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: 18 November 2026

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

Dear Sir / Madam,
I have been asked by An Coimisiún Pleanála to refer further to the above-mentioned proposed development which is before the Commission for consideration.

Please be advised that the Commission, in accordance with section 37F(1)(a) of the Planning and Development Act 2000, as amended, hereby requires you to furnish the following further information in relation to the proposed development:

Existing consents and baseline

1. The use of the site to which the extension is sought was permitted subject to conditions. The applicant is requested to submit:
    a. A schedule of compliance conditions to which planning reference PL17.125891 and ABP-303211-18 were subject including copies of submissions and agreements reached for each.
    b. Drawings identifying the extent of development implemented to date pursuant to those permissions.
2. The applicant is requested to submit a detailed description of the do-nothing future scenario where development permitted to date is completed in accordance with the relevant permissions in the absence of amendment or extension.

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Alternatives and mitigation hierarchy

1. The applicant is requested to submit a revised consideration of alternatives demonstrating application of the mitigation hierarchy at design stage in consideration of landscape/visual, odour, hydromorphology and biodiversity.
   At a minimum, alternative project designs to be submitted shall include:
   a. Reduced/alternative footprint avoiding/minimising impacts on sensitive receptors including woodlands, Knockharley stream and residential amenity.
   b. Removal of surplus material off site as an alternative to the proposed berm strategy.
   c. Use of the IBA cells for extended landfill capacity following expiry of the permitted 5-year storage use.
   d. Undergrounding 220kV line along boundary.

The applicant shall demonstrate that habitat creation and replacement planting have not been relied upon in place of avoidance or minimisation measures.

Water environment

1. The applicant is requested to submit
   a. A site layout accurately depicting all elements of the existing surface water drainage across the application site, demonstrating all pathways, flow directions, and discharge locations within and to the perimeter of the site.
   b. Details of all existing surface water protection measures implemented as mitigation pursuant to existing consents.
   c. Detailed, site specific proposals for surface water management/ protection for each area, each phase (construction, operation, and post final capping) and details of transitional arrangements between areas and phases.
   d. Details and location of the piped connection between the north and south surface water attenuation areas.
2. The applicant is requested to clarify the nature and extent of its proposals for expansion of the southern attenuation pond and shall identify any impacts on site features including existing woodland and berm(s).
3. The applicant is requested to submit detailed proposals for water courses and riparian zones within and bordering the application site demonstrating:

   a. Compliance with riparian buffers strips prescribed in INF OBJ 38 of the Meath County Development Plan 2021-2027.

   b. An assessment of the baseline condition and Small Stream Risk Score Survey of the section of the Knockharley stream proposed for removal.

   c. A site-specific Environmental River Enhancement Programme (EREP), IFI (2020) *River Restoration Works - Science based Guidance centred on Hydromorphological Principles in an Era of Climate Change*.

   d. Details of agreements reached with IFI regarding Knockharley stream as referenced in the application.

   Where the proposal does not comply with above requirements a detailed justification should accompany the response.

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4. Section 4.1 of the Water Framework Directive Assessment at appendix 6.3 of Volume 3 of the EIAR states that there is potential for direct physical damage during river alignment works which could lead to hydromorphological changes if incorrectly designed. This potential impact is discounted at point (iii) of section 5 by way of mitigation defined in broad terms only. The applicant is requested to demonstrate by means of site-specific design and a detailed construction methodology that the relocation of the water course will not result in alteration of the hydrological regime or ecological qualitative status so as to impede its ability to achieve good water body status.
5. The applicant is requested to submit additional hydraulic modelling to establish Flood Zones A and B as part of an updated SSFRA, which will include Justification Tests for the location/extent of the development and to address the concerns of Meath County Council.

Biodiversity and ecology

1. The woodland proposed for removal has been assessed and reported as being in good condition within the submitted biodiversity metric. Insufficient information has been provided in this regard. The applicant is requested to provide the criteria, survey evidence, assessment methodology and woodland condition scores for each block of planting which shall be identified on drawings. Reporting shall take account of woodland structure, evidence of natural regeneration, recruitment of native broadleaved species, age diversity and the trajectory of the habitat towards a more mature woodland condition. The applicant is requested to submit details of the consent/agreement under which each block was proposed. Consideration shall be given to the current and future scenario biodiversity value of the woodlands in the wider landscape including as envisaged in Article 10 of habitats directive.
2. The Biodiversity Net Gain assessment appears to focus on replacement and enhancement measures rather than demonstrating that habitat losses have first been avoided and minimised. The applicant is requested to demonstrate why retention of these habitats has not been incorporated into the scheme design in accordance with the mitigation hierarchy.
3. Where planting of new woodland to the northeast of the site forms part of the proposal the applicant is requested to revise the application boundary to include it and to ensure it features in all environmental assessments.
4. The applicant is requested to identify the location of the unsurveyed area noted in 7.3.1.2 of the EIAR, to submit completed surveys for these areas or to justify any data gap.
5. The EIAR states that the planting of 8.86Ha of new woodland will compensate for the loss of 12.9Ha of existing woodland to the extent that the loss of habitat will not be significant for bats. The applicant is requested to provide a detailed assessment of the relative habitat value of 8.86Ha of newly planted woodland relative to that of the 12.9Ha of established, maturing planting for the bat population.

Odour

1. The IAQM guidance New IAQM publication: Guidance on the assessment of odour for planning – IAQM indicates that where there is an existing odour source and where there is a high potential for adverse odour effects (i.e. sensitive receptors close to a significant odour source), modelling alone should not be relied on, and instead a combination of assessment methods should be used to provide a more comprehensive overview of potential odour impacts. The applicant is requested to:

a. Clarify the basis for and implications of surface roughness data and Bowen Ratio in the submitted odour modelling. (Appendix Table B-1, B-2 and B-3 of appendix 8.1 of EIAR vol III)
b. Confirm if the odour dispersion was modelled with or without operational mitigation measures in the modelling of development proposed in application ref: 303211 and for the current proposal.
c. Provide an analysis of actual odour monitoring data (IED condition 6.17.6), complaints and/or EPA responses thereto, relative to that which was modelled for development ref: 303211 to facilitate validation and enhance confidence in the submitted model.
d. Include the sports facilities at Eircode's C15 HX4V and C15 H9P3 as receptors sensitive to odour.

2. In accordance with IAQM guidance and the modelling presented, odour will result in a likely significant effect. This necessitates careful consideration of the consequences, scope for securing further mitigation and the balance with any wider environmental, social and economic benefits resulting from the proposal. The applicant is requested to provide further detailed justification including quantification of the *likely brief duration and infrequent nature* of any potential odour nuisance upon which the in the conclusion of no significant effect relies.

Climate

1. The use of (PAS) 2080: 2016 Carbon Management in Infrastructure and TII Online Carbon Tool (TII 2022c) and 2024 are both noted in chapter 9. The applicant is requested to submit details of input and output data from the 2024 version of the TII Carbon Tool. The applicant is requested to demonstrate how the loss of carbon sequestration of trees has been incorporated into this assessment and/or to justify and propose a deviation from the requirement of condition 5b of permission ref: 303211.

Landscape and visual amenity

1. The applicant is requested to clarify the design intention of as well as current and future landscape and biodiversity function of existing planting now proposed for removal. Furthermore, the applicant is requested to set out how the proposed offsite planting will mitigate the loss of these functions for the existing and proposed development.
2. The applicant is requested to provide location specific details of viewpoints from which the proposed berms will mitigate short-, medium- and long-term impacts relative to that of the option of retaining existing woodland/forestry in lieu of berm construction.

Development description

1. The application to the OPW for consent under Section 50 of the Arterial Drainage Act 1945 refences a new emergency access. The planning report at 5.3 references a new access road crossing the stream. The applicant is requested to clarify this element of the proposal and to refer to it in the development description and each submitted assessment as appropriate.
2. The applicant is requested to clearly identify each element of previously permitted development that it seeks to amend by the current application.

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Errors/omissions

1. The applicant is requested to address the following:
   a. Illegible text on page 2-22 of the EIAR.
   b. Missing pages 10-1 to 10-31 from chapter 10 of the EIAR.
   c. Duplication of Chapter 14 of the EIAR,
   d. Inclusion of Chapter 16 title page at the start of Chapter 15,
   e. Omission of *Surface and Groundwater WFD Assessment* at Appendix B of Appendix 6.3 of Volume 3 of the EIAR.

General requirement

1. Each supporting document in the application shall be amended to take account of the information requested above where necessary.

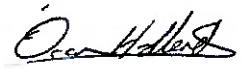
The further information referred to above should be received by the Commission within 24 weeks from the date of this notice (i.e. no later than the 26th of May 2027).

In this regard, please submit one hard copy and one electronic copy of the above information.

Please note that following its examination of any information lodged in response to this request for additional information, the Commission will then decide whether or not to invoke its powers under section 37F(2) of the Planning and Development Act 2000, as amended, requiring you to publish notice of the furnishing of any additional information and to allow for inspection or purchase of same and the making of further written submissions in relation to same to the Commission.

If you have any queries in relation to the matter, please contact the undersigned officer of the Commission. Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,



Óran Holland
Executive Officer
Direct Line: 01-8049342

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