

An
Bord
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	<p>Pursuant to Section 37E of the Planning and Development Act 2000 (as amended).</p> <p>The proposed development is a project of the type described at paragraph 3 – Environmental Infrastructure in the Seventh Schedule of the Planning and Development Act 2000 (as amended), being an installation for the disposal, treatment, or recovery of waste with a capacity for an annual intake greater than 100,000 tonnes and development comprising or for the purposes of a waste disposal installation for The landfill of hazardous waste to which Council Directive 91/689/EEC applies (other than an industrial waste disposal installation integrated into a larger industrial facility.)</p>
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2. Applicant:

Name of Applicant:	Knockharley Landfill Limited
Address:	Knockharley Landfill in the townlands of Knockharley, Tuiterath & Flemingstown, Navan, Co. Meath
Telephone No:	086 043 7943
Email Address (if any):	david.tobin@beauparc.ie

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	Brian McCabe
Registered Address (of company)	Panda Waste Management Solutions, 24 Ballymount Road Upper, Dublin 24
Company Registration No.	529325
Telephone No.	
Email Address (if any)	

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

Name:	Brian Minogue, Tom Phillips + Associates
Address:	80 Harcourt Street, Dublin 2, D02 F449
Telephone No.	01 478 6055
Mobile No. (if any)	089 602 0604
Email address (if any)	brian@tpa.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [**Y**] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

David Tobin
David.tobin@beaupark.ie
086 043 7943

Brian Minogue
Brian@tpa.ie
089 602 0604

5. Person responsible for preparation of Drawings and Plans:

Name:	Darren Crowe
Firm / Company:	WSP
Address:	WSP Ireland Town Centre House Naas Co. Kildare W91 TD0P
Telephone No:	+353 (45) 810 200
Mobile No:	+ 353 (87) 233 3059
Email Address (if any):	darren.crowe@wsp.com
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form. See attached s. 9 of Planning Report	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	Knockharley Landfill in the townlands of Knockharley, Tuiterath & Flemingstown, Navan, Co. Meath	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	OS Sheet Nos. 2441, 2509, 2509C and 2509D X,Y= 697452m,767336m Projection= IRENET95_ITM	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares	135.2ha	
Site zoning in current Development Plan for the area:	RA – Rural Area	
Existing use of the site & proposed use of the site:	Existing: Landfill / Waste Management Proposed: Landfill / Waste Management	
Name of the Planning Authority(s) in whose functional area the site is situated:	Meath County Council	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner X	Occupier
	Other	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
N/A		
If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
N/A		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
The planning application site boundary is indicated as a red line on Drawing No. 003 - Ownership Boundary, by WSP. The applicant company owns lands adjoining, abutting or adjacent to the application site. This is shown as a blue ownership boundary line on the same drawing.		

8. Site History:

Details regarding site history (if known):
<p>Has the site in question ever, to your knowledge, been flooded?</p> <p>Yes: [] No: [X]</p> <p>If yes, please give details e.g. year, extent:</p> <p>Are you aware of previous uses of the site e.g. dumping or quarrying?</p> <p>Yes: [X] No: []</p> <p>If yes, please give details: existing landfill / waste management facility</p>

Are you aware of any valid planning applications previously made in respect of this land/structure?		
Yes: [X] No: []		
If yes, please state planning register reference number(s) of same if known and details of applications		
Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
MCC Reg. Ref. 015006 (the 'Parent' Permission) (Appeal ACP Ref. 125891)	Permission sought to develop & operate an engineered landfill (area 25 ha, height 15m) to accept 180,000 tonnes/annum of non-hazardous waste for 14 years & ancillary facilities including leachate lagoon, site drains, surface water pond, gas flare, landscaped screening bunds, new entrance layout, new access road (900m long), road widening of National Road (N2), underpass at County Road (CR384), site roads, modular administration building (160m sq), maintenance garage (72sq m), portable sheds (2 No. each 24sq m), parking spaces (16 No. cars, 6 No. coaches), hardstanding area (625m sq.), bunded diesel tank (6,000 litre), waste quarantine area (120sq m) waste inspection area (120sq m), effluent treatment system, weighbridge office (24m sq), weighbridges (2 No.), wheelwash, aviary, fencing, gates, barriers, perimeter & other landscaping, at a 135.45 hectare site in the townlands of Knockharley	An Coimisiún Pleanála decided on 26 th August 2001 to grant permission subject to 23 No. conditions.

<p>MCC Reg. Ref. NA50453</p>	<p>Permission sought for material change of use of maintenance building to offices, including proposed new first floor (c.65.5 sq.metres) within the existing building (c. 6112mm roof height) comprising approx. 131sq. metres and for permission to omit condition no. 2(a) of 01/5006, which limits the waste to be accepted for disposal at the residual landfill facility to waste arising from the North East Region as defined by the counties Meath, Louth, Cavan, & Monaghan. The proposed development is related to an activity covered by the waste licence no. 146-1 issued by the EPA.</p>	<p>The Local Authority decided to issue a split decision permitting the change of use of a maintenance building to offices, including a proposed new first floor subject to 1 No. Condition on 20th April 2006, whilst refusing to omit Condition No. 2(a) of 01/5006.</p>
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<p>MCC Reg. Ref. NA60336 (Appeal ACP Ref. 220331)</p>	<p>Permission to remove the regional restriction on the origin of the waste accepted at the facility by modifying condition no. 2 (a) of permission reg. ref. no. 01/5006 and (An Bord Pleanála decision PL19.125891), so the facility can accept waste from adjoining waste regions Site access will continue at the existing permitted access at the N2 National Primary Route and the proposed development will utilise the existing permitted infrastructure and facilities on site. This application is accompanied by an environmental impact statement. The proposed development relates to an activity covered by waste license reg. no. WO146-01 issued by the Environmental Protection Agency. The proposed development will not require a review of the waste license.</p>	<p>An Coimisiún Pleanála decided to issue a split decision on 21st March 2007, permitting the proposed c. 2ha landfill footprint extension and the removal of the regional restriction on the origin of waste accepted at the facility, subject to 4 No. Conditions, while refusing an increase to 200,000 tonnes of waste acceptance per annum.</p>
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<p>MCC Reg. Ref. NA70015</p>	<p>Permission sought for a landfill gas utilisation plant on a 0.3-hectare site located in the townland of Knockharley at the Knockharley Residual Waste Landfill in the townlands of Knockharley, Flemingstown and Tuiterrath, Co Meath. The proposed development of the landfill gas utilisation plant will be phased and will generate up to 4.2MW of electricity for input into the national grid. The proposed development includes the following key components: (i) 3 separate purpose-built and environmentally controlled containers (each circa 2.5m x 12.2m x 2.6m high) enclosing a landfill gas engine with a 6.0m high stack generating approx 1.4MW of power each. (ii) 3 separate purpose built and environmentally controlled containers (each 3.0m x 3.0m x 3.0m high) enclosing a transformer. (iii) an enclosed flare comprising a purpose built container (ca 2.5m x 12.2m x 2.7m high) and stack (2.0m diameter x 10m high) (iv) ESB substation and Switch room (ca 6.0m x 9.7m x 4.5m high) (v) a steel equipment storage container (ca 2.5m x 12.2m x 2.5m high) (vi) 2 no bunded oil tanks (each 5m cubic capacity) and (vii) ancillary concrete foundation slabs, earthworks and site grading, landscaping, paladin fencing (2.4m high x ca 180m long) double gates, ducting and services, above ground piping and all associated</p>	<p>Meath County Council decided to grant permission subject to 7 No. Conditions on 3rd April 2007.</p>
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	works. The proposed development relates to an activity covered by Waste Licence No W0146-01 issued by the Environmental Protection Agency. The proposed development would not require a review of the Waste Licence.	
ACP Ref. PA0009	Proposal to increase waste acceptance to 400,000 tonnes per annum via an installation for the disposal, treatment or recovery of waste with a capacity for an annual intake greater than 100,000 tonnes.	An Coimisiún Pleanála decided to refuse permission on 14 th May 2009. The reason for refusal stated that the increase would compromise the viability of more sustainable waste infrastructure and the designation of Knockharley as the long-term residual landfill for the North East region, and so would conflict with the waste management in the northeast region.
MCC Reg. Ref. AA161431	EXTENSION OF DURATION OF PLANNING PERMISSION - 01/5006 - To develop and operate an engineered landfill to accept non-hazardous waste and ancillary facilities.	Meath County Council decided to grant permission on 17th January 2017, extending the duration of the planning permission to 26th August 2021.
MCC Reg. Ref. AA180145	Permission sought for development consisting of a solar farm to be installed over reclaimed landfill with an export capacity of approximately 3MW comprising photovoltaic panels on ground-mounted frames, connection to the existing single-storey ESB Sub-Station / switch room building, installation of 3 No. transformers, ducting & underground electrical cabling and all associated ancillary works and services	Meath County Council decided to grant permission subject to 25 No. Conditions 21 st June 2018.

ACP Ref. 303211	<p>Application from Knockharley Landfill Limited under Section 37(E) of the Act for development comprising a n increase in non-hazardous waste acceptance to 435,000 tonnes per annum, including 150,000 tonnes of incinerator bottom ash and construction of a dedicated IBA facility. Wastes of household, commercial, industrial, including residual fines, non-hazardous contaminated soils, construction and demolition, and baled recyclables were to be accepted, in addition to 5,000 tonnes per annum of stable non-reactive hazardous waste, until landfill cells are full. The application also included the construction and operation of a biological treatment facility and a leachate management facility, along with landscape works, including felling of trees and relocation of existing power lines.</p>	<p>An Coimisiún Pleanála granted permission subject to 17 No. Conditions on 30th April 2021.</p>
<p>If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.</p>		
<p>Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?</p>		
<p>Yes: [] No:[X]</p> <p>If yes please specify</p> <p>An Bord Pleanála Reference No.: _____</p>		

9. Description of the Proposed Development:

Brief description of nature and extent of development	Proposed development to the existing Knockharley Landfill Facility. See site notice description of the proposed development as set out in Appendix A.
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m ²
N/A	N/A

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	N/A
Gross floor space of proposed works in m ²	N/A
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	N/A

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

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

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		x
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p>		

Development comprises non-residential development.

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

Existing use (or previous use where retention permission is sought)
N/A
Proposed use (or use it is proposed to retain)
N/A
Nature and extent of any such proposed use (or use it is proposed to retain).
N/A

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			X
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			X
Does the application relate to work within or close to a European Site or a Natural Heritage Area?	X ¹		
Does the development require the preparation of a Natura Impact Statement?	X		
Does the proposed development require the preparation of an Environmental Impact Assessment Report?	X		
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license	X ²		
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?	X ³		
Do the Major Accident Regulations apply to the proposed development?			X
Does the application relate to a development in a Strategic Development Zone?			X

¹ Refer to Chapter 7, Biodiversity of the submitted EIAR for details on proximity to a pNHA

² The application relates to development that comprises or is for the purposes of an activity requiring an Industrial Emissions Directive Licence

³ The application relates to development that comprises or is for the purposes of an activity requiring an Industrial Emissions Directive Licence

Does the proposed development involve the demolition of any habitable house?		X
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16. Services:

Proposed Source of Water Supply:
Existing connection: <input checked="" type="checkbox"/> New Connection: <input type="checkbox"/>
Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/>
Other (please specify): _____
Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: <input checked="" type="checkbox"/> New: <input checked="" type="checkbox"/>
Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/>
Other on site treatment system: <input type="checkbox"/> Please Specify:
Additional Leachate management facilities including pumps, containerised Reverse Osmosis plant units, concrete bunded slabs and additional storage tanks.
Proposed Surface Water Disposal:
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input type="checkbox"/>
Watercourse: <input checked="" type="checkbox"/> Other: <input type="checkbox"/> Please specify:
Surface water captured from the existing development is directed to attenuation ponds, via a wetland and discharged to the Knockharley Stream.

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [X] No:[] 11 December Irish Daily Star 13 December Meath Chronicle
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [X] No:[] 11 December at site entrance
Details of other forms of public notification, if appropriate e.g. website
www.knockharleylandfillsid.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
Schedule of any other pre-application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. Enclosed: Yes: [X] No:[] Please see attached Planning Report submitted with this application. Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Enclosed: Yes: [X] No:[] Please see attached Planning Report submitted with this application.


19. Confirmation Notice:

Copy of Confirmation Notice
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application. (see Appendix of Planning Report)

20. Application Fee:

Fee Payable	Applications for strategic infrastructure development Section 37A of the Planning and Development Act 2000 = €100,000
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	 Brian Minogue Associate Director Tom Phillips + Associates Encl.
Date:	15 th December 2025

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

Appendix A:

The development will consist of:

- a. The expansion of the existing landfill facility through the construction of additional engineered landfill cells providing 4.12 million m³ of active void space for landfilling. The completed cells will be progressively 'capped' with soil, to a final post settlement contour height of 85 mOD aligning with the existing permitted maximum post settlement contour height of the active landfill.
- b. The diversion of the Knockharley Stream and the establishment of a new culvert along part of the diversion to facilitate access over the stream.
- c. The relocation of the existing 220 kV overhead ESB powerlines that traverse the western boundary of the existing landfill cells to realign the overhead lines within the wider site boundary. The relocation works will include the decommissioning and removal of the 3 no. existing 220 kV transmission towers and construction of 7 no. new 220 kV towers. The new towers will range from approximately 21 m to 26 m, in height.
- d. An increase in the capacity of the existing southern attenuation pond by approximately 5,812 m³.
- e. Additional Leachate management facilities including pumps, containerised Reverse Osmosis plant units, concrete bunded slabs and additional storage tanks.
- f. Extension to/provision of infrastructure, including access roads, power, drainage, gas, telemetry, and all associated and ancillary works necessary to facilitate the proposed development.
- g. The felling of approximately 15 ha of commercial broadleaf and coniferous forestry to the west, north, east, and south of the site to facilitate the expanded landfill void and the construction of screening berms.
- h. Construction of screening berms up to a maximum height of 79 m AOD at the western, northern, eastern, and southern boundaries of the proposed landfill void. The proposed berm strategy includes amendments to the permitted western berm profile and part of the permitted eastern berm profile to a range in height from between c. 6m – 14m, which is permitted to a maximum height of 10 m under the site's extant planning permission (ABP Ref. 303211). A new berm ranging in height from c.10m – 14m is proposed to the north of the proposed landfill void.
- i. Planting of c. 9 ha of native woodland ; and
- j. On completion of the above works, the provision of 'aftercare' works comprising the removal of redundant facility infrastructure, site landscaping, and all works related to environmental management and monitoring.

The footprint of the proposed landfilled expansion area is approximately 17.68 ha. The additional engineered landfill cells will extend the operational capacity (i.e acceptance of waste for landfilling) of the overall landfill. There will be no increase to the site's permitted annual acceptance (as permitted by An Bord Pleanála under reference Nos. PA17.303211 and ABP-32169-25) which shall

not exceed 440,000 tonnes per annum, comprising up to 435,000 tonnes per annum of non-hazardous waste and 5,000 tonnes per annum of stable non-reactive hazardous waste. It is proposed to accept waste until the landfill cells are full.