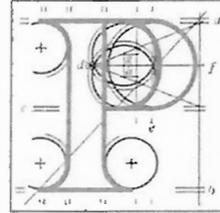


Our Case Number: ACP-323977-25



**An
Coimisiún
Pleanála**

Meath County Council
Planning Department
Buvinda House
Dublin Road
Navan
Co. Meath
C15 Y291

Date: 10 March 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 recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

The Commission will revert to you in due course with regard to the matter.

Please be advised that copies of all submissions / observations received in relation to the application will be made available for public inspection at the offices of the local authority and at the offices of An Coimisiún Pleanála when they have been processed by the Commission.

More detailed information in relation to strategic infrastructure development can be viewed on the Commission's website: www.pleanala.ie.

If you have any queries in the meantime 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,


Eimear Reilly
Executive Officer
Direct Line: 01-8737184

PA04

Teil (01) 858 8100
Glaó Áitiúil LoCall 1800 275 175
Facs (01) 872 2684
Láithreán Gréasáin Website www.pleanala.ie
Ríomhphost Email communications@pleanala.ie

64 Sráid Maoilbhríde 64 Marlborough Street
Baile Átha Cliath 1 Dublin 1
D01 V902 D01 V902

From: LAPS
Sent: Wednesday 4 March 2026 18:43
To: Eimear Reilly
Subject: FW: SID Application - ACP-323977-25 - Knockharley Landfill
Attachments: CE Report Knockharley Expansion.pdf; ACP-323977-25 Knockharley Landfill Presentation to March Meeting.pdf

Follow Up Flag: Follow up
Flag Status: Completed

From: SIDS <sids@pleanala.ie>
Sent: Wednesday 4 March 2026 14:32
To: LAPS <laps@pleanala.ie>
Subject: FW: SID Application - ACP-323977-25 - Knockharley Landfill

From: Triona Keating <TKeating@meathcoco.ie>
Sent: Wednesday 4 March 2026 14:24
To: SIDS <sids@pleanala.ie>; Communications <communications@pleanala.ie>
Cc: John McGearty <John.McGearty@meathcoco.ie>; Avril Young <avril.young@meathcoco.ie>; Chris Rourke <chris.rourke@meathcoco.ie>; Alan Russell <alan.russell@meathcoco.ie>; Brian Murphy <bmurphy@meathcoco.ie>
Subject: SID Application - ACP-323977-25 - Knockharley Landfill

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.

Please find attached submission in respect of the above SID application.

Kind regards

Triona

*Triona Keating, Senior Staff Officer, Meath County Council, Planning Department,
Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291*

T: 046 9097500 | E: planning@meathcoco.ie | Web: <http://www.meath.ie>





**Strategic Infrastructure Development under
Section 37E of the Planning and
Development Act 2000 - 2023**

**Meath County Council
Planning Submission Report
To**

An Coimisiun Pleanála Reference:

ACP-323977-25

Development Description: Proposed Expansion to Existing
Landfill Facility - 'Project West'

Location: Knockharley Landfill

Date: 24/02/2026

Submission to An Coimisiún Pleanála Due: 05/03/2026

TABLE OF CONTENTS

1. Introduction
2. Planning History
3. Site Location and Description
4. Proposed Development
5. Planning Policy
6. Principle of Development
7. Review of Environmental Impact Assessment Report
8. Review of Natura Impact Statement
9. Planning Assessment
10. Conclusion & Recommendations

APPENDIX

Presentation to Elected Members & Minutes of Meeting

1.0 INTRODUCTION

An application from Knockharley Landfill Limited seeking permission under Section 37E of the Planning and Development Act, 2000-2023 was received by An Coimisiún Pleanála on 17th December 2025 (Ref ACP-3323977-25), accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS).

This report is prepared in accordance with Section 37(E)(4) of the Planning and Development Act 2000-2023, which requires the Chief Executive of the Planning Authority to submit a report to the Coimisiún setting out the views of the Authority on the effects of the proposed development on the environment and the proper planning and sustainable development of the area, having regard in particular to the matters specified in Section 34(2). This report is required to comment on a broad range of topics and is required to suggest appropriate conditions, including financial, to be attached in the event that planning permission is granted.

This report is presented at the meeting of Meath County Council on 2nd March 2026.

The agenda item is as follows:

“To receive the Members views in respect of a proposed development by Knockharley Landfill Limited, the subject of the Chief Executives report to An Coimisiún Pleanála of 2nd March 2026 (as circulated) and if thought fit, to resolve to attach recommendations to that report in accordance with Section 37(E) of the Planning and Development Act 2000-2023.”

Knockharley Landfill Limited. is the owner and operator of Knockharley Landfill facility located at Knockharley, Kentstown, Navan, Co. Meath. The facility is located on a 135.2 hectare (333-acre site) lying on the western side of the N2, from which an access road facilitates vehicular traffic to the site. The existing landfill footprint is positioned near the centre of the landholding whereby the current planning permission permits the development of 26 landfill cells across seven no. linear phases, with cells 1-14 having been capped at the permitted level.

The landfill opened for waste acceptance in December 2004. The landfill accepts residual household, commercial and industrial wastes together with construction/demolition wastes and incinerator bottom ash (IBA). The site is licensed by the EPA with an industrial emissions (IE) licence W0146-02.

This report begins by outlining the location of the site and describes the proposed development. Relevant European, national, regional and local waste and planning policies are then outlined. The Environmental Impact Assessment Report and Natura Impact Statement are reviewed. Internal referrals are listed.

A planning assessment of the proposal is provided. Conclusions, recommendation and conditions (without prejudice) are addressed at the latter end of the report. The full texts of internal referral reports are provided in Appendix 1.

2.0 PLANNING HISTORY

The following outlines the planning history relevant to the Knockharley Landfill site to date:

1. Meath County Council Planning Reference: 01/5006

Permission was granted to Celtic Waste Ltd. for the development and operation of an engineered landfill and ancillary facilities at the Knockharley site on August 26th, 2002. The permission was subject to a condition that restricted the acceptance of waste for disposal at the facility to waste arising from the North-East waste management region as defined by counties Meath, Louth, Cavan and Monaghan (Condition 2 (a)). The quantities of waste accepted at the facility were restricted to 132,000 tonnes per annum until December 2007 and thereafter to a maximum of 88,000 tonnes per annum (Condition 2 (b)).

An Bord Pleanála Reference: PL17.125891

Upon appeal of 01/5006, An Bord Pleanála granted permission on appeal for a landfill with conditions specifying that only waste arising in the North East waste management region would be accepted and that the maximum rate of waste acceptance would be 132,000 tonnes per annum until December 2007 and 88,000 tpa thereafter.

2. Meath County Council Planning Reference: NA50453

In April 2006, Meath County Council refused permission to Greenstar Holdings Ltd. for a material change of use of maintenance building to offices, including a proposed new first floor within the existing building 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.

3. Meath County Council Planning Reference: NA60336

Meath County Council, in November 2006, granted permission to Greenstar Ltd. for the removal of the regional restriction on the origin of the waste accepted at the Knockharley Landfill facility by modifying condition no. 2(a) of permission ref. no: 01/5006 and An Bord Pleanála decision PL17.125891 so the facility can accept waste from adjoining waste regions.

An Bord Pleanála Reference: PL17.220331

Upon appeal by the applicant Greenstar, the Bord granted permission on 21st March 2007 for an extension of the landfill footprint (c. 2 ha), for the removal of the regional restriction on the origin of the waste accepted at the facility and for the continuation of the annual intake volume of 132,000 tonnes per annum until the end of 2010, reverting to 88,000 tonnes per annum thereafter. Permission was refused for an increase in the waste intake to 200,000 tonnes per annum.

4. Meath County Council Planning Reference: NA70015

Permission was granted to Greenstar Ltd. in April 2007 for the installation and operation of a gas utilisation plant on a 0.3 hectare site which will be phased and generate up to 4.2 MW of electricity for export to the national grid.

An Bord Pleanála Reference: PL17.PA0009

The Bord refused permission to Greenstar Holdings Ltd. on the 14th May 2009 to increase the rate of waste acceptance at the permitted facility to 400,000 tonnes per annum for disposal, to alter the landfill phasing sequence, with no extension to the permitted landfill void, and all ancillary works including the installation of a second wheelwash. 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 plan for that region.

5. An Bord Pleanála Reference: PL17.PA0019

In September 2011, Greenstar North East Ltd. withdrew an application to the Bord for an increase in the rate of waste acceptance, an extension of the operational footprint and new waste treatment infrastructure i.e. an anaerobic digestion facility at Knockharley Landfill.

6. Meath County Council Planning Reference: AA161431

In December 2016, Knockharley Landfill Ltd. applied for an extension of the duration of planning permission 01/5006. Permission was granted by Meath County Council in January 2017.

7. Meath County Council Planning Reference: AA180145

In February 2018, Starrus LFG Ltd. applied for permission for the development of a solar farm over reclaimed landfill with an export capacity of approximately 3MW comprising photovoltaic panels on ground mounted frames, connection to existing single-storey ESB sub-station, installation of three no. transformers, ducting and underground electrical cabling and all associated ancillary works and services. Permission was granted by Meath County Council in June 2018. This permission has not commenced and has subsequently expired.

8. ACP: 303211

On 12th December 2018, An Coimisiún Pleanála received an application from Knockharley Landfill Limited under Section 37(E) of the Act for development comprising an 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, relocation of existing power lines. An Coimisiún Pleanála granted permission subject to 17 No. Conditions on 30th April 2021.

It is noted that this application is being made on the basis of having delivered in full the development as permitted under ACP-303211 set out above.

3.0 SITE LOCATION & DEVELOPMENT DESCRIPTION

In accordance with the permissions outlined above together with an IED licence issued by the EPA, the existing facility accepts 440,000 tonnes per annum; 435,000 tonnes of non-hazardous wastes including household, commercial, industrial (including residual fines and non-hazardous contaminated soils) and construction and demolition, and incinerator bottom ash (IBA) wastes, with the remaining 5,000 tonnes of stable non-reactive hazardous waste. A total of 44,000 tonnes per annum is reserved as contingency capacity but has been utilised in recent years as a result of the mounting pressures on Ireland's other waste management facilities.

The delivery of new landfill cells at the facility is provided in phases. The initial phase required the excavation of a void space for future landfilling with excavated material used to construct landscape berms around the perimeter of the landfill void. As the initial landfill void is being filled with waste material, future landfill cells are excavated and so on. Once a landfill cell reaches full capacity it is capped and prepared for end of life landscaping etc.

The existing facility currently comprises inter alia:

- 26 No. landfill cells across 7 No. linear Phases for current landfilling and capping upon reaching capacity (cell Nos. 1 – 14 have been capped to date);
- Incinerator Bottom Ash (IBA) Cells (Cells 27, 28, 29) (currently under construction) for storage of up to 150,000 tonnes of IBA until recovery outlets are identified - to the east of landfill cell Nos. 20 and 22;
- IBA Process Building for the future recovery of the IBA is located at the corner of Cell 29 to the east of landfill cells Nos. 24 and 26;
- A landfill gas treatment compound located to the southeast of the landfill;
- 2 No. waste leachate lagoons (L1 and L3) located east of landfill cells No. 10 and 12, 3 No. 25m³ bunded above ground tanks, 2 No. Intermediate Bulk Containers (IBCs), 1 No. containerised Reverse Osmosis plant units (C1) on

one reinforced concrete bunded slab (Plant Bund) and 6 additional storage tanks on a second reinforced concrete bunded slab;

- A surface water management system, including surface water attenuation pond and wetland to the south of the landfill cells, and surface attenuation pond, wetlands and a holding pond to the northeast of the cells;
- An administration and maintenance building (including site office and weighbridge) to the east of the landfill, North-south running 220kV ESB line close to the western site boundary;
- 2 No. ESB Substations, one importing power to the Administration and Maintenance buildings, with the other exporting from the gas treatment compound.
- Existing site access via the N2 from the east;
- Screening Berms up to a maximum height of 10 metres at the eastern boundaries and up to a maximum height of 6 metres at the northern/southern boundary; and
- Car park to the administrative area of the facility.

Under the site Waste Licence, the following conditions are applied and adhered to by the facility;

Waste Acceptance Hours and Hours of Operation

- With the exception of emergencies, or as approved by the Agency, waste shall only be accepted at or dispatched from the installation between the hours of 08:00 and 18:00 Monday to Saturday inclusive.
- The installation shall be operated only during the hours of 07:30 to 18:30, Monday to Saturday inclusive.
- The installation shall not operate or accept/dispatch waste on Sundays or Public Holidays without the approval of the Agency.
- Construction activities shall only be carried out between the hours of 08:00 and 18:30 Monday to Friday and 08:00 to 14:00 on Saturdays.

Infrastructure and Operation

Waste treatment infrastructure shall, at a minimum, comprise the following:

- Indoor waste acceptance, inspection, quarantine and storage areas for baled recyclables and baled MSW;
- IBA storage and treatment infrastructure, as per section 2.5 of the main Environmental Impact Assessment Report, unless otherwise required by Conditions of this licence, including separate storage areas within the IBA cells

for waste treatment outputs and end-of-waste fractions as appropriate; leachate extraction, collection, storage and treatment (where implemented) infrastructure; landfill gas extraction, collection, desulphurisation infrastructure, utilisation and combustion/flaring infrastructure; and

- Waste management infrastructure.

Control and Monitoring

- The licensee shall carry out an odour survey of the site operations daily.

The facility operates in compliance with its IED licence. It is stated that an application to the EPA to increase the overall landfill capacity (where permission under this application is granted) will be made.

The landfill's void space is stated as being expected to be full by 2029 as matters stand currently. The rationale behind this application therefore, is to maintain the landfill in operation via expansion of the landfill void space on the adjoining land.

4.0 PROPOSED DEVELOPMENT

In summary, the key elements for which permission is being sought comprise the following (detailed development description provided elsewhere in this report);

1. Extension of Landfill Footprint;
2. Tree Felling;
3. Knockharley Stream Diversion;
4. Relocation of Powerlines;
5. Surface Water Network Alterations;
6. Site Landscaping and Berm Development;
7. Works to Facilitate Landfill Gas Management System;
8. Works to Facilitate Leachate Management System;
9. Completion and Landfill Capping; and
10. Aftercare works.

1. Extension of Landfill Footprint

The Proposed Development comprises the phased extension of the existing landfill footprint through the construction of ten (10 No.) additional engineered landfill cells, including the 'Piggyback Cell' 37. This extension will increase the landfill area by approximately 17.68 ha and provide approximately 4.12 million m³ (3.32 million m³ of additional constructed void space with further void space of 807,000 m³ for the 'Piggyback Cell') for the continued disposal of non-hazardous waste and limited quantities of hazardous waste, thereby extending the operational lifespan of the facility.

The Proposed Development will be phased over a period of approximately 17 years and will be constructed in a north to south format.

2. Tree Felling and Screening Berms

To facilitate the expansion, approximately 15 hectares of commercial forestry will be felled around the site and will be subject to a future Forestry Licence (to be obtained prior to any future felling). Upon completion of the tree felling (in phases), screening berms will be constructed up to a maximum height of 79 m AOD at the western, northern, eastern, and southern boundaries of the facility using excavated material from the landfill void space. The proposed berm strategy includes amendments to the permitted western berm profile and part of the permitted eastern berm profile, which is permitted to a maximum height of 10 m under the site's extant planning permission (ABP Ref. 303211).

Landscaping will include a mix of native woodland and hedgerow.

3. Knockharley Stream Diversion

As part of the extension of the landfill footprint, the diversion of the Knockharley Stream and the establishment of a new culvert along this diversion are required to facilitate a new access road crossing over the stream. The diversion will not be culverted except where road crossings are required and where the stream traverses the alignment of the permitted Screening Berm. 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.

4. Relocation of Powerlines

As part of the Proposed Development, the relocation of an existing 220 kV overhead ESB powerline is required. The replacement of the existing overhead ESB line is necessary to allow the expansion of the Knockharley Landfill Facility Void Space to the west of the site. The Proposed Development will realign this overhead line within the wider site boundary. The relocation works will involve the decommissioning and removal of three (3 No.) existing 220 kV transmission towers that currently pass through the site. The relocation works will be carried out in close coordination with ESB Networks and in compliance with all relevant health and safety legislation, electrical infrastructure guidelines, and environmental best practice.

5. Surface Water Network Alterations

The current surface water infrastructure system on the landfill site is split into two catchments: the northern catchment system, which includes a holding pond and the northern attenuation pond, and the southern catchment system, which includes the southern attenuation pond. The Proposed Development will continue to drain to both these catchments for surface water management. One continuous swale will be constructed around the newly proposed landfill cell perimeter. A portion of this swale will direct surface water towards the northern attenuation pond, and a portion will direct surface water towards the southern attenuation pond.

6. Site Landscaping and Berm Development

As part of the Proposed Development, a site landscaping and berm development strategy will be implemented to visually integrate the landfill facility into the surrounding

landscape, mitigate potential visual and acoustic impacts, and contribute to the long-term restoration and ecological enhancement of the site.

7. Works to Facilitate Landfill Gas Management System (as per EIAR)

The proposed landfill gas management system for the landfill cells is proposed to follow the same methodology as previously permitted and operated on-site. These works are outlined in Chapter. 2 of the EIAR submitted with this application.

Landfill gas will be extracted from all active and filled cells via vertical and horizontal gas wells. Gas wells will be constructed from the cell floor upwards as waste is placed in each cell. Additional bored gas wells will be constructed in each cell to aid gas extraction upon reaching a predetermined filling height. Gas extraction commences from each cell once sufficient waste has been placed above the leachate stone drainage layer to prevent air infiltration into the gas extraction system. In addition, short-term use of driven extraction pipes ('pin wells') will be used as a temporary gas collection measure, close to the working face. A slotted horizontal gas collection pipe also will be installed at the top of the cell side-slopes to intercept any gas travelling up the cell embankments. Landfill gas will be fed via both temporary over-ground and permanent below-ground HDPE pipes to a 355 mm HDPE gas ring main located outside the perimeter of the waste cells. The ring main transfers landfill gas from the cells to the existing landfill gas compound via two condensate knock-out pots located 'upstream' of the compound. A gas booster pump will be required to enable the captured gas to reach the gas compound. Capping works for the proposed landfill phases will involve the installation of more condensate knock-out pots, permanent well heads and below ground pipes to enable management of the landfill gas field.

8. Works to Facilitate Leachate Management System (as per EIAR)

The leachate management system for the proposed landfill cells will follow the same methodology as previously employed on site. Leachate that gathers in the base of the proposed landfill cells is collected in a leachate collection system comprising slotted drainage pipework, within a 500 mm thick leachate drainage layer of granular material laid on the cell floors. Leachate pumps will be located in the low points of the cells, and leachate will be pumped from side riser sumps to the perimeter leachate collection rising main. The leachate collection rising main will discharge to the existing leachate lagoons or tanks on site. To manage the additional leachate generated by the Proposed Development, 2 no. containerised Reverse Osmosis plant units are proposed which would be stationed on reinforced concrete bunded slabs (Plant Bund) and 12 no. additional storage tanks (6 no. per Reverse Osmosis plant unit) which would also be stationed on reinforced concrete bunded slabs.

9. Completion and Landscape Capping (as per EIAR)

On reaching full capacity, each of the proposed landfill cells will be progressively capped in accordance with the facility's waste licence and relevant environmental and engineering standards. The capping process is a critical component of the landfill lifecycle and serves multiple functions, including minimising rainwater infiltration, controlling landfill gas emissions, improving visual integration with the surrounding

landscape, and facilitating final restoration and aftercare. The cap on the expanded void space will total a volume of 149,900 m³ when completed, and it is designed to tie into the then-existing landfill cap³⁸ on the northern element of the currently permitted cells. This join between the proposed and permitted caps will be of a type referred to as a “piggyback cell” – this is when a landfill cell is constructed on top of or onto the side of an existing landfill capped cell, allowing for a horizontal expansion of the existing facility. The piggyback cell will be capped upon final filling.

On reaching full capacity, each of the proposed landfill cells will be progressively capped in accordance with the facility’s waste licence and relevant environmental and engineering standards. The capping process is a critical component of the landfill lifecycle and serves multiple functions, including minimising rainwater infiltration, controlling landfill gas emissions, improving visual integration with the surrounding landscape, and facilitating final restoration and aftercare.

Residual non-stabilised waste temporary capping

As per the current practice on site, the active area of the landfill will be covered with daily cover. The near-horizontal working platform will be covered with soil and woodchip and the slope of the working face will be covered with synthetic cover sheets at the end of each working day. Daily soil/woodchip covers will be installed as areas of the landfill reach respective lift heights. These cover systems are used to minimise odour nuisance, facilitate gas extraction, contain litter, discourage scavenging birds and to provide a working platform for vehicles. Temporary synthetic low-permeability covers (intermediate capping) will be installed as areas of the landfill reach full height. Temporary synthetic covers are designed to facilitate odour control, to minimise leachate generation and to allow differential settlement to occur prior to installing the final landfill cap. These practices will continue for future residual non-stabilised waste inputs.

Stabilised and inert waste temporary capping

Capping systems over stabilised and inert wastes will adopt similar approaches albeit that odour and landfill gas will not be generated. 2.3.8.3 Permanent engineered cap
The final permanent engineered cap makeup will be in accordance with the existing IE Licence (W0146- 04) for the site and is subject to EPA approval. The proposed expanded landfill body will have a final post settlement contour height of 85 mOD (aligning with the existing permitted post settlement contour height of the active landfill). A fully engineered cap will be placed over all wastes within 12 months of wastes reaching the pre-settlement final contours. This cap will comprise an under liner geo-composite for management of gas and/or leachate, a 1 mm fully welded LLDPE liner, sub-surface drainage layer, subsoil layer and topsoil layer. The overall thickness of the soil layers will be 1 m in accordance with the requirements of the licence. Surface drainage swale outfalls will convey storm runoff from the permanent cap to one of two surface water attenuation ponds, to the north or south of the site, respectively. Please refer to Section 2.2.3.1. Permanent capping will take place on a phased basis as landfill cells are filled. Phasing is discussed further in Section 2.4.7. Landscaping on the cap will comprise an amenity / meadow grass. Following completion of the cap, the landfill will enter the aftercare phase, which will be undertaken in accordance with the IE

Licence (W0146- 04) and Closure, Restoration and Aftercare Management Plan (CRAMP) for the facility.

10. Aftercare Works (as per EIAR)

Final capping of the landfill (in accordance with Condition 10.7 of the licence), and closure plan validation will trigger the commencement of aftercare. A waste licence review application will be made in or around the time that the aftercare is identified and commenced. The review application will have regard to:

- The management structure at the facility
- The removal of redundant facility infrastructure
- Changes to the monitoring regime
- Modification to the annual charge paid under Condition 12 of the licence.
- Aftercare will include the management of:
 - Landfill gas
 - Leachate
 - Environmental monitoring
 - Ongoing inspection and maintenance

Aftercare Management will continue in line with the facilities IED Licence until such time that it can be shown that there is no continuing risk to the environment. The facilities IED Licence cannot be surrendered until such time as this is shown and agreed with the EPA.

Landfill gas will continue to be produced in the landfill many years after closure. Landfill Gas utilisation is active at the site, there are currently 4 Landfill Gas engines, generating approximately 13,000 MWh (annual) of electricity for export to the national grid. Back-up flaring is carried out as necessary in response to outages of the engines, or in support of the engines should gas exceed the capacity of the engines, to reduce the potential for the nuisance effect of the landfill gas.

It is likely that the gas utilisation operation will continue for some years after landfilling ceases. The management and maintenance of the landfill gas utilisation plant will be on the basis of a specialist contract with an approved service provider, with additional engines or flaring capacity being provided as necessary in response to any increased gas generation.

5.0 PLANNING POLICY

3.1 EU Directives and Policies

3.1.1 Council Directive 1999/31/EC on the Landfilling of Waste

The overall objective of this Directive is to tightly define and unify the nature of acceptable landfill usage, by reducing and minimising the potential environmental impacts which may otherwise occur at any point in the life-cycle of a landfill. As well as technical standards, the Directive also contains binding obligations for an EU-wide reduction of the use of landfill as an option for the disposal of biodegradable municipal waste (BMW). It contains specific reduction targets for biodegradable waste which

must be applied nationally. However, considering the closure of a significant number of landfill facilities in recent years, the combined capacities of landfills currently operating, and that will continue to operate, will be less than the applicable target values.

3.1.2 Council Directive 2008/98/EC on waste (and repealing certain Directives)

Directive 2008/98/EC has been implemented in Ireland through the European Communities (Waste Directive) Regulations 2011 (S.I. 126 of 2011), as amended. Therefore, the waste hierarchy and the concepts of self-sufficiency and proximity, are legislative requirements in Ireland.

In December 2015, the EU adopted the Circular Economy Package. This package included legislative proposals on waste, with long term targets to reduce landfilling and increase recycling and reuse. The new Landfill Directive (EU) 2018/850 outlines several proposals including the implementation of measure by Member States to ensure that by 2035 the amount of municipal waste landfilled is reduced to 10% of the total amount of municipal waste generated (by weight).

3.2 National and Regional Planning and Waste Management Policy

3.2.1 National Planning Policy

Project Ireland 2040: The National Planning Framework

Project Ireland 2040: The National Planning Framework (NPF) published in February 2018, sets out the preliminary high-level, strategic planning and development for the country over the next 20+ years, to ensure that growth is economically, socially and environmentally sustainable in line with population growth.

Section 9.2: Resource Efficiency and Transition to a Low Carbon Economy provides details regarding the plan's objective to move towards a circular, bio economy:

“Ireland is advancing its development as a circular economy and bio economy where the value of all products, materials and resources is maintained for as long as possible and waste is significantly reduced or even eliminated. Further developing the circular economy will require greater efficiency with raw materials, energy, water, space and food by constantly reusing natural resources wherever possible and where smartly-designed products based on alternative plastic feedstock and recyclable materials will form the basis of smart material cycles, in order to create less waste and reduce resource consumption. A recycling rate of 65% has been proposed by the European Commission for 2030 for the Circular Economy Package.”

In managing our waste needs, the NPF supports circular economy principles that minimise waste going to landfill and maximise waste as a resource. This means that prevention, preparation for reuse, recycling and recovery are prioritised in that order, over the disposal of waste.

National Policy Objective 56 of the NPF provides to:

“Sustainably manage waste generation, invest in different types of waste treatment and support circular economy principles, prioritising prevention, reuse, recycling and recovery, to support a healthy environment, economy and society.”

Furthermore, the NPF reaffirms the role of waste management and capacity under Section 9.1: Environmental and Sustainability Goals:

“Adequate capacity and systems to manage waste, including municipal and construction and demolition waste in an environmentally safe and sustainable manner and remediation of waste sites to mitigate appropriately the risk to environmental and human health.”

Revised National Planning Framework (NPF) 2025

The NPF states that:

“Ireland has actively improved its waste management systems, but we remain heavily reliant on export markets for the treatment of residual, recyclable and hazardous waste. A population increase of around one million people, alongside economic growth to 2040, will increase pressure on waste management capacity, as consumption is still a key driver of waste generation. While the ultimate aim is to decouple, as much as possible, consumption from waste generation over time, additional investment in waste management infrastructure, and in particular different types of waste treatment, will be required.”

NPO 67 states that it is an objective to:

“Support the circular and bio economy, including in particular through greater efficiency in land and materials management, promoting the sustainable re-use and refurbishment of existing buildings and structures, while conserving cultural and natural heritage, the greater use of renewable resources and by reducing the rate of land use change from urban sprawl and new development”. [Our emphasis.] The NPF seeks “adequate capacity and systems to manage waste in an environmentally safe and sustainable manner”.

The Proposed Development seeks to undertake development works for and within the existing site so that minimal land use change occurs while enabling retention of natural heritage assets that might be compromised on de novo sites, which is consistent with NPO 67.

By accepting a variety of waste types from several regions, proper materials management is actively achieved, thereby supporting a “healthy environment, economy and society.”

Regarding resource efficiency and transition to a low-carbon economy, the NPF states that: *“The extent to which we prioritise brownfield over greenfield use, encourage the use and reuse of buildings in urban and rural areas, and reduce sprawl, will all help to*

increase the efficiency of land use and the pace of soil sealing, i.e. the covering of the ground by an impermeable material which can result in soil degradation”.

National Waste Management Plan for a Circular Economy 2024–2030

The recently published National Waste Management Plan for a Circular Economy 2024–2030 states that

“... the existing capacity of 1.68 million tonnes potentially increasing to 1.74 million tonnes in 2025 but then reducing again with the closure of the Ballynagran Landfill from 2027 and Drehid from 2028.”

The Plan also states:

“The business-as-usual MSW scenario ... predicts continued growth in MSW generation in the short term to reach up to 3.5 million tonnes by the end of the Plan period in 2030 (a 10% increase from 2020).”

Climate Action Plan (CAP) 2025

The Climate Action Plan 2025 is the third statutory update to Ireland’s Climate Action Plan under the Climate Action and Low Carbon Development (Amendment) Act 2021. Following the introduction in 2022 of economy-wide carbon budgets and sectoral emissions ceilings, the plan implements legally binding, department-specific carbon budgets for the first time. 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.

Eastern and Midlands Regional Assembly Regional Spatial Economic Strategy 2019 - 2031

The EMRA RSES states that

“Alignment of growth with enabling infrastructure to promote quality infrastructure provision and capacity improvement, in tandem with new development and aligned with national projects and improvements in water and wastewater, sustainable energy, waste management and resource efficiency”.

RPO 10.25 states;

“Development plans shall identify how waste will be reduced, in line with the principles of the circular economy, facilitating the use of materials at their highest value for as long as possible and how remaining quantum’s of waste will be managed and shall promote the inclusion in developments of adequate and easily accessible storage space that supports the separate collection of dry recyclables and food and shall take account of the requirements of the Eastern and Midlands Region Waste Management Plan.”

Meath County Development Plan 2021-2027

Meath County Development Plan 2021-2027 sets out the Council's policy and objectives for development of the County through 2027.

The objective of Zoning Category 'RA' - Rural Areas, in which the site is located, is

“to protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage.”

INF POL 61 of the Plan states that it is policy:

“To facilitate the implementation of National Waste Legislation, National and Regional Waste Management Policy and the circular economy.”

INF POL 63 states that it is policy:

“To encourage the development of waste infrastructure and associated developments in appropriate locations, as deemed necessary in accordance with the requirements of the current Eastern Midlands Region Waste Management Plan and the Draft Waste Facility Siting Guidelines 2016 (when finalised) or any subsequent replacement guidelines.”

6.0 PRINCIPLE OF DEVELOPMENT

Ireland's municipal waste generation is projected to rise to 3.8 million tonnes by 2030 and potentially 4.5 million tonnes by 2040. As stated, not all waste can be recycled and non-recyclable municipal waste must be managed, despite EU Directive 2018/850 targets to reduce municipal solid waste by no more than 10%.

National landfill demand is currently 400,000 tonnes per year with a combined national capacity of c.458,000 across the existing 3 facilities.

There has been a steady decline in the existence of landfill sites in Ireland to the three no., remaining facilities, whereby aside from the application site, permission for one of these will expire mid-2026, whilst securing an environmental licence for the other is as yet pending. Additionally, the inescapable fact that not all waste can be recycled must be addressed. This includes soils, ash, non-recyclable construction and demolition materials, grit, etc. It is noted that Incinerated Bottom Ash is accepted at Knockharley from the Indaver and Poolbeg facilities.

Factors such as population growth, economic expansion, reduced waste exports and unplanned closures of waste treatment mean Knockharley will reach full capacity by 2029 (3 years earlier than anticipated since the time that the previous application was lodged). The additional void space will extend the operational life of the site for another c.20 years.

There will be no increase to the site's permitted annual acceptance. Acceptance of waste up to an overall total 440,000 tonnes per annum will be maintained.

Having examined these factors in conjunction with the relevant policies and objectives, the Planning Authority is of the view that the applicant has demonstrated a need and requirement for the proposed development. Further, there is an existing established and permitted landfill facility onsite which has been operating for the past 15 years and which is subject to EPA Guidelines and licence. Therefore, it is considered that the principle of the proposed development is acceptable, subject to compliance with all other environmental and planning requirements.

7.0 REVIEW OF ENVIRONMENTAL IMPACT ASSESSMENT REPORT

A review of the submitted EIAR has been undertaken by Meath County Council, with the following noted;

Biodiversity

It is unclear if forestry under the relocated power lines requires removal and if 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.

It is proposed that '4.04 ha' of native woodland will be established off site to compensate for forestry loss. It would be appropriate to map this location and include the planting of this in the EIAR and NIS. The planting of forestry on a site as the potential to significantly effect QI, if for example, it was planted on a grassland site utilised by ex-situ feeding QI wintering birds.

Surface Water

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.

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.

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.

8.0 REVIEW OF NATURA IMPACT STATEMENT

Having reviewed the submitted Natura Impact Statement (NIS), the Planning Authority is satisfied that the author has adequately screened out potential for significant effects within an appropriate Zone of Influence and provided adequate scientific data, field data and evidence for same.

However, the NIS 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.

Likewise, operational phase mitigation measures for the landfill are not addressed within the NIS. Mitigation measures such as the collection and onsite treatment/ offsite 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.

9.0 PLANNING ASSESSMENT

Having examined the report, plans and documentation submitted with this application, the Planning Authority has the following comments and observations to make, and requests the following Further Information:

9.1 Tree Felling

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.

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 sequestration is implemented.

9.2 Transmission Towers

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 more clear contextual representation of the amendments on the site, i.e. new berms and transmission towers.

Transmission towers will increase from 3 no. to 7 no. at a height of c. 26m which should ideally be clearly represented.

9.3 Flooding

The applicant is requesting permission for the expansion of the existing landfill facility at the existing Knockharley Landfill which is classified as a 'highly vulnerable development'.

With reference to Meath County Council's MapInfo flood mapping and the OPW CFRAMS and NIFM flood mapping for the relevant area, the access road to the proposed development site is partially situated in Flood Zone A where the probability of flooding is greater than 1% from fluvial flooding; i.e. it is at high risk of flooding and Flood Zone B where the probability of flooding is between 0.1% and 1% from fluvial flooding; i.e. it is at medium risk of flooding. The aforementioned guidelines state that a Site-Specific Flood Risk Assessment (SSFRA) should be submitted and that the 'Development Management Justification Test' be applied.

The applicant has submitted a SSFRA, and we have reviewed same. The applicant is proposing to divert a section of the Knockharley Stream as part of the proposed development. A previous planning application for the subject site had determined that compensatory storage was required from flooding associated with the Knockharley stream. It would appear that the compensatory storage area is to be developed and the applicant proposes to construct some earthen berms north of the Knockharley stream.

Therefore, the applicant shall submit a revised SSFRA and carry out updated hydraulic modelling of the Knockharley stream and agree in writing with the planning authority suitable compensatory storage.

9.4 Surface Water Treatment & Disposal

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

9.5 Water Quality

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

9.6 Traffic & Transportation

Meath County Council's Transportation Department has stated that there is no objection to the development on the basis of the following;

The applicant has proposed an extension to the existing landfill facility at Knockharley which will allow for the continued landfill operations at the site.

Access/egress will be via established routes. The applicant has submitted an Environmental Impact Assessment Report and has outlined proposals from a transportation perspective in Chapter 13: Material Assets – Traffic and Transportation.

The applicant has demonstrated that the likely impact on the existing road network due to this expansion is negligible. In terms of traffic generation, the proposed development is for continuation of operations at an existing operational landfill site which will be accessed via an existing direct access ghost island junction on N2. The assessments provided in this chapter of the EIAR demonstrate that the facility is expected to generate relatively low levels of additional vehicular traffic, and importantly, the nature of the proposed use involves controlled and scheduled vehicle movements, which will be distributed across the day and managed to avoid peak traffic periods.

In this context, the proposed development is consistent with the objectives of MOV-OBJ-26, as it does not generate significant additional traffic, and will not reduce the level of safety, the strategic transport function, the capacity or efficiency of national roads, motorways. Detailed assessments show that the development traffic does not impact significantly on the operation of the N2 and will not reduce the level of service at associated junctions. The proposal complies with the intent of the policy and does not undermine N2 strategic function.

The Applicant has confirmed that a Construction Traffic Management Plan (CTMP) will be prepared and agreed with the local authority in advance of works commencing via compliance with a relevant condition in the event of a grant of permission. Construction HGV routes will be defined to avoid local residential areas and sensitive receptors, with access limited to designated

haul routes which exclude the use of the R150 between Kentstown Village and O'Brien's Cross on the N2. 3 Construction deliveries will be scheduled to avoid local network peak hours where possible. Wheel-wash facilities will be used where necessary to prevent deposition of mud or debris on public roads. All construction vehicles will be required to comply with safety standards, including visible identification, reversing alarms, and, where relevant, banksmen assistance for manoeuvres

Meath County Council's Transportation Department has no objection to the proposed development subject to the applicant being conditioned to the following:

The applicant shall submit a Construction Stage Traffic Management Plan for agreement with Meath County Council prior to commencement.

Reason: In the interest of orderly development.

10.0 CONCLUSION & RECOMMENDATIONS

The Planning Authority consider An Coimisiún Pleanála request the following additional information in relation to the development: -

Biodiversity

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.
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.
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.
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.

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.

Appropriate Assessment

6. 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.
7. Operational phase mitigation measures for the landfill are not addressed within the NIS. Mitigation measures such as the collection and onsite treatment/ offsite 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.

Flood Risk

8. 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.

Surface Water Treatment & Disposal

9. 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;
 - (i) 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.
 - (ii) 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.
 - (iii) The applicant shall submit detailed cross sections of the proposed watercourse diversion including all invert levels, proposed finished ground levels and existing ground levels. The
 - (iv) The applicant shall submit detailed design for the proposed swales including invert levels, top of bank levels and existing swale connection/outfall details.
 - (v) 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.
 - (vi) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GSDSDS) Regional Drainage Policies Volume 2, for New Developments.
 - (vii) All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

Water Quality

10. Meath County Council Environment Flooding-Surface Water Section recommends that Further Information be sought from the applicant as follows;
- (i) 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.
 - (ii) 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.

Woodland / Tree Felling

11. 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.
- (i) 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.

Transmission Towers

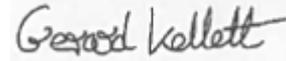
12. The proposal includes for construction of 7 no. new transmission towers. The new towers will range from approximately 21m to 26m, in height (measured from internal, more elevated ground levels). Section drawings show one example of a tower which extends to c.23m high from ground level. Given that 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.

PLANNING CONDITIONS

It is the view of Meath County Council that it is not considered appropriate to detail planning conditions in this report due to the additional information which is required. It is recommended that such information and conditions may be discussed with ACP at the relevant time if the Coimisiún is of the view that the development should proceed following submission of further information.



Lisa Carroll
Executive Planner



Gerard Kellett
Senior Executive Planner



Senior Planner
Alan Russell



Gareth Mc Mahon
Director of Service



Kieran Kehoe
Chief Executive

Knockharley Landfill Strategic Infrastructure Development

Agenda Item 5.3.2

To receive the Chief Executive's Report in accordance with Section 37E(4) of the Planning and Development Act, 2000 – 2023, in relation to a Strategic Infrastructure Development application made to An Coimisiún Pleanála, reference ACP-323977-25, for proposed expansion of the existing landfill facility at the existing Knockharley Landfill in the townlands of Knockharley, Flemingstown and Tuiteerath, Navan, Co. Meath.



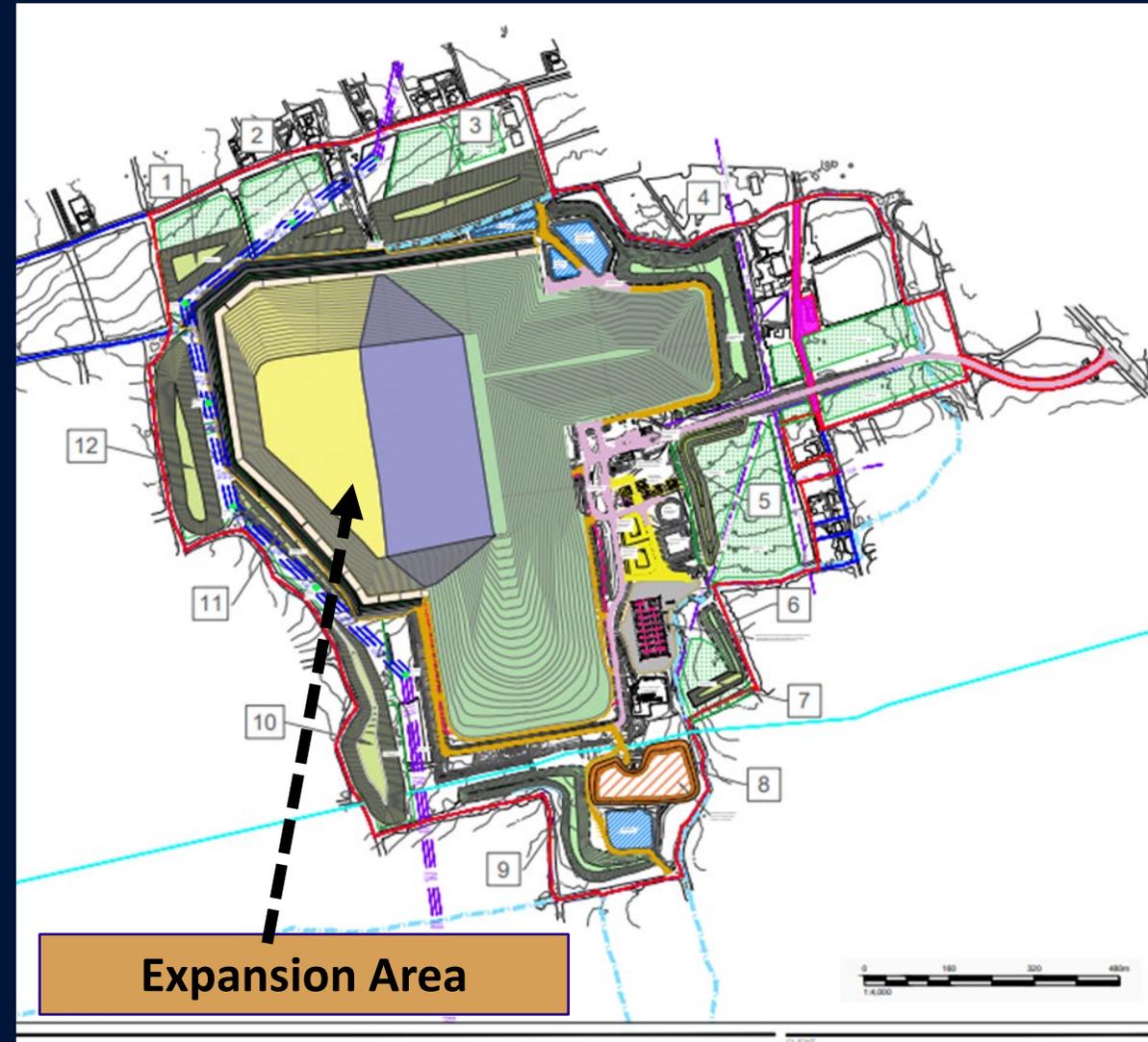
CHIEF EXECUTIVE'S REPORT

- Application made by *Knockharley Landfill Limited* was received by An Coimisiún Pleanála on 17th December 2025.
- An Coimisiún Pleanála is the decision maker.
- Section 37(E)(4) of the Planning and Development Act 2000-2023 requires the Chief Executive of the Planning Authority to submit a report to An Coimisiún Pleanála.
- Report must address the effects of the proposed development on the environment and / or proper planning and sustainable development of the area, having regard in particular to the matters specified in Section 34(2).
- Meath County Council to issue a report on the proposal by 5th March 2026



PROPOSED DEVELOPMENT SUMMARY

- The footprint of the proposed landfill expansion area is approximately 17.68 hectares.
- There will be no increase to the site's annual waste quantum acceptance.
- It is proposed to accept waste until the additional landfill cells are full. This is anticipated to allow an additional 20 years maximum of operation.
- Realign overhead lines and diversion of a section of the Knockharley Stream.
- New screening berms, felling and replanting of trees



PROPOSED DEVELOPMENT RATIONALE

- Number of operational landfill sites has dropped from 126 in 1998 to 3 by 2024 (Knockharley, Drehid, Ballynagran). Knockharley is of National and Regional importance and fulfils a significantly important role in terms of key infrastructure in dealing with waste in Ireland.
- Landfill remains a critical component of Ireland's waste management infrastructure. Incinerator Bottom Ash is accepted at Knockharley from the *Indaver* and *Poolbeg* facilities. Not all waste streams can be recycled
- Factors such as population growth, economic expansion, reduced waste exports and unplanned closures of waste treatment mean Knockharley will reach full capacity by 2029 (3 years earlier than anticipated). The proposed expansion will extend the operational life of the site.



PLANNING RECOMMENDATION

Based on examination of the documents accompanying this application, it is the Executive's considered view that the proposed development as presented requires further information in order for a full and thorough assessment to be completed before a final decision can be made by ACP.

Further Information Requested;

- More detailed information required in the NIS & EIAR in relation to quantum of tree felling and planting, works required to Knockharley Stream and phasing of same, collection and treatment of leachate (page 21/22)
- Methodology for the proposed diversion of the Knockharley Stream and more details on flood modelling and flood storage required (page 22)
- More details on surface water management and run-off (page 23)
- More contextual elevations required for increased number of transmission towers (page 24)



ROLE OF ELECTED MEMBERS

- In accordance with Section 37 (E) of the Planning & Development Act the Elected Members of Meath County Council have an opportunity to attach recommendations to this report if they so wish.
- The views of the Members shall be recorded by the Meeting's Administrator and if the Members are so disposed, they may by resolution agree to attach a record of their recommendations to the report of the Chief Executive which will subsequently be forwarded to An Coimisiún Pleanála by **5th March 2026** deadline .

Questions

