design and mitigation measures in place and the distance to receptors (significant dilution/mixing and other attenuation mechanisms that will take place along the pathway), there is no potential for any change in water dependent habitat requirements as a result of the proposed development.”

The system of leachate collection which currently exists and is proposed to be extended for the Proposed new cells is described in the WFD assessment presented with planning (EIAR Appendix 6.3).

In section 4 Description of the Proposed Development of the WFD assessment, section 4.2 Operational Phase, it is stated that the proposed activities which have been considered which could potentially impact on water body status including *“potential for release of leachate to storm sewer/ground”*. However, the assessment then goes on to (i) summarise the design measures currently in place and proposal to upgrade in order to collect and manage the leachate (reverse osmosis plant units and additional storage), treated on site in the IBA facility and the residual removed off site for licenced disposal and (ii) the requirement operate the leachate collection and management in compliance with an EPA licence which will include requirement for monitoring of integrity of drains and holding tanks.

It is of note that a WFD assessment includes consideration of the potential for impact on water body status following consideration of design and mitigation measures. It is noted that leachate is inherently managed by design, it is not managed to protect any European sites with mitigation noted within Chapter 6 of the EIAR. Leachate management during the operational phase of the proposed development will be carried out in accordance with the

current IED Licence (W146-04). See Section 3.36 of the IE Licence. All management measures are constantly reviewed in accordance with the existing IE Licence requirements.

With regard to the off-site processing of leachate, as noted at section 4.2 of the Water Framework Directive Assessment, leachate will be pumped from the base of cells via a rising main and stored in leachate lagoons/tanks, prior to removal off-site for disposal at an authorised wastewater treatment plant in accordance with IED Licence (W0146-04). The control, operation, and monitoring requirements for the lagoons are governed by the landfill licence, specifically Conditions 3.14, 3.36.12, 3.36.19, 3.38, 5.8, and 5.13. The applicant maintains continuous oversight of the lagoon levels, ensuring a minimum freeboard of 750 mm from the crest. A real-time high-level alarm system is in place, linked directly to the Supervisory Control and Data Acquisition (SCADA) telemetry system for immediate notification and response.

Where leachate is tankered off site, any such wastewater treatment plant accepting the leachate is required to comply with the terms of its wastewater discharge authorisation and in accordance with any emission limit values imposed by the EPA. As such, the leachate can only be sent to and accepted by wastewater treatment plants with sufficient capacity to treat to the applicable standards. Prior capacity agreements are in place prior to the leachate being transported off-site.

It is also noted that as set out in section 2.2.3 (Permitted Expansion (Not Yet Built)) of the submitted EIAR, permission exists for a 'Leachate Treatment Facility' which was originally permitted as per ABP reg Ref. 303211. The facility has not been required to date due to the changing nature of waste accepted at the landfill, however the facility is now required, and earlier this year the construction activities commenced in accordance with the approved design (refer to section 1.3.3 of the submitted Engineering Services Report by WSP). The leachate treatment plant, which is based on reverse osmosis recently commenced commissioning operations and is running in accordance with expectations. Already at commissioning stage it is reducing leachate volumes.

Once the leachate treatment facility is fully operational, it is expected that the IBA facility will utilise c.90% of the treated leachate as dust suppression both for the IBA Building sprinklers and for the sprinklers for the deposited ash within the IBA cells. The remaining 10% of leachate will be tankered off-site to a licensed facility in line with the facilities IED Licence. As such, the extent of leachate being tankered to the existing licenced treatment facility at Ringsend will actually decrease from the baseline of the current operation. The leachate treatment facility will not include additional outfall to any ground or surface water and therefore will not impact of the WFD Assessment already carried out.

2.2 Landfill Directive

Applicant Response: As set out within Section 6.0 and Section 7.0 of the *Planning Report* by Tom Phillips + Associates, Ireland has dramatically reduced its reliance on landfill over the past two decades with the number of operational landfill sites dropping from 126 in 1998 to just 3 by 2024, showing a national-scale reduction in landfill disposal. Furthermore, municipal solid waste (MSW) sent to landfill fell from 91% in 1998 to just 13% in 2024, representing a

reduction of almost 85% in the proportion of waste being landfilled. This decline aligns with Ireland's policy shift toward recycling, recovery, and the circular economy, and is further reinforced by the EU requirement to reduce MSW landfilling to 10% or less by 2035. As such, it is confirmed that a long-term national trend of significantly reduced landfill use has been established, even though landfill remains necessary for certain non-recyclable waste streams.

It is acknowledged that as the extent of putrescible waste landfilled is decreased, the overall extent of leachate generated per tonne of waste landfilled reduces. This is due to the reduction of wastes that release large amounts of water etc. This is coupled with a reduction in leachate produced as the landfill ages due to a lowering in biological activity and reduction in moisture content resulting in less dilution. As such, even though there is less liquid within the waste i.e. less leachate, the waste continues to break down and release organic compounds and produce pollutants. Therefore, it can often be the case that even though the volume of leachate reduces, the concentration of pollutants often increases. The management systems in place at Knockharley Landfill are designed with the capacity and technical ability to manage leachate generated.

Maintenance of the landfill leachate system is subject to the existing IE Licence for the site and not subject of this planning or any new licence / licence conditions. Leachate management during the operational phase of the proposed development will be carried out in accordance with the current IED Licence (W146-04). See Section 3.36 of the IE Licence. The licence conditions are included in 2.5.3 of Chapter 2. The leachate management system is an integral part of the project design and of the existing licenced site. This should not need to be considered as a 'mitigation measure'.

It is noted that Knockharley Landfill operates under an IED licence (No. W0146-04), issued by the Environmental Protection Agency (EPA) in accordance with the Environmental Protection Agency Act 1992 (as amended) ('the EPA Act'). Stringent operational and technical requirements including on-going monitoring are enforced through both the existing planning permission and IED licence. As part of the IED licence, the overall concentration of pollutants in landfill leachate is monitored and reported to the EPA. Should the proposed development be permitted, an amendment to the IED licence will be required as well as the continued monitoring of pollutants present in leachate levels. Any amendment will require compliance with the EU Landfill Directive as enforced by the EPA.

Notwithstanding the above, the applicant reiterates that The proposed development has been designed and will be operated in full compliance with the operational and engineering standards set out in the EU Landfill Directive (1999/31/EC), the Environmental Protection Agency's Landfill Manuals – Landfill Site Design, and the conditions associated with the current Knockharley Facility Industrial Emissions Licence W0146-04. These regulatory instruments establish mandatory measures to protect soil, groundwater, surface water, human health, and the wider environment.

Key requirements relevant to the proposed landfill design include the provision of an effective engineered sealing (lining) system, together with an integrated leachate collection and treatment system. In accordance with these requirements, the Knockharley Landfill will implement a monitoring and maintenance programme to ensure the long-term performance



of the containment system, leachate infrastructure, and environmental safeguards throughout the operational and aftercare phases.

In line with the Directive, EPA Landfill Site Design guidance, and the site licence, all landfill cells within the proposed development incorporate a comprehensive engineered containment system to prevent the migration of leachate into surrounding soils, groundwater, and surface water receptors. The leachate management system is designed to efficiently collect, convey, and store leachate prior to treatment or off-site disposal in accordance with the current IED licence conditions.

A detailed narrative description of the design—including the proposed cell configuration, phased development, lining system, leachate collection network, and related infrastructure—is provided in in EIAR Volume 2 – Main Chapters, Chapter 2: Description of the Proposed Development, and within the Engineer’s Services Report.

The proposed construction details and layouts are further illustrated in the following drawings:

- IE0037027.9697-KLLW-0007 – Proposed Site Layout Plan
- IE0037027.9697-KLLW-0031 – Proposed Leachate Management Plan
- IE0037027.9697-KLLW-0032 – Proposed Leachate Management Details
- IE0037027.9697-KLLW-0035 – Proposed Typical Cell Section & Details
- IE0037027.9697-KLLW-0036 – Proposed Typical Cell Details

The proposed design is fully compliant with the current landfill licence W0146-04 and reflects the conditions presently specified within that licence. In addition, the applicant is required to obtain EPA approval for all design and construction elements identified under Condition 3.20 – Specified Engineer Works and in accordance with Schedule E: Specified Engineer Works.

Furthermore, the current licence sets out defined design criteria for all relevant infrastructure, primarily through the following conditions:

- 3.23 – Installation Roads and Site Surfaces
- 3.28 – Waste Treatment Infrastructure
- 3.29 – Landfill Lining
- 3.31 – Buffer Zone
- 3.33 – Landfill Gas Management
- 3.34 – Surface Water Management
- 3.36 – Leachate Management
- 3.37 – Groundwater Management

Additionally, and in accordance with Directive requirements, EPA guidance, and existing licence conditions, Knockharley Landfill currently operates a comprehensive environmental monitoring programme covering groundwater, surface water, leachate, landfill gas and air emissions, noise and dust. This monitoring programme will continue for the proposed development under the existing licence and any subsequent amendments or revisions issued by the EPA.

Details of the monitoring regime applicable to the proposed development are provided in EIAR Volume 2 – Main Chapters, Chapter 2 and the facility licence, W0146-04 with the arrangement of the proposed monitoring infrastructure illustrated in:

- IE0037027.9697-KLLW-0019 – Proposed Monitoring Locations

Overall, the proposed development has been designed to fully align with all statutory and technical requirements governing landfill engineering, operation, and environmental protection. Through rigorous containment design, effective leachate management, and ongoing monitoring in line with the Industrial Emissions licence and EU/Irish regulatory standards, Knockharley Landfill will continue to operate in a manner that ensures protection of the environment throughout the operational life of the facility and into the aftercare period.

2.3 Balrath Woods Proposed Natural Heritage Area

Applicant Response: It should be noted that the impacts to the Balrath Woods pNHA have already been considered and assessed in Chapter 7 of the EIAR. A flora survey of the site was conducted, and no protected species were identified. It is noted in section 7.4.4.3 of Chapter 7 of the EIAR (Biodiversity) that the species associated with Balrath Woods pNHA (common wintergreen *Pyrola minor*) was not identified within the confines of the site.

The applicant has no further comments to make in relation to this observation.

3.0 DEVELOPMENT APPLICATIONS UNIT OF NPWS

The Development Applications Unit (DAU) of National Parks and Wildlife (NPWS) provides observations on:

- Nature conservation
- Archaeology

These points are addressed as follows:

3.1 Nature Conservation

Applicant Response: The observation by the DAU notes that it is *‘satisfied that the proposed development should not result in significant adverse effects on flora, fauna and ecologically important habitats’*.

The applicant has reviewed the DAU’s recommendation in relation to conditions relating to nature conservation and confirm that there is no objection to provision of a revised landscape plan that omits the sowing of commercially sourced ‘wildflower’ seeds. An updated methodology can be provided by way of condition for the establishment of wildflower meadows on the development site by germination of wildflowers from the existing site soil seed bank or natural dispersal under an appropriate mowing regime; the landscaping plan can



also provide for the use only of shrubs and trees of Irish, preferably local (where available), origin to plant up the hedgerows and screening woodland areas to be established on the development site.

3.2 Archaeology

Applicant Response: The applicant has reviewed the recommended condition by DAU and has no observations.

The applicant has no further comments to make in relation to this observation.

4.0 THE EASTERN MIDLANDS, CONNACHT-ULSTER, & SOUTHERN REGIONAL WASTE MANAGEMENT PLANNING OFFICES (RWMPO)

The observation made by the RWMPO does not raise any items of concern but does note alignment with the NWMP. The RWMPO also recommends that some of the conditions attached to the existing permission are repeated with respect to the continued acceptance and treatment of waste as part of the proposed development:

- to limit the acceptance of residual MSW for disposal to 188,000 TPA. This restriction would not apply in instances requiring the acceptance of material as a result of the activation of contingency capacity provisions.
- to maintain the obligation on the applicant to set aside void space for 44,000 tonnes per annum as contingency capacity.

The applicant's response is below.

Applicant Response: We welcome the RWMPOs' recognition that *"the existing Knockharley facility and its proposed development is considered to be 'Nationally Important Infrastructure'"* and we note the general supportive nature of this submission highlighting the critical need for the proposed development to ensure business continuity in the waste sector for particular municipal and construction waste.

In relation to the conditions requested, the applicant has no issue with these conditions being attached to a grant of permission.

The applicant has no further comments to make in relation to this observation.

5.0 THE ENVIRONMENTAL PROTECTION AGENCY (EPA)

The observation made by the EPA does not raise any items of concern but does note that, if granted planning permission, the operation of the development will require a revised IED Licence.

The applicant's response is below.

Applicant Response: The observation made by the EPA addresses the history and status of the Waste Licence [Register] No: W0146-04 issued 16 May 2023 to Knockharley Landfill Limited permitting operation an installation for activity classes 11.4(a)(ii), 11.4(b)(iii), 11.4(b)(i), 11.5 and 11.1 at Knockharley, Navan (Includes Townlands of Tuiteerath and Flemingstown), County Meath.

The EPA submission notes that the licence permits the following activities:

- 11.4(a)(ii) Disposal of non-hazardous waste with a capacity exceeding 50 tonnes per day involving one or more of the following activities (other than activities to which the Urban Waste Water Treatment Regulations 2001 (S.I. No. 254 of 2001) apply): physio-chemical treatment;
- 11.4(b)(iii) Recovery, or a mix of recovery and disposal, of non-hazardous waste with a capacity exceeding 75 tonnes per day involving one or more of the following activities, (other than activities to which the Urban Waste Water Treatment Regulations 2001 (S.I. No. 254 of 2001) apply): treatment of slags and ashes;
- 11.4(b)(i) Recovery, or a mix of recovery and disposal, of non-hazardous waste with a capacity exceeding 75 tonnes per day involving one or more of the following activities, (other than activities to which the Urban Waste Water Treatment Regulations 2001 (S.I. No. 254 of 2001) apply): biological treatment; when the only waste treatment activity carried out is anaerobic digestion, the capacity threshold for this activity shall be 100 tonnes per day.
- 11.5 Landfills, within the meaning of section 5 (amended by Regulation 11 (1) of the Waste Management (Certification of Historic Unlicensed Waste Disposal and Recovery Activity) Regulations 2008 (S.I. No. 254 of 2008)) of the Act of 1996, receiving more than 10 tonnes of waste per day or with a total capacity exceeding 25,000 tonnes, other than landfills of inert waste
- 11.1 The recovery or disposal of waste in a facility, within the meaning of the Act of 1996, which facility is connected or associated with another activity specified in this Schedule in respect of which a licence or revised licence under Part IV is in force or in respect of which a licence under the said Part is or will be required.

The applicant acknowledges and appreciates that a licence review application will be required to be submitted to the EPA, and granted, in advance of any future expansion works commencing.

The applicant has no further comments to make in relation to this observation.

6.0 THE HEALTH SERVICE EXECUTIVE (HSE)

The observation made by the HSE does not raise any items of concern but does note that, if granted planning permission, the operation of the development will require a revised IED Licence, and it will make comment on that application when submitted. The HSE also brings



to the attention various criteria for assessing various chapters of the EIAR submitted by the applicant, which relate to human health.

The applicant's response is below.

Applicant Response: The observation by the HSE notes that the Proposed Development reflects a continuation of current practices and does not introduce any new waste streams or significant changes to the facilities operational scope. The HSE considers that there will be adequate protection of Public and Environmental Health during the construction phase if all mitigation measures identified in the planning application are implemented in full.

The applicant welcomes the HSE's observations and has no other comments to make.

7.0 THE HERITAGE COUNCIL

The observation by the Heritage Council has raised several items for consideration. For the purposes of this response, we have distilled the observation by the Heritage Council into two following items:

- Assessment of impacts on Brú na Bóinne WHP Outstanding Universal Value (OUV) and LVIA Study Area.
- Assessment of cumulative impacts with other major developments.

The applicant's response is below.

7.1 Impacts on Brú na Bóinne WHP Outstanding Universal Value (OUV) & LVIA Study Area

Applicant Response: The study area for the proposed project has been set at 5km, taking into account the nature of the receiving environment inclusive of the proposed project works and which is consistent with established best practice for developments of a similar scale and nature. Study areas are defined by project scale, professional judgement, and landscape sensitivity rather than a fixed standard. The 5km study area was not set arbitrarily; it involved an initial assessment intended to capture potential project effects and included baseline photography at all sensitive receptors within that buffer. Once the verified views/photomontages were reviewed, the experts assessing the impacts concluded that the project would be unlikely to be visible beyond 2–3km. This is evident in the final views. On this basis, the experts concluded that extending the study area was not necessary.

While the proposed project represents development of a notable scale, its potential visibility within the wider surrounding landscape is likely to be limited. This is due to the generally flat to gently rolling character of the surrounding terrain, combined with the largely sub-surface nature of much of the proposed development.

Although certain elements of the proposed project will extend above existing ground levels, the degree of vegetation and landscape screening, as proposed, surrounding the site, together with intervening landscape features, will limit the potential for clear visibility of the development from distances beyond approximately 2–3km. This can be observed, clearly, in the verified views/photomontages submitted with the planning application.

With regard to observations submitted by the Heritage Council concerning potential effects on the Brú na Bóinne complex, the submitted LVIA has taken account of this highly sensitive landscape and visual receptor, notwithstanding its location just outside the defined 5km study area. The baseline section of the submitted report identifies the Brú na Bóinne complex, in addition to other sensitive heritage features such as Slane Castle, the Hill of Tara, and the Hill of Skryne. While some of these features are not located directly within the defined 5km study area, their sensitivity and national and international significance warrant their inclusion as receptors within the LVIA assessment, in accordance with current best practice.

It should also be noted that the submitted LVIA identifies all designated scenic views within the defined 5km study area, some of which relate to the wider heritage landscape. The relevance of these views to the proposed development is set out in Table 12-6 of the assessment, with those considered relevant included as viewpoints within the visual impact appraisal.

In terms of potential effects on the Brú na Bóinne complex, a representative viewpoint for assessment was included from the Newgrange Passage Tomb (representative VP1), which represents one of the most sensitive visual receptors within the wider Boyne Valley landscape. From this location, the proposed development will be almost entirely screened. The only potential residual visibility relates to the realigned overhead cables. In this context, the significance of the residual visual effects has been assessed as *Imperceptible*, as the proposed pylon structures will be barely discernible at this distance and do not represent a marked degree of visual change. This is because they constitute the realignment of an existing overhead cable corridor rather than the introduction of a new feature within the wider landscape context.

The significance of residual visual effects during the reinstatement phase was also assessed as *Imperceptible*, as the reinstatement works will be fully screened from this location. In this regard, given the heavily screened nature of the development, it will not give rise to any notable effect on the visual setting of this receptor, or other receptors within the Brú na Bóinne and Boyne Valley landscape context. Nor will it give rise to any effects on the heritage values associated with the surrounding landscape character. Accordingly, residual landscape and visual effects are assessed, as concluded within the submitted EIAR, as *Not Significant* in respect of the Boyne Valley and its associated sensitive heritage features.

The Hill of Skryne, together with visual receptors in the south-western extent of the study area and the wider landscape, is represented in viewpoint VP12. While there will be some visibility of the proposed development from this locally elevated location, it is important to note that the existing facility is already visible from this viewpoint and is a well-established feature within the landscape. Although the proposed development will represent an expansion of development at the site (but not an intensification of use), the degree of visual change perceived from this elevated and open vantage point will be limited due to the viewing distances involved.

On this basis, the residual visual effect is assessed as *Slight–Imperceptible* during the operational phase, and *Slight* during the reinstatement phase. Overall, visual effects are therefore assessed as *Not Significant*.

In respect of the Heritage Council's request for a standalone Heritage Impact Assessment (HIA), it is the applicant's view that a standalone HIA is not required. Impacts on Cultural Heritage has been assessed, and the impacts are laid out within Chapter 15 of the submitted

EIAR. Moreover, interaction impacts between Visual impacts and Cultural Heritage impacts have been assessed and the impacts have been described within section 15.10. We note that the visual/landscape aspect of the proposed development is the aspect most likely to affect the cultural and social significance of the surround area, which has been comprehensively assessed. Given the separation distances between the proposed development and significant cultural and social features in the surrounding as well as the existing environmental control measures implemented on site, odour and dust are unlikely result in any significant impacts.

Overall, it is considered that the assessment of landscape and visual effects represents a robust and accurate evaluation of potential effects on surrounding receptors, including sensitive heritage receptors. It is not necessary to include views from each and every receptor within the wider landscape, particularly given the very limited visibility of the proposed development. This approach is consistent with the guidance set out in GLVIA3, which states that representative viewpoints can be *“selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot be included individually and where significant effects are unlikely to differ”*. In this instance, due to the degree of surrounding and intervening screening, the inclusion of additional viewpoints from other receptors within the Boyne Valley and the wider surrounding landscape is not considered necessary, as the residual effects are unlikely to differ from those presented in the submitted assessment.

7.2 Assessment of cumulative impacts with other major developments

Applicant Response: Section 2.9 of the submitted EIAR clarifies the extent of projects considered as part of the cumulative assessment submitted. We note that the observation by The Heritage Council includes 19 infrastructural projects (16 of which were not included within the list provided within Appendix 2.1 of the EIAR). The additional 16 additional projects range in distance from between c. 3.3 km to 19 km from the Proposed Development site and are located to the north, south, east and west of the WHP. Whilst the list of projects contained within Appendix 2.1 of the EIAR are considered appropriate for consideration in the LVIA, as these are the projects in direct proximity of the Proposed Development site and granted less than 5 years prior (timeline to having an overlapping construction phase), we note that ACP will undertake their own EIA as part of their assessment of the proposed development. In doing so, ACP are entitled to consider additional plans and projects for cumulative assessment. In response to the projects listed by the Heritage Council for consideration as part of the cumulative assessment, we note the following:

- 7 of the 19 projects listed by the Heritage Council are still in the planning system (either a planning decision is pending or they are under appeal), and includes the gas fired peaking power plant (ACP Reg. Ref. 323483) located immediately adjacent the Proposed Development site in Curraghstown, Contae Meath, which was considered in the cumulative impact assessment in the EIAR.

The other projects listed that are in the planning system include the following:

- 2 applications relate to quarrying activities for existing quarries (Meath Co. Co. (MCC) Reg. Ref. 2660052 – located 10.4 km from the Proposed Development site,

ACP Reg. Ref. 309301 / MCC Reg Ref. LB201629 – located 7.7km from the Proposed Development site);

- 2 applications relate to solar farm projects (MCC Reg Ref. 2561187 – located 7.2km from the Proposed Development site, ACP Reg. Ref. 322159 / Louth Co. Co. Reg. Ref. 2460278 – located 13.4km from the Proposed Development site);
- 1 application relates to wind farm development (ACP Reg. Ref. 500624 / Louth Co. Co. Reg. Ref. 2460766 – located 19km from the Proposed Development site); and
- 1 application relates to renewable biogas plant development (ACP Reg. Ref. 323522 / MCC Reg Ref. 24333 – located 6.3 km from the proposed development site)

The remaining 12 projects on the list have been granted planning and include the following:

- 4 of the 12 projects which have been granted have been constructed and are a part of the baseline scenario with respect of the surrounding landscape. These are:
 - Solar Farm (ACP Reg. Ref. 248146 / MCC Reg Ref. LB160898) granted in 2019 located 3.3 km from the Proposed Development site;
 - Quarry (MCC Reg. Ref. 98187) granted in 1998 located 8 km from the Proposed Development site; and
 - Quarry (MCC Reg. Ref. 89163) granted in 1989 located 8.4 km from the Proposed Development site.
 - Quarry (ACP Reg. Ref. 310768 / MCC Reg Ref. LB201519) granted in 2024 located 5.5 km from the Proposed Development site.
- The remaining 8 projects listed, which have been granted permission, are not yet constructed. 6 of these projects are solar farms with the remaining 2 projects being the N2 Slane Bypass (ACP Reg. Ref. 318573) located south of Slane town and 110kV Overhead Line upgrade (ACP Reg. Ref. 317568 / MCC Reg Ref. 23458) located between Gormanstown to Platin Substation, Contae Meath - both of these projects have been considered within the cumulative impact assessment undertaken in the EIAR.

The listed projects are spread out over an area of c. 363 square kilometres.

The concerns of the Heritage Council with respect of planning pressure in the valley are acknowledged. As noted above, from the Brú na Boinne complex, the proposed development will be almost entirely screened. The only potential residual visibility relates to the realigned overhead cables. In this context, the significance of the residual visual effects has been assessed as *imperceptible*, as the proposed pylon structures will be barely discernible at this distance and do not represent a marked degree of visual change. This is because they constitute the realignment of an existing overhead cable corridor rather than the introduction of a new feature within the wider landscape context.



In the view of the expert/author, the conclusions of the cumulative impact assessment within the Landscape EIA Chapter and Cultural Heritage EIA Chapter remain valid due to the following reasons:

- The significance of the residual visual effect of the Proposed Development has been assessed as *imperceptible* – see VP1 of the Photomontages prepared by Macroworks and submitted with the planning application.
- Although the point the Heritage Council raises regarding, “arbitrary specific distances” in relation to assessment near a WHP, it is important to note although certain elements of the Proposed Development will extend above existing ground levels, the degree of vegetation and landscape screening surrounding the site, together with intervening landscape features, will limit the potential for clear visibility of the development from distances beyond approximately 2–3km.
- The separation distance between the Proposed Development and many of the developments noted by the Heritage Council is considerable and many of the developments are located to the west, southeast and to the north of the WHP, while the Proposed Development is located to the southwest of the WHP.
- As noted previously, the significance of visual effects during the reinstatement phase was also assessed as *Imperceptible*, as the reinstatement works will be fully screened from this location. In this regard, given the heavily screened nature of the development, it will not give rise to any notable effect on the visual setting of this receptor, or other receptors within the Brú na Bóinne and Boyne Valley landscape context. Nor will it give rise to any effects on the heritage values associated with the surrounding landscape character. Accordingly, residual landscape and visual effects are assessed as *Not Significant* in respect of the Boyne Valley and its associated sensitive heritage features.

The applicant has no further comments to make in relation to this observation.

8.0 SUBMISSION BY TRANSPORT INFRASTRUCTURE IRELAND (TII)

The observation made by TII does not raise any items of concern and states that it has no objection in principle to the proposed development and the access proposals outlined in the application subject to compliance with s. 5.9.4 of the Meath County Development Plan.

The applicant’s response is below.

Applicant Response: The applicant welcomes TII’s submission, which notes that it has no objection in principle. Regarding s. 5.9.4 of the Meath County Development Plan relating to ‘exceptional circumstances’ for the creation of new access points and/or intensification of traffic from existing access points onto national roads, ACP will note that the proposed development does not include for any new access points from the national road. Separately, there will be no intensification of traffic/use during the operation of the proposed development in respect of the entire site. The proposed development will not be operational



until the existing landfill cells are full. As such, s. 5.9.4 is not relevant to the proposed development.

The applicant has no further comments on the submission.

9.0 SUBMISSION BY MEATH COUNTY COUNCIL

9.1 Overview

We note that although the submission by Meath County Council identifies areas they consider require further information, it also includes several positive observations about the proposed development and the application overall. These positive observations include the necessity to maintain national landfill capacity, the strategic importance of the site based on reducing landfill capacity elsewhere, the alignment of the project with national and local policy, the environmental benefits of advancing an expansion of an existing regulated site versus developing a new landfill site, and maintenance of a neutral operational position in terms of annual tonnage limits and traffic and providing c.20 years of additional essential service capacity.

In responding to the submission by Meath County Council, we outline the applicant's comments under the headings provided by Meath County Council in section 10.0 of their submission and respond to each point below.

9.2 Biodiversity

Recommends 5 no. items be clarified through the submission of further information. The applicant considers that the following can be clarified through the below responses and further information is not required.

Further Information Request Recommendations

1. *The application has not clarified as to whether forestry under the relocated power lines requires removal or as to whether this is accounted for in the '12.9 ha' of woodland habitat to be removed. This should be clarified. The habitat loss map (Figure 7-11) would benefit from outlining the existing and proposed powerline routes for this reason.*

Applicant Response: The existing overhead power lines will be relocated largely adjacent to the western boundary of the development site. It is clear from the habitat loss map within Figure 7-11 of the submitted EIA that the area beneath the relocated power lines is accounted for in the calculation 12.9ha of woodland habitat loss due to construction activity. That is, the forestry under the relocated powerlines is accounted for in the 12.9 ha of woodland habitat to be removed.

2. *It is proposed that '4.04 ha' of native woodland will be established off site to compensate for forestry loss. The Planning Authority requests that this location is*



mapped to include the planting of same in the EIAR and NIS. The planting of forestry on a site has the potential to significantly effect QI, if for example, it was planted on a grassland site utilised by ex-situ feeding QI wintering birds.

Applicant Response: The planting of native woodland off site is included in the EIAR as a habitat loss compensation measure. The provision of compensatory planting will be a requirement of the future Tree Felling Licence that will be required pursuant to the Forestry Act 2014. When the Tree Felling Licence is sought, the applicant will be required to identify the lands that will accommodate the required compensatory planting. These lands may be located anywhere within the Republic of Ireland on a site owned by the same landowner. The applicant has multiple landholdings in relation to various waste management operations and prior to the submission of an application for tree felling licence will identify the compensatory planting site(s). It is not considered necessary or standard practice to identify a site at this time. Notwithstanding this, the applicant would accept a condition on any grant of planning permission which requires the project ecologist to review candidate compensatory planting sites prior to submission of a Tree Felling licence application to ensure that future planting does not significantly affect QI of any European site. Importantly, we note that the planting of off-site native woodland is a compensation measure of the landscape plan and is not a mitigation measure proposed through the submitted NIS. It is also noted that any future licence application will be subject to all necessary environmental assessments, including EIA or AA, where required.

- 3. The EIAR currently lacks details regarding the works required to realign Flemington Stream. The detailed methodology and phasing of these works, particularly at what stage water will be allowed to pass through the new stream, will have implications on water quality and sediment mobility. This should be addressed.*

Applicant Response: Section 2.3.4.1 of the submitted EIAR, the Site Drainage and Technical Memorandum by WSP along with the following Engineering Drawings suitably describe the proposed works to realign the Flemington/Knockharley Stream:

- IE0037027.9697-KLLW-0007 – Proposed Site Layout Plan,
- IE0037027.9697-KLLW-0009 – Proposed Site Layout Plan Sheet 1 of 9,
- IE0037027.9697-KLLW-0010 – Proposed Site Layout Plan Sheet 2 of 9,
- IE0037027.9697-KLLW-0023-1 – Proposed Site Cross Sections AA & BB,
- IE0037027.9697-KLLW-0023-2 – Proposed Site Cross Sections CC, DD & EE,
- IE0037027.9697-KLLW-0026 – Existing Foul and Surface Water Layout,
- IE0037027.9697-KLLW-0027 – Proposed Surface Water Layout,
- IE0037027.9697-KLLW-0028 – Proposed Surface Water Closure,
- IE0037027.9697-KLLW-0029-01 – Proposed SW Sections and
- IE0037027.9697-KLLW-0029-02 – Proposed SW Sections Details.

As set out within Drawing No. IE0037027.9697-KLLW-0020-01 – Proposed Cut & Fill Phasing 1-4 and Tables 2.7 and 2.12 of the submitted EIAR, the stream diversion will be part of the initial phase 'key enabling works'. Section 2.4.7.1 confirms that the new channel will be excavated and established as agreed with Inland Fisheries Ireland in line with IFI Guidelines and with the mitigation outlined within the submitted EIAR. Section 6.4.1 of the submitted



EIAR outlines the early engagement with IFI as part of the re-aligned stream design and incorporation of IPI requirements.

Construction of the proposed culvert will be subject to the approval of the Office of Public Works (OPW), under Section 50 of the Arterial Drainage Act, 1945. Details of the draft Section 50 application is appended to the Site Drainage and Technical Memorandum by WSP that was submitted with the planning application. It is noted that the methodology is to be agreed with IFI prior to the submission of the final Section 50 application and will be developed in line with TII [Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes](#) and IFI [Guidelines Report 2016.pdf](#) and will incorporate mitigation measures as outlined in the submitted EIAR and NIS.

As per standard practice, the proposed stream diversion will be fully constructed except for the tie-in locations to the existing stream. Once the proposed stream diversion is constructed, cleaned, and inspected the tie-in locations to the existing stream will be completed. This will ensure minimal operational disturbance to the existing infrastructure. Once the existing water course has been diverted through the new route, the existing stream infrastructure will be removed. The work will be achieved during phase 1¹ and during the months of July to September as per existing licence conditions. The proposed design of the diverted stream will ensure that there is no reduction in the hydraulic capacity of the stream and no resultant increase in flood risk.

It is considered that the submitted application and supporting documents provide adequate level of detail in relation to the proposed stream diversion.

4. *It is noted that the waterbodies in the immediate area are 'poor'. As a requirement of the WFD, these need to be improved to 'good' status. Given that the proposal is to realign and culvert sections of this river, and culverting has the potential to reduce water quality, some assessment as to the impact of this alignment and culverting, and whether culverting is the best option, is required. It appears the upper reaches of the Flemington Stream (also known as Knockharley Stream) are suffering with lack of flow and siltation following a history of canalisation in the area. An assessment of whether any riparian habitat improvements could be made as part of this proposal would be welcome, given the targets of the WFD.*

Applicant Response: Appendix 6.3 of the submitted EIAR includes a dedicated WFD Assessment which evaluates whether the proposed development, including the proposed stream diversion would affect the waterbodies ecological or chemical status. The WFD Assessment describes the length, design and use of culvert only at a road crossing. The submitted WFD Assessment states that diversion will not significantly change flow regime, hydrological function, morphology, or water quality. It should be noted that the stream in question has already been culverted, as such the proposal is to replace 'like' for 'like'. The design has been prepared in accordance with IFI and will be subject to a Section 50 consent under the Arterial Drainage Act 1945. The WFD Assessment concludes that no deterioration in the WFD status of surface waterbodies is expected, the diversion will not prevent the

¹ Phase 1 will develop the site for the future construction programme within the first two years of construction, and involves site clearance, berm construction, diversion of Knockharley Stream, installation of surface water infrastructure, and the development of landfill cells 31-32.



waterbodies from achieving "Good" status in future cycles and mitigation measures (wetlands, penstocks, leachate controls, runoff management) will ensure protection during construction and operation. As concluded in the WFD Assessment, there will be no deterioration in the WFD status of surface waterbodies, as such there is no requirement for riparian habitat improvements as part of this project. The application documentation includes a Biodiversity Enhancement Plan providing an overall biodiversity improvement plan across the site. If deemed necessary by ACP, the applicant would be willing to undertake an assessment of riparian habitat improvements and provide these improvements by way of compliance.

5. *The EIAR states "This baseline SSRS survey data suggests that the Knockharley Stream is likely impacted upstream and immediately downstream of the Proposed Development. The significance of Site 4 being assessed as 'probably not at risk' suggests that potential hydrological negative impacts of the Knockharley Stream are likely to be once the stream joins the River Nanny (c. 2.96km)." Clarification is required as to what is meant by this statement.*

Applicant Response: The applicant and author of the EIAR chapters note that there is a word unintentionally omitted in this paragraph. Please see intended wording, below:

*This baseline SSRS survey data suggests that the Knockharley Stream is likely impacted upstream and immediately downstream of the Proposed Development. The significance of Site 4 being assessed as 'probably not at risk' suggests that potential hydrological negative impacts of the Knockharley Stream are likely to be **negligible** once the stream joins the River Nanny (c. 2.96km)."*

The applicant and author consider that the above is not new information but rather clarifying a typographical error.

9.3 Appropriate Assessment

Recommends 2 no. items be clarified through the submission of further information. The applicant considers that the following can be clarified through the below responses and further information is not required.

Further Information Request Recommendations

1. *The submitted NIS currently lacks details regarding the works required to realign Knockharley Stream. The detailed methodology and phasing of these works, particularly at what stage water will be allowed to pass through the new stream, will have implications on water quality and sediment mobility. This should be addressed.*

Applicant Response: Section 2.3.4.1 of the submitted EIAR, the Site Drainage and Technical Memorandum by WSP along with the following Engineering Drawings suitably describe the proposed works to realign the Flemington/Knockharley Stream:

- IE0037027.9697-KLLW-0007 – Proposed Site Layout Plan,



- IE0037027.9697-KLLW-0009 – Proposed Site Layout Plan Sheet 1 of 9,
- IE0037027.9697-KLLW-0010 – Proposed Site Layout Plan Sheet 2 of 9,
- IE0037027.9697-KLLW-0023-1 – Proposed Site Cross Sections AA & BB,
- IE0037027.9697-KLLW-0023-2 – Proposed Site Cross Sections CC, DD & EE,
- IE0037027.9697-KLLW-0026 – Existing Foul and Surface Water Layout,
- IE0037027.9697-KLLW-0027 – Proposed Surface Water Layout,
- IE0037027.9697-KLLW-0028 – Proposed Surface Water Closure,
- IE0037027.9697-KLLW-0029-01 – Proposed SW Sections and
- IE0037027.9697-KLLW-0029-02 – Proposed SW Sections Details.

As set out within Drawing No. IE0037027.9697-KLLW-0020-01 – Proposed Cut & Fill Phasing 1-4 and Tables 2.7 and 2.12 of the submitted EIAR, the stream diversion will be part of the initial phase 'key enabling works'. Section 2.4.7.1 confirms that the new channel will be excavated and established as agreed with Inland Fisheries Ireland (IFI) in line with IFI Guidelines and with the mitigation outlined within the submitted EIAR. Section 6.4.1 of the submitted EIAR outlines the early engagement with IFI as part of the re-aligned stream design and incorporation of IFI requirements.

Construction of the proposed culvert will be subject to the approval of the Office of Public Works (OPW), under Section 50 of the Arterial Drainage Act, 1945. Details of the draft Section 50 application is appended to the Site Drainage and Technical Memorandum by WSP that was submitted with the planning application. It is noted that the methodology is to be agreed with IFI prior to the submission of the final Section 50 application and will be developed in line with TII [Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes](#) and IFI [Guidelines Report 2016.pdf](#) and will incorporate mitigation measures as outlined in the submitted EIAR and NIS.

As per standard practice, the proposed stream diversion will be fully constructed except for the tie-in locations to the existing stream. Once the proposed stream diversion is constructed, cleaned, and inspected the tie-in locations to the existing stream will be completed. This will ensure minimal operational disturbance to the existing infrastructure. Once the existing water course has been diverted through the new route, the existing stream infrastructure will be removed. The work will be achieved during phase 1,² which will occur within the first two years of construction and during the months of July to September as per existing licence conditions. The proposed design of the diverted stream will ensure that there is no reduction in the hydraulic capacity of the stream and no resultant increase in flood risk.

It is considered that the submitted application and supporting documents provide adequate level of detail in relation to the proposed stream diversion for ACP to complete its Appropriate Assessment. If ACP required an updated NIS, the applicant would be happy to provide this through further information.

2. *Operational phase mitigation measures for the landfill are not addressed within the NIS. Mitigation measures such as the collection and onsite treatment/ offsite*

² 'Phase 1 will develop the site for the future construction programme within the first two years of construction, and involves site clearance, berm construction, diversion of Knockharley Stream, installation of surface water infrastructure, and the development of landfill cells 31-32'.

tankering of landfill leachate should be considered and closed out in the NIS. Whilst much of the mitigation measures are in-built in modern Landfill design, it could be considered that their success is dependent on ongoing maintenance and monitoring which has to be conditioned as part of any grant of planning/ issuing of any licence.

Those mitigation measures should therefore be described, or cross referenced to the EIAR, and their success outlined in the NIS. These can include but not be limited to;

- *Maintaining bund integrity of the concrete basin of the landfill*
- *Leachate level, chemical analysis of leachate, groundwater, surface water, dust monitoring, gas monitoring, odour monitoring*
- *Offsite disposal of leachate, if required*
- *Onsite treatment of surface water (reed beds etc.) if applicable*

Applicant Response: Addressed under item 2.0, above. Maintenance of the landfill leachate system is subject to the existing IE Licence for the site and not subject of this planning or any new licence / licence conditions. Leachate management during the operational phase of the proposed development will be carried out in accordance with the current IED Licence (W146-04). See Section 3.36 of the IE Licence. The licence conditions are included in 2.5.3 of Chapter 2. The leachate management system is an integral part of the project design and of the existing licenced site. This should not need to be considered as a 'mitigation measure'.

If ACP required an updated NIS, the applicant would be happy to provide this through further information.

9.4 Flood Risk

Recommends 1 no. item be clarified through the submission of further information. The applicant considers that the following can be clarified through the below responses and further information is not required

Further Information Request Recommendation

1. *Having regard to Meath County Development Plan in which it is a policy to consider the DOEHLG / OPW publication 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities' and with reference to OPW CFRAMS mapping and Meath County Council's MapInfo flood mapping for the relevant area the proposed development site is partially situated in Flood Zone A, i.e. it is at high risk of flooding. In accordance with the aforementioned guidelines the applicant shall submit a Site Specific Flood Risk Assessment (SSFRA) and apply the 'development management Justification Test' as set out in Chapter 5 of the same guidelines to rigorously assess the appropriateness of the proposed development and shall submit all matters relating to this Justification test and all matters relevant to flood risk relating to the proposed development site to the Planning Authority for their further consideration. The applicant shall submit detailed hydraulic modelling of the proposed diverted Knockharley stream as part of a revised SSFRA and establish flood zones A&B on the*

subject site. The applicant shall also provide detail calculations regarding compensatory storage and agree in writing with the planning authority a suitable location for the compensatory storage as the applicant is proposing to locate earthen berms to the north of the Knockharley river. The applicant shall also ensure that any area selected for compensatory storage will be free from stockpiles of potential contaminants or pollutants.

Applicant Response: With reference to OPW CFRAMS mapping and Meath County Council's MapInfo flood mapping for the relevant area it is noted that the south-eastern corner of the overall site is partially situated in Flood Zone A (see figure 1 below). Importantly, there are no works proposed within the Flood Zone A (flooding probability of greater than 1% or 1 in 100) area located on the overall site. As can be seen from figure 1 below, neither the attenuation pond footprint, which was the basis of the original compensatory storage requirement, nor any elements of the proposed new development subject to this planning application lie within Flood Zone A.

National Planning Guidelines published by the OPW (2009) state, in Appendix B 3.3.1 that: *“in general, level for level compensation should only be applied in areas where flood water is stored. Floodwater is stored in most natural and defended floodplains which are inundated in the 1% AEP event. It is important to ensure flood flow routes should be protected, whatever the cause of flooding. In some circumstances, this is more critical than providing level for level compensation”*. From the foregoing, it can be inferred that compensatory storage is only applicable to cases where the 1% AEP flood zone extent (i.e., **Flood Zone A**) is intervened. Figure 2 below extracted from the 2009 Guidelines explicitly explains this approach.

The submitted FRA included the fluvial flooding maps for the Present-Day scenario showed below as Figure 1. It is clear that the Flood Zone A associated with Knockharley Stream will not be affected by the Proposed Development. In particular, the attenuation pond footprint lies outside Flood Zone A and thus does not require compensatory storage. Therefore, the effect of the screening bunds on the previous compensatory storage footprint is not considered relevant, and therefore, no compensatory storage would be required on site. Nevertheless, additional hydraulic modelling to establish Flood Zones A and B could be provided as part of planning compliance or at the request of ACP if deemed required.



Figure 1: Flood Zone Extents – Present Day Scenario (Source: Flood Risk Assessment submitted in the original application.)



Figure 2: Flood Zone Extents – Present Day Scenario (Source: Flood Risk Assessment submitted in the original application)

It is noted that the previous application for development identified the ability to provide for additional compensatory storage within proximity to the Flood Zone B lands (flooding

probability of between 0.1% or 1 in 1000 and 1% or 1 in 100). In accordance with the relevant guidelines above, this compensatory storage is not required to be provided for the development, as such, the land area is proposed to be developed with landscape bunding, the impacts of which have been fully assessed in the submitted Site-Specific Flood Risk Assessment.

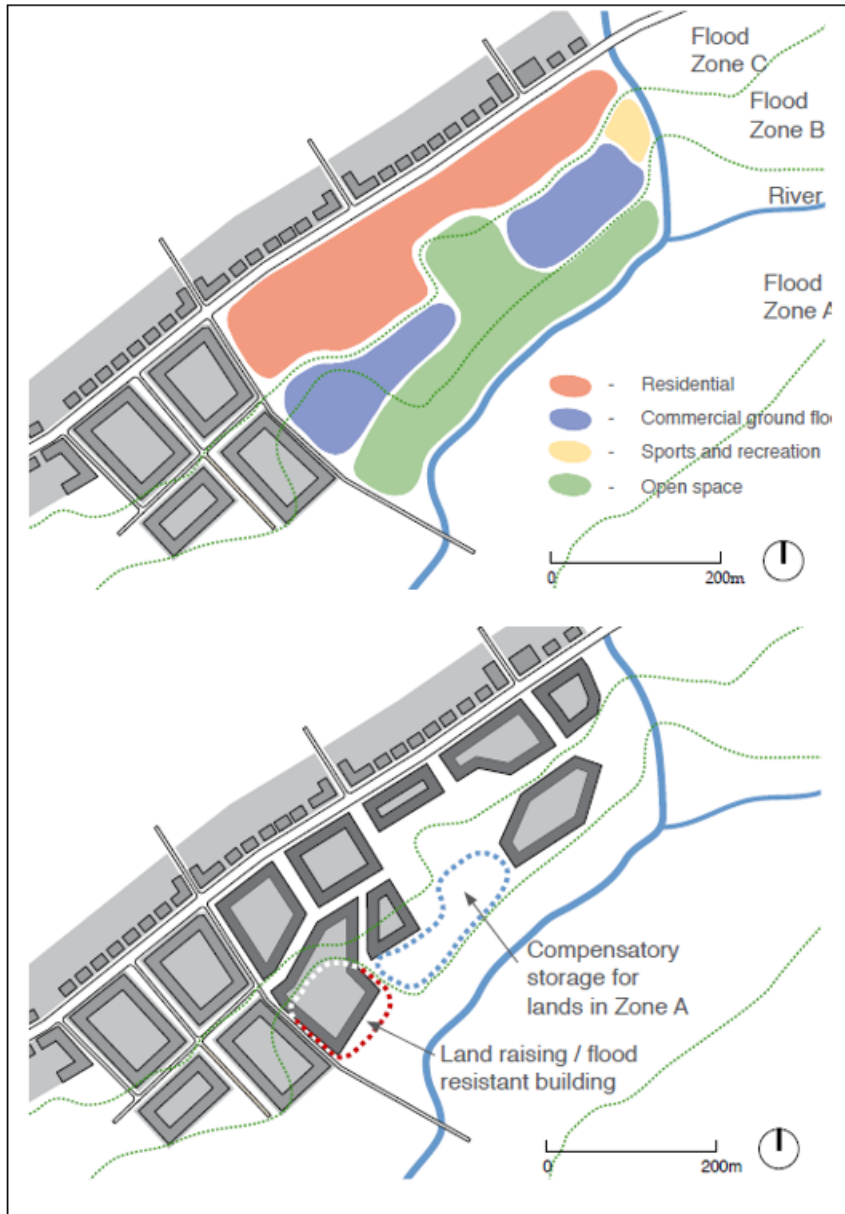


Figure 3 – Extract that explains the compensatory storage approach (Source: *The Planning System and Flood Risk Management - Guidelines for Planning Authorities - Technical Appendices, Nov 2009. Appendix B: Addressing Flood Risk Management in Design of Development*)

As mentioned above, additional hydraulic modelling to establish Flood Zones A and B could be provided as part of planning compliance. This will be included in an updated SSFRA, which will include all the necessary Justification Tests to assess the appropriateness of the proposed development.

9.5 Surface Water Treatment & Disposal

Recommends 7 no. item be clarified through the submission of further information. The applicant considers that the following can be clarified through the below responses and further information is not required.

Further Information Request Recommendations

The development as proposed does not meet the requirements of Meath County Council Environment Flooding-Surface Water Section with respect to the orderly collection, treatment and disposal of surface water. Meath County Council Environment Flooding-Surface Water Section recommends that Further Information be sought from the applicant as follows;

1. *The applicant shall redesign the surface water system to the written agreement of the planning authority, and the applicant shall implement all recommendations and apply the below conditions into the revised surface water system.*

Applicant Response: The design of the surface water system is, and will continue to be, carried out in full accordance with the requirements of the Office of Public Works (OPW), Inland Fisheries Ireland (IFI), and the Environmental Protection Agency (EPA) as regulated under the landfill licence and associated guidelines. Approval from these bodies will be obtained as required. As outlined in EIAR Chapter 2 – Description of the Proposed Development (Sections 2.3.2 and 2.3.4), together with the Drainage and SuDS Design Report, the IED licence sets out a number of conditions governing the management of surface water. These conditions will apply equally to the Proposed Development and will continue to be fully adhered to by the Applicant.

2. *The applicant shall submit a detailed longitudinal section of the proposed watercourse diversion including all invert levels, proposed finished ground levels and existing ground levels.*

Applicant Response: The Site Drainage and Technical Memorandum by WSP, Appendix F – Section 50 Report and Appendix B – Drawings, provides details of the longitudinal levels, existing ground levels, and proposed ground levels for both the proposed watercourse diversion and the culvert. All proposed water levels associated with the diversion have been designed to match the existing water levels and overall gradient, ensuring continuity of the current hydraulic system.

3. *The applicant shall submit detailed cross sections of the proposed watercourse diversion including all invert levels, proposed finished ground levels and existing ground levels.*

Applicant Response: The Site Drainage and Technical Memorandum by WSP, Appendix F – Section 50 Report and Appendix B – Drawings, provides details of the cross-section levels, existing ground levels, and proposed ground levels for both the proposed watercourse

diversion and the culvert. All proposed water levels associated with the diversion have been designed to match the existing water levels and overall gradient, ensuring continuity of the current hydraulic system.

4. *The applicant shall submit detailed design for the proposed swales including invert levels, top of bank levels and existing swale connection/outfall details.*

Applicant Response: The Site Drainage and Technical Memorandum by WSP and associated drawings provide details for the proposed swales including invert levels, top of bank levels, proposed ground levels and existing connection / outfall details.

5. *The applicant shall update the existing services plan and clearly show more details of the existing surface water drainage system, the existing soiled water drainage system, the proposed surface water drainage system and the proposed soiled water drainage system. Details such as pipe sizes, pipe gradients, cover levels and invert levels to be shown.*

Applicant Response: Details of the existing surface water drainage system, the existing soiled water drainage system, the proposed surface water drainage system and the proposed soiled water drainage system are provided on Drawing No's IE0037027.9697-KLLW-0026 – Existing Foul and Surface Water Layout, IE0037027.9697-KLLW-0027 – Proposed SW Active and IE0037027.9697-KLLW-0028 – Proposed SW Layout Closure. It is considered that greater design detail can be provided by way of planning compliance and include the relevant technical details—including pipe sizes, pipe gradients, cover levels, and invert levels etc.

6. *All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GSDSDS) Regional Drainage Policies Volume 2, for New Developments.*

Applicant Response: The applicant confirms that all surface water design elements associated with the proposed development have been prepared in accordance with the relevant guidance and standards. As outlined in EIAR Chapter 2 – Description of the Proposed Development (Sections 2.3.2 and 2.3.4), together with the accompanying Drainage and SuDS Design Report, the surface water management strategy has been designed to fully comply with the following:

- The Greater Dublin Strategic Drainage Study (GSDSDS) – Regional Drainage Policies (Volume 2) for new developments;
- The Greater Dublin Regional Code of Practice for Drainage Works, Version 6.0; and
- The CIRIA SuDS Manual (C753).



7. *All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.*

Applicant Response: As per item no. 6, directly above.

9.6 Water Quality

Recommends 2 no. further information points of matter be submitted.

Further Information Request Recommendation

Meath County Council Environment Flooding-Surface Water Section recommends that Further Information be sought from the applicant as follows;

1. *From a recent site visit it was noted that there was a lot of run-off entering the nearby watercourse from the construction area. The applicant shall agree in writing with the planning authority suitable preventable measures to retain any run-off from the site and provide suitable treatment of same prior to discharge to the nearby watercourse.*

Applicant Response: The ongoing construction and operational activity of the existing landfill operation includes numerous mitigation measures to prevent untreated run-off entering the existing watercourse. Similarly, the proposed development includes mitigation measures relating to run-off such as those set out within section 7.7 of the submitted EIAR and section 6.1.4 of the submitted NIS.

2. *The applicant shall agree in writing with the planning authority and the IFI (Inland Fisheries Ireland) an acceptable methodology for the proposed diversion of the Knockharley Stream.*

Applicant Response: As noted under 9.2, item 3, Construction of the proposed culvert will be subject to the approval of the Office of Public Works (OPW), under Section 50 of the Arterial Drainage Act, 1945. Details of the draft Section 50 application is appended to the Site Drainage and Technical Memorandum by WSP that was submitted with the planning application. It is noted that the methodology is to be agreed with IFI prior to the submission of the final Section 50 application and will be developed in line with TII [Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes](#) and IFI [Guidelines Report 2016.pdf](#) and will incorporate mitigation measures as outline in the submitted EIAR and NIS.

9.7 Woodland/Tree Felling

Recommends 1 no. further information point of matter be submitted.

Further Information Request Recommendation

It is noted that in relation to proposed forestry clearance, carbon sequestration calculations for existing carbon sequestration are proposed to be undertaken prior to tree felling by the applicant, which in turn will determine the level of offset tree planting. Elsewhere however, the application states that 15 hectares of forestry will be felled with 9 hectares of offset planting implemented. As referred to above in Section 7, the EIAR refers to the felling of 12.9 hectares and offset replanting of 4.04 hectares

- 1. The Planning Authority requests that clarification is sought on this conflicting narrative, and more particularly, that calculations for existing carbon sequestration are undertaken and submitted as part of Further Information in addition to an analysis of a calculated offset tree planting schedule in order to establish that a like-for-like carbon sequestration is implemented.*

Applicant Response: Similarly to the compliance submission (Condition No.5 - ABP-303211-18) submitted to Meath County Council and deemed in compliance, the applicant confirms that a detailed assessment of the carbon sequestration of the proposed tree removal can be dealt with by way of planning compliance as required by Condition No.5 of ABP-303211-18.

ABP-303211-18 was an application for strategic infrastructure under section 37E of the *Planning and Development Act, 2000* (as amended) at Knockharley Landfill. The application sought permission to significantly expand and intensify the existing landfill by increasing the amount of waste accepted, raising the landfill height, and providing new facilities for incinerator bottom ash storage, biological treatment of waste, and upgraded leachate and surface water management. The overall purpose of the development was to extend the site's operational life and increase national and regional waste management capacity.

The application was granted permission by ABP (now ACP) on 30th April 2021, subject to 17 no. conditions. Condition No. 5 required a comprehensive landscaping plan to be submitted prior to the commencement of development which included a detailed phasing scheme for tree felling and berm construction, a detailed assessment of the carbon sequestration of the proposed tree removal, details of the proposed planting scheme and the proposal for the protection of trees.

A compliance submission addressing condition no. 5 was subsequently submitted by Tom Phillips + Associates on 2nd December 2025, to Meath County Council. This submission included a full carbon assessment undertaken by Veon Ltd, specialists in forestry, ecology and arboriculture, and was deemed acceptable by Meath County Council on 19th January 2026 (i.e. compliance, subject to adherence to the agreed phasing).

As set out within section 7 of the EIAR, 12.9 ha of new tree felling is required to facilitate the project in addition to the already permitted 7.1ha of tree felling. The tree felling area is clearly set out within the Proposed Removals Plan, *LD.PROJECTWEST 1.4*, prepared by Macroworks. The approximate 15 hectares figure referenced in the planning report is an error.

The EIAR sets out that the proposed on-site new planting will be 8.86ha, consisting of 6.63 native woodland (operational), 0.63 of native riparian vegetation and 1.6ha of additional native woodland. An additional 4.04ha of compensatory woodland planting is to be accommodated off-site to compensate fully for the 12.9 hectares of tree felling associated with this submitted planning application.



9.8 Transmission Towers

Recommends 1 no. further information point of matter be submitted.

Further Information Request Recommendation

1. *The proposal includes for construction of 7 no. new transmission towers. The new towers will range from approximately 21m to 26m, in height (measured from internal, more elevated ground levels). Section drawings show one example of a tower which extends to c.23m high from ground level. Given that the topography of the land varies throughout the site, the Planning Authority requests that conceptual or contiguous elevation drawings are provided as Further Information to provide a clearer contextual representation of the amendments on the site, i.e. new berms and transmission towers. Given that transmission towers will increase from 3 no. to 7 no. at a height of c. 26m this aspect should ideally be clearly represented.*

Applicant Response: The application documentation includes site layout drawings, site sections (IE0037027.9697-KLLW-0023-1 – Proposed Site Cross Sections AA & BB and IE0037027.9697-KLLW-0023-2 – Proposed Site Cross Sections CC, DD & EE) in addition to the Photomontages by Macroworks and details of the proposed ESB tower types and heights in Table 2.4 of the EIAR. It is considered that sufficient detail has been provided in relation to the proposed transmission towers to enable a full and robust assessment, however we note if ACP require further detail to assist in their assessment the applicant would be happy to assist.

The applicant has no further comments to make in relation to this observation

10.0 SUBMISSION BY FERGAL O'BYRNE

Fergal O'Byrne raised a number of observations. These relate to:

- Removal of Landscape Buffer
- Climate impact and policy inconsistency
- Cumulative environmental and hydrogeological impacts
- Road Infrastructure is not sufficient
- Unauthorised Development
- Protected Species sighting (Red Squirrel and Pine Martin)

10.1 Removal of Landscape buffer

Applicant Response: With regard to observations relating to the existing woodland buffer within which the site is contained, it should be noted that it is not proposed to remove this woodland in its entirety. To the north of the site, where the nearest surrounding receptors are located, substantial sections of the existing conifer woodland will be retained. These areas will also be supplemented by the introduction of new screening berms, which will be planted with native woodland species (refer, below, to the submitted landscape drawings) - 20250909_05_LD_PROJECT_WEST (LANDSCAPE PLAN) and

20250909_06_LD_PROJECT_WEST (REINSTATEMENT PLAN) prepared by Macroworks and submitted with the planning application). Section 2.3.5 of Chapter 2 of the EIAR describe in full the development of berms and associated landscaping proposed as part of this application.

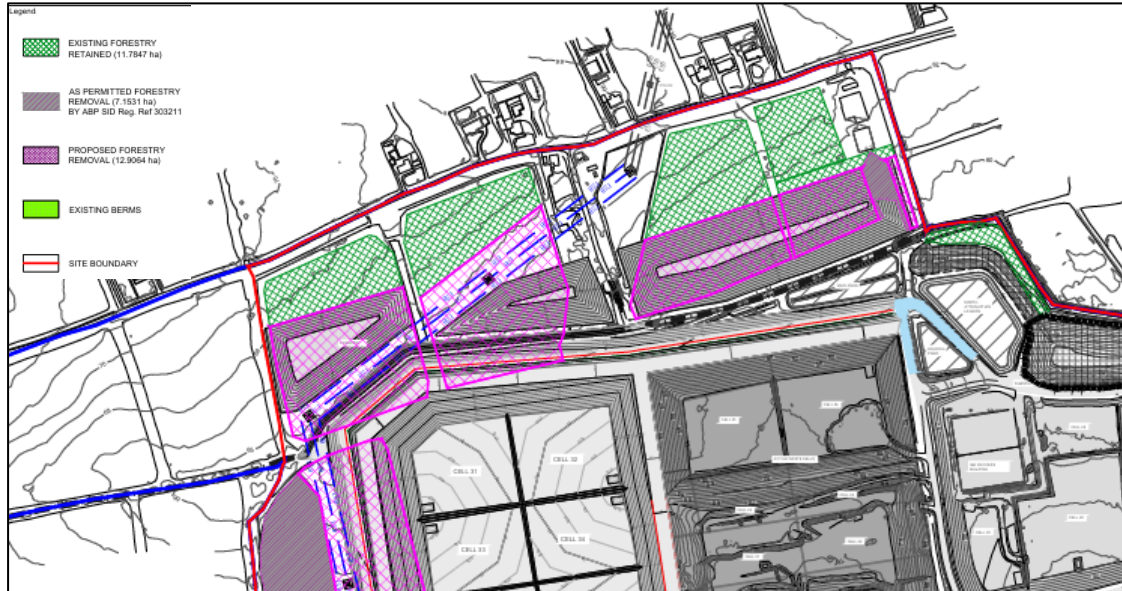


Figure 4: Northern woodland retained (Source: Extract from the proposed removals plan drawing submitted with the original application)

Where more notable areas of the existing boundary conifer woodland are proposed to be removed, such as along the western boundary of the site, it is important to note that the existing boundary hedgerow vegetation, which includes intermittent mature trees, will be retained and protected. This vegetation will continue to provide a degree of screening and separation from the proposed development.



Figure 5: Western woodland (berm) retained (Source: Extract from the landscape mitigation plan drawing submitted with the original application)



Furthermore, the western boundary of the site is well offset from the nearest surrounding local receptors, which are primarily located along the local road approximately 800m from the site boundary. As noted above, screening berms are also proposed along these boundaries and will be planted with native woodland species, resulting in a more diverse and ecologically valuable woodland structure than the existing conifer planting.

Once fully established, the combination of retained boundary hedgerows, new screening berms and native woodland planting will provide substantial screening of the proposed development from nearby receptors. As a result, only very limited residual visibility of the proposed development is likely to occur. As per Section 12.8.2 of Chapter 12 of the EIAR, 'it is assessed that residual reinstatement phase landscape and visual effects generated by the proposed development are not significant'.

The applicant has no further comments to make in relation to this observation.

10.2 Climate impact and policy inconsistency

Applicant Response: The need for this critically important infrastructure project and its alignment with national, regional, and local policy is set out within the submitted Planning Report by Tom Phillips + Associates (Section 6.0 of the planning report - 'need for the proposed development' and section 7.0 'planning policy context and legislative context') as well as section 1.1.3, 1.2, 1.4 and Chapter 9 of the submitted EIAR. The EIAR also adequately assesses the viable alternatives.

10.3 Cumulative environmental and hydrogeological impacts

Applicant Response: Decommissioning and Remediation is dealt specifically within the Hydrogeological Chapter on the topic of leachate management long term and after closure of the landfill. Section 6.6.3 of chapter 6 specifically notes that the final remediation of leachate collection system will be designed and undertaken in accordance with EPA licence requirements as well as the implementation of the Closure, Restoration, and Aftercare Management Plan (CRAMP).

It is outlined with Section 6.6.3, that "*Water management and leachate treatment systems maintained and operated for as long as required to protect surface water and groundwater quality*".

Cumulative impacts and interactions are set out within the submitted EIAR.

Regarding ongoing risks to ground and surface water, according to 2023 Annual Environmental Report (AER), 2 breaches of Emission Limit Values (ELV) were both closed out by February 2024. No exceedances were recorded in 2024 report.³ We note that this is not new information provided by the applicant as these are publicly accessible documents available on the EPA's website at the following link: <https://leap.epa.ie/licence-profile/W0146>.

³ 2024 is the latest AER report made available by the EPA for the subject site.

10.4 Road Infrastructure is not sufficient

Applicant Response: The operation of the Proposed Development will not increase the volume of traffic or the number of HGVs accessing the site annually. It is also noted that both TII and Meath County Council Transportation Department have reviewed the proposal and have not raised any objections. For construction of the Proposed Development, Road safety risks have been adequately addressed in the Construction Traffic Management Plan. Section 13, pg. 646, of the submitted EIAR provides a summary table on traffic impacts of the project (no significant impact during either construction or operational).

10.5 Unauthorised Development

Applicant Response: The observation refers to lands in the north-east corner of the site but outside the development footprint. The structures on site have been in place since c. 2000 (prior to the purchase of the overall site by KLL) with the lands in question currently leased to a local farmer. As part of the general lease agreement, the lessee is to ensure full compliance with relevant planning controls. The applicant is not aware of any breaches of the existing licence, planning permission or any live planning enforcement proceedings by Meath County Council or the EPA associated with this part of the site. Importantly, while within the redline boundary of the planning application, the lands play no role in the construction or operation of the proposed development.

10.6 Protected Species sighting (Red Squirrel and Pine Martin)

Applicant Response: The Biodiversity Management Plan (BMP) was prepared alongside the Knockharley Landfill Ecological Impact Assessment Report (Scott Cawley Ltd., 2025a), which states the flora and fauna surveys performed. No sightings of Red Squirrel or Pine Marten were noted during surveys. The sightings of Red Squirrel or Pine Marten mentioned in the RFI are unsubstantiated and they are not present in the NBDC records.

11.0 SUBMISSION BY JAMES MULLEN

James Mullen raised items concerning:

- Hazardous Waste
- Nature Conservation - River Nanny (no disturbance) in terms of use for fishing etc
- Community liaison officer kept for life of landfill

11.1 Hazardous Waste



Applicant Response: The reference to 5,000 tonnes annually of hazardous waste forms part of the existing planning permission and licence for the site. The type of waste that can be accepted at the facility is set out within IED licence (No. W0146-04).

The applicant has no further submission to make in relation to this observation.

11.2 Nature Conservation - River Nanny (no disturbance) in terms of use for fishing etc

Applicant Response: Section 8.4.5 of the submitted EIAR outlines the SSRS results which indicate that the point where Knockharley Stream joins the Nanny is 'probably not at risk', showing that the Knockharley Stream is likely impacted upstream and immediately downstream of the Proposed Development, but it is not carried into the Nanny River.

Specific mitigation measures which the appointed contractor will implement in relation to surface water quality are described in Chapter 6 (Hydrology and Hydrogeology).

11.3 Community liaison officer kept for life of landfill

Applicant Response: The proposed development does not seek to increase the intensity of the landfill operation, rather proposes to expand the landfill void to increase the operational lifespan of the facility. The Knockharley Environmental & Community Projects Grant Scheme⁴ has been implemented as agreed with Meath County Council through condition no. 15 of ABP-303211-18. The applicant considers the grant scheme to be appropriate as agreed and will continue to contribute to the scheme as required by ABP-303211-18.

12.0 SUBMISSION BY JC CARROLL AND OTHERS

JC Carroll and others raised points items concerning:

- Departure from original planning permission
- Removal of Landscape buffer
- Need for alternative site analysis
- Cumulative effects with other infrastructure projects
- Community fund adequacy

12.1 Departure from original planning permission

Applicant Response: The observation made that the 2018 application included an increase in annual tonnage from 88k to 440k tonnes per year and the observation made that this application proposes the landfill extents be expanded to continue current operation up until 2043 (2047 for capping and aftercare works), are factual. However, we consider that the

⁴ [Knockharley Environmental & Community Projects Grant Scheme | Meath.ie](#)

permitted and proposed developments are wholly in the interests of the common good. Landfill is a necessary part of Ireland’s waste management infrastructure and without an increase to its capacity, serious adverse environmental impacts are likely to arise. This is outlined *inter alia* in s. 6.4 of the Planning Report.

Moreover, in respect of sustainable development ambitions, it is considered that consolidation at existing facilities should be the first ‘*port of call*’ when exploring suitable options. We emphasise this as Ireland has achieved a lot by consolidating its previous 100+ landfills into just three. Consolidation of waste infrastructure significantly reduces vehicular trips, air quality emissions, and general visual impact compared to a larger network of smaller, dispersed landfills. It also increases efficiencies in terms of operational management and effective tracking, which ultimately can help reduce the amount of landfilled waste. This is outlined in s. 6.7 of the Planning Report.

Knockharley landfill has the space to expand westwards to accommodate a void capacity of 4.12 million cubic metres of waste, which equates to a capacity for some 3.14 million tonnes of waste. As such, it is considered that it makes sense to use this significant available capacity so that new operations do not have to begin elsewhere, where ground conditions might not be as suitable for landfilling activities and which will inevitably increase trip movement and decrease the efficiency of Ireland’s management of its waste. Consideration of a ‘Do Nothing’ Alternative and an Alternative Project Location is set out in Chapter 3 of the submitted EIAR.

Applicant/Operator considers that the current maximum annual tonnage acceptance allowance is being managed effectively and appropriately on site with limited public complaints received. Please see the latest Annual Environmental Reports (AER) and the Inspector’s Report on Existing Licence for the site — which are publicly accessible documents available on the EPA’s website at the following link: <https://leap.epa.ie/licence-profile/W0146> — which demonstrate that there are limited complaints received. The below table is an extract from the Inspector’s Report on Existing Licence (2023), which shows the decreasing trend and low in the number of odour complaints (for example) reported in Annual Environmental Reports.

2015	2016	2017	2018	2019	2020	2021	2022*
13	172	21	14	7	3	5	5

* **Note:** 2022 AER not yet received, data from reported complaints to OEE.

12.2 Removal of Landscape buffer and Visual impact and Pylon alternatives’ assessment

Applicant Response: With regard to observations relating to the existing woodland buffer within which the site is contained, it should be noted that it is not proposed to remove this woodland in its entirety. To the north of the site, where the nearest surrounding receptors are located, substantial sections of the existing conifer woodland will be retained. These areas will also be supplemented by the introduction of new screening berms, which will be planted with native woodland species (refer, below, to the submitted landscape drawings).

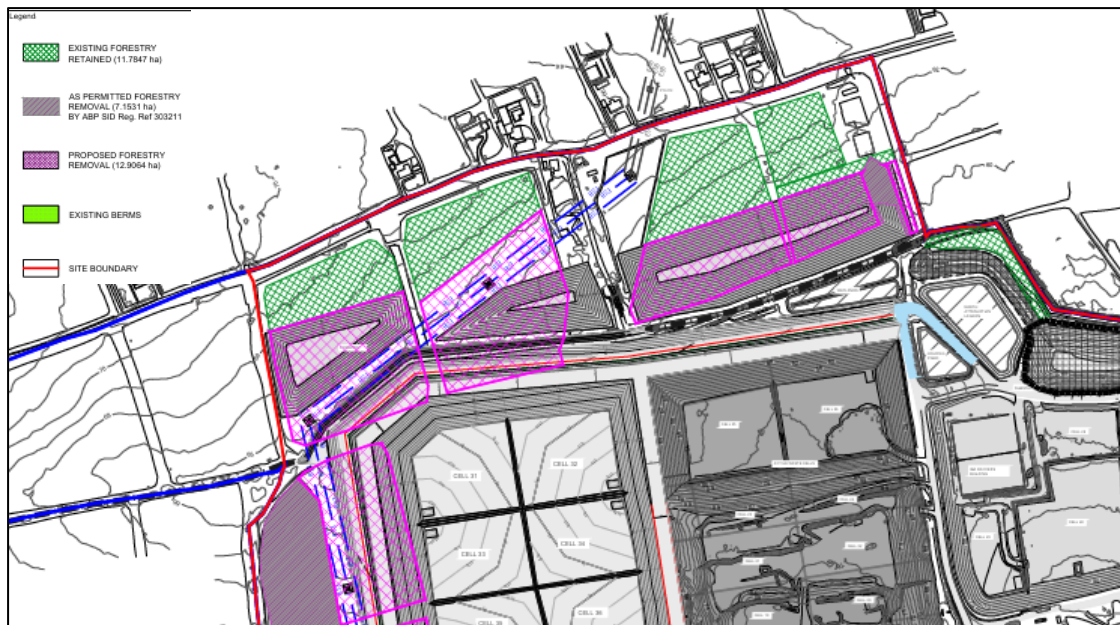


Figure 6: Northern woodland retained (Source: Extract from the proposed removals plan drawing submitted with the original application)

Where more notable areas of the existing boundary conifer woodland are proposed to be removed, such as along the western boundary of the site, it is important to note that the existing boundary hedgerow vegetation, which includes intermittent mature trees, will be retained and protected. This vegetation will continue to provide a degree of screening and separation from the proposed development.



Figure 7: Western woodland (berm) retained (Source: Extract from the landscape mitigation plan drawing submitted with the original application)

Furthermore, the western boundary of the site is well offset from the nearest surrounding local receptors, which are primarily located along the local road approximately 800m from the site boundary. As noted above, screening berms are also proposed along these boundaries



and will be planted with native woodland species, resulting in a more diverse and ecologically valuable woodland structure than the existing conifer planting.

Once fully established, the combination of retained boundary hedgerows, new screening berms and native woodland planting will provide substantial screening of the proposed development from nearby receptors. As a result, only very limited residual visibility of the proposed development is likely to occur. As per Section 12.8.2 of Chapter 12 of the EIAR, 'it is assessed that residual reinstatement phase landscape and visual effects generated by the proposed development are not significant'.

The observer also comments on the proposed realigned pylon and cable locations and whether the cable could be undergrounded. ESB Networks generally prefers overhead lines for rural and long-distance distribution and transmission, primarily due to cost, ease of maintenance, and technical constraints. Due to there being existing pylons/overhead cables on site producing a noticeable visual impact, it was not considered necessary to consider it as a reasonable alternative as the impact of the realigned pylons has been assessed as *Negligible*.

12.3 Need for alternative site analysis

Applicant Response: The need for this critically important infrastructure project and its alignment with national, regional, and local policy is set out within the submitted Planning Report by Tom Phillips + Associates (Section 6.0 of the planning report - 'need for the proposed development' and section 7.0 'planning policy context and legislative context') as well as section 1.1.3, 1.2, 1.4 and Chapter 9 of the submitted EIAR. The EIAR also adequately assesses the viable alternatives.

It is typically considered that a detailed "mini-EIA" for every alternative is not required. A broad description of the main alternatives and a comparison of their environmental effects is generally sufficient. Importantly, the EPA Guidelines state that the assessment of alternatives must be set within the parameters of land availability. If a developer only owns one suitable site, they are generally not required to assess locations they cannot legally or practically acquire. This is stated in the EPA's EIAR Guidelines (2022):

"Analysis of high-level or sectoral strategic alternatives should not be expected within a project level EIAR. Types of high-level strategic alternatives include electricity generation from renewables rather than fossil fuels in the case of a proposal for expansion of an existing power station, for example, or extraction of stone from another location outside the control of the developer in the case of a proposal to extend a quarry. It should be borne in mind that the amended Directive refers to 'reasonable alternatives... which are relevant to the proposed project and its specific characteristics'." (Pg. 34.)

While the above example is that of a quarry, the applicant considers that the proposed landfill development is equally applicable to the sentiment of the above EPA guideline. Notwithstanding the above, given that Ireland as a country has managed to reduce the number of greenfield sites that house landfills (from some 100 landfills, in 1999, to just 3), in the opinion of the applicant, it is not a sustainable approach to now increase this number.

12.4 Cumulative effects with other infrastructure projects

Applicant Response: Cumulative impacts and interactions are set out within the submitted EIAR. Section 2.9 of the submitted EIAR clarifies the extent of projects considered as part of the cumulative assessment submitted.

12.5 ‘Other Observations’ – Inconsistencies, Magnitudes, AA, Stream Quality, Leachate Lagoons, protected species

Regarding the inconsistencies, as set out within section 7 of the EIAR, 12.9 ha of new tree felling is required to facilitate the project in addition to the already permitted 7.1ha of permitted tree felling. The 25.2 hectares figure referenced in the planning report is an error. In our opinion, the error is not material when viewed in the context of the entire EIAR but we do appreciate it being brought to our and ACP’s attention so that ACP have the confirmed total habitat loss associated with the project.

In regard to the magnitude of effects as a result of ‘earthworks’, the observer has not stated which environmental factor they are referring to. ‘Earthworks’ are not an environmental factor of the EIAR, rather they are an element of the development that has various effects on the environment. Throughout the EIAR, effects arising from earthworks on environmental factors are assessed including on air quality, noise, and material assets, with various concluding magnitudes identified. Without knowing exactly to what environmental factor the observer is referring, we cannot comment on this observation item.

Regarding AA mitigation, again it is not clear what the observer is referring to exactly. We understand that standard design elements that reduce the effects on the environment can be at screening stage as well existing measures on site associated with the existing IED Licence.

S. 15 of the Climate Act requires ‘consistency’ and is for public bodies to align with, including ACP in their assessment of the proposed development. A key component of the plan includes stronger levies on landfills and an overall reduction in the quantity of waste sent to them, targeted for no more than 10% of total Irish waste. It is considered that the Proposed Development fully aligns with the Climate Action Plan by serving the <10% of waste going to landfill. *Inter alia* s. 6.4 of the Planning Report lays this out clearly. The proposed development will extend Ireland’s landfill capacity, and so, as explained within the Planning Report, facilitate other alternative waste management options to be explored/developed into the future.

Regarding the second stage Appropriate Assessment, this can only be completed by the Competent Authority (i.e. ACP). The applicant has submitted a Natura Impact Assessment, which is the statutory requirement of the Applicant, and informs the Appropriate Assessment.

Regarding the quality of Knockharley Stream, the Water Framework Directive Assessment (Appendix 6.3 of the EIAR) assesses the proposed development’s impact on the stream’s quality.

The EIAR sets out that the proposed on-site new planting will be 8.86 ha, consisting of 6.63 native woodland (operational), 0.63 of native riparian vegetation and 1.6ha of additional native woodland. An additional 4.04ha of compensatory woodland planting is to be

accommodated off-site to compensate fully for the 12.9 hectares of tree felling associated with this submitted planning application.

Regarding leachate lagoon capacity, a description of the leachate lagoons on site is provided in Chapter 2: Description of the Proposed Development, while a more detailed account—including lagoon capacities and freeboards—is presented in the Engineer’s Service Report (Sections 1.3.3 and 6.2). The control, operation, and monitoring requirements for the lagoons are governed by the landfill licence, specifically Conditions 3.14, 3.36.12, 3.36.19, 3.38, 5.8, and 5.13. The applicant maintains continuous oversight of the lagoon levels, ensuring a minimum freeboard of 750 mm from the crest. A real-time high-level alarm system is in place, linked directly to the Supervisory Control and Data Acquisition (SCADA) telemetry system for immediate notification and response. The applicant is also equipped to manage leachate through multiple pathways: removal by road tanker for disposal at an authorised waste treatment facility, or EPA-approved leachate recirculation to Cells 1–12 via the dedicated pump and pipeline system, as operational needs dictate. All leachate lagoons are fully enclosed with an impervious polyethylene geomembrane, preventing any ingress of rainwater.

Regarding protected species, the Biodiversity Management Plan (BMP) was prepared alongside the Knockharley Landfill Ecological Impact Assessment Report (Scott Cawley Ltd., 2025a), which states the flora and fauna surveys performed. No sightings of protected species, including those named by the observer were noted during surveys.

12.6 Insufficient community engagement

The website associated with the application, is a statutory requirement and is required (strictly) to contain on it all of the application’s submitted documentation. The application includes a ‘Non-Technical Summary’ of the EIAR. As required, this is on the application website.

The application includes a ‘Public Consultation Report’, prepared by Keating & Associates, which outlines the numerous pieces of stakeholder/community engagement undertaken by the Applicant. The Applicant hand-delivered a project newsletter and an invite to a face-to-face project briefing to approximately 200 neighbouring properties, 2 weeks prior to planning submission on 21/11/25. A number of neighbours were subsequently met and engaged with individually.

A number of project information display boards were designed and utilised to create a project information office, which is currently still accessible by appointment, and utilised for all face-to-face stakeholder meetings.

Please see the ‘Public Consultation Report’ for further details of the extensive public consultation undertaken by the Applicant.

12.7 Community fund adequacy



Applicant Response: The proposed development does not seek to increase the intensity of the landfill operation, rather proposes to expand the landfill void to increase the operational lifespan of the facility. The Knockharley Environmental & Community Projects Grant Scheme⁵ has been implemented as agreed with Meath County Council through condition no. 15 of ABP-303211-18. The applicant considers the grant scheme to be appropriate as agreed and will continue to contribute to the scheme as required by ABP-303211-18.

13.0 SUBMISSION BY KENTSTOWN VILLAGE PARK

Applicant Response: The submission outlines the history of the Community Fund and the role of the Liaison Committee, and requests enhanced and index-linked future contributions. The applicant has provided commentary in relation to this item at 11.3 and 12.7 (above). The Applicant has no further comments to make in relation to this observation.

14.0 SUBMISSION BY LAURENCE KINSELLA

Laurence Kinsella raised items concerning:

- Extended site lifetime
- Traffic, emissions, and health impact
- Community fund contribution

14.1 Extended site lifetime

Applicant Response: It is correct that the proposed development will increase the lifetime of the landfill to at least 2043. However, we consider that the proposed development is wholly in the interests of the common good. Landfill is a necessary part of Ireland's waste management infrastructure and without an increase to its capacity, serious adverse environmental impacts are likely to arise. This is outlined *inter alia* in s. 6.4 of the Planning Report.

14.2 Traffic, emissions and health impact

Applicant Response: The observation incorrectly asserts that there is proposed to be an increase in annual tonnes accepted at the facility. The proposal will not increase the annual permitted tonnage accepted at the facility.

Chapter 4 of the submitted EIAR includes a dedicated assessment of human health impacts during construction and operation of the proposed development. The health dimensions of each environmental topic are also scoped in. Conclusions include that the human health risks are mitigated to neutral levels across all environmental receptors, no significant adverse health impacts are expected during construction, operation, or decommissioning and the

⁵ [Knockharley Environmental & Community Projects Grant Scheme | Meath.ie](#)



project includes multiple layers of engineering and environmental protection that prevent exposure pathways.

14.3 Request for €3 per tonne community contribution

Applicant Response: Addressed above under item 11.3 and 12.7.

The applicant has no further submission to make in relation to this observation.

15.0 SUBMISSION BY MARY BONES

Marry Bones raised items concerning:

- Odour and removal of woodland buffers
- Climate implications of extended landfill life
- Lack of perceived community consultation

15.1 Odour and removal of woodland buffers

Applicant Response: As outlined in Chapter 8 (Air Quality and Odour) of the EIAR, odour dispersion modelling was undertaken to assess potential impacts of the Proposed Development in line with EPA guidance (Odour Emissions Guidance Note (AG9), EPA 2019; Air Dispersion Modelling from Industrial Installations Guidance Note (AG4), EPA 2020). Odour threshold values are expressed as odour units (OUE/m³), with 1 OUE/m³ representing the concentration at which 50% of a test panel can detect the odour. The relevant guideline value for assessment is 1.5 OUE/m³.

The above, and more, is addressed in Chapter 4 of the EIAR.

Please also see the latest Annual Environmental Reports (AER) and the Inspector's Report on Existing Licence for the site — which are publicly accessible documents available on the EPA's website at the following link: <https://leap.epa.ie/licence-profile/W0146> — which demonstrate that there are limited complaints received.

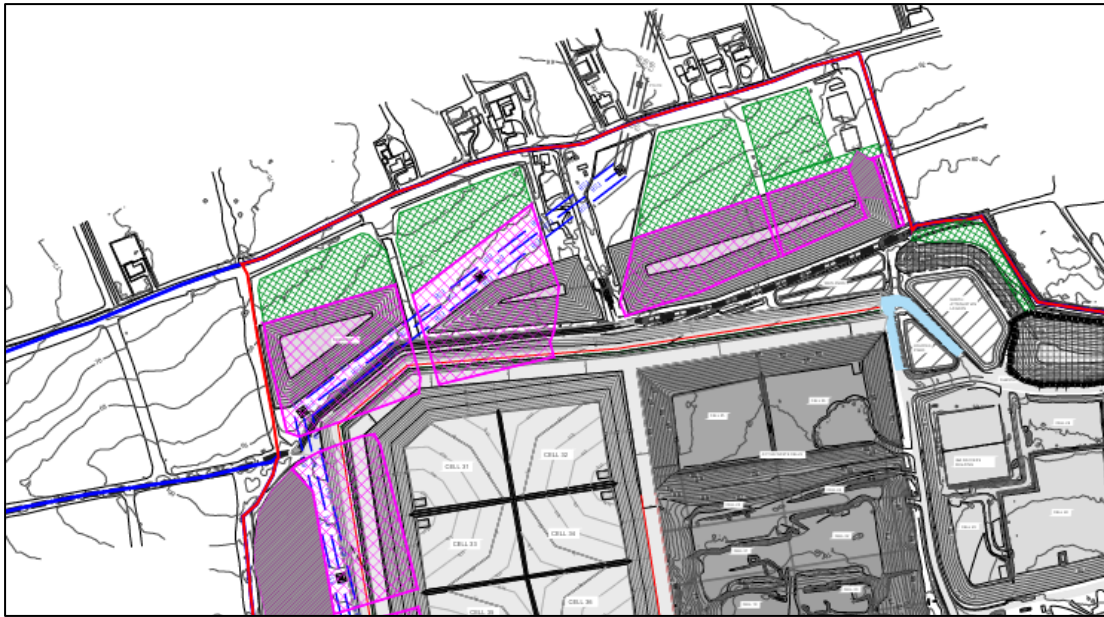


Figure 8: Northern woodland retained (Source: Extract from the proposed removals plan drawing submitted with the original application)

15.2 Climate implications of extended landfill life

Applicant Response: The Applicant considers that the permitted and proposed developments are wholly in the interests of the common good. Landfill is a necessary part of Ireland's waste management infrastructure and without an increase to its capacity, serious adverse environmental impacts are likely to arise. This is outlined *inter alia* in s. 6.4 of the Planning Report.

Moreover, in respect of sustainable development ambitions, it is considered that consolidation at existing facilities should be the first 'port of call' when exploring suitable options. We emphasise this as Ireland has achieved a lot by consolidating its previous 100+ landfills into just three. Consolidation of waste infrastructure significantly reduces vehicular trips, air quality emissions, and general visual impact compared to a larger network of smaller, dispersed landfills. It also increases efficiencies in terms of operational management and effective tracking, which ultimately can help reduce the amount of landfilled waste. This is outlined in s. 6.7 of the Planning Report. Climate impacts are assessed in detail in Chapter 9 of the EIAR.

15.3 Lack of perceived community consultation

Applicant Response: Addressed under s. 12.6, above

The applicant has no further comments to make in relation to this observation.



16.0 SUBMISSION BY PATRICK LAWLOR

Patrick Lawlor raised items concerning:

- Odour, skyline changes, and past operational issues
- Community fund shortfalls

16.1 Past operational issues and odour and skyline changes

Applicant Response: Since the Applicant has taken ownership in the site/facility, the level of complaints has decreased dramatically. Please see the latest Annual Environmental Reports (AER) and the Inspector's Report on Existing Licence for the site — which are publicly accessible documents available on the EPA's website at the following link: <https://leap.epa.ie/licence-profile/W0146> — which demonstrate that there are limited complaints received in recent years.

Regarding odour and skyline changes, these are addressed, above, under item 15.1 and 7.0, respectively.

16.2 Community fund shortfalls

Applicant Response: Addressed above under item 11.3. The applicant notes that the contribution to the community benefit fund is kept under regular review in agreement with the community liaison committee.

The applicant has no further submission to make in relation to this observation.

17.0 SUBMISSION BY PRUDENCE FFRENCH DAVIS

Prudence ffrench Davis raised items concerning:

- Current operational concerns
- Lifetime of the site

17.1 Current operational concerns

The observer comments that the existing facility is impacting her property, including as a result of the permitted and operational IBA facility. We note that this is a permitted development and the likely environmental impacts were assessed by ACP and EPA and deemed acceptable. Since the Applicant has taken ownership in the site/facility, the level of complaints has decreased dramatically. Please see the latest Annual Environmental Reports (AER) and the Inspector's Report on Existing Licence for the site — which are publicly accessible documents available on the EPA's website at the following link:

<https://leap.epa.ie/licence-profile/W0146> — which demonstrate that there are limited complaints received in recent years.

Regarding the proposed development, noise, odour, visual, and biodiversity impacts from the proposed development have been suitably assessed within the submitted EIAR. We note that the facility will operate in accordance with a future licence associated with the proposed development and will have to accord with its conditions and emissions limits which relate *inter alia* to noise, odour and litter/debris. The EIAR notes that mitigation measures will ensure that the waste arising from the construction phase of the Proposed Development is dealt with in compliance with the provisions of the Waste Management Act 1996, as amended, associated Regulations and the Litter Pollution Act 1997, as amended and the NWMPC.

It is noted that some commentary relates to the existing facility in terms of perceived light pollution. As noted above, the existing facility is a licenced facility operating in accordance with its licence conditions from the EPA and Planning Permission.

17.2 Lifetime of the site

The Applicant considers that the permitted and proposed developments are wholly in the interests of the common good. Landfill is a necessary part of Ireland's waste management infrastructure and without an increase to its capacity, serious adverse environmental impacts are likely to arise. This is outlined *inter alia* in s. 6.4 of the Planning Report. Additionally, the proposed development will not result in any intensification of site activities. Instead, it will facilitate the continuation of existing operations over a longer period on an extended footprint to the west of the current footprint, moving landfilling activities away from the observer's property.

The applicant has no further comments to make in relation to this observation.

18.0 CONCLUSION

TPA, on behalf of the Applicant (SEHL), has reviewed the above observations and have provided commentary where applicable. We reiterate that the material included in the planning application submitted to ACP provides sufficient detail to enable ACP to complete their assessment of the application; however, should ACP require additional information we would be happy to oblige in responding to such a request in a timely manner.

If you have any queries in relation to any aspect of this letter, please do not hesitate to contact me.



Brian Minogue
Associate Director
Tom Phillips + Associates