

An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

Our Ref: P21-150/RD

01/12/2022

**Re: Planning Application for the construction and operation of an expanded Materials Recovery Facility at Unit 1, Cappogue Industrial Park, Ballycoolin Road, Cappogue, Dublin 11, and lands to the south of this address that fall across both the townlands of Cappogue and Dunsink, south of the Ballycoolin Road, Dublin 11.**

To whom it may concern,

Please find enclosed a planning application for development at a site at Unit 1, Cappogue Industrial Park, Ballycoolin Road, Cappogue, Dublin 11, and lands to the south of this address that fall across both the townlands of Cappogue and Dunsink, south of the Ballycoolin Road, Dublin 11.

The applicant is Padraig Thornton Waste Disposal Ltd. T/A Thorntons Recycling. Fehily Timoney and Company (FT) were appointed by the applicant to prepare and lodge this application on their behalf.

The application is being made following receipt of notice from the Board dated 5<sup>th</sup> April 2022 under section 37B(4)(a) of the Planning and Development Act, as amended, that it is of the opinion that the proposed development falls within the scope of paragraphs 37A(2)(a) and (b) of the Act, and accordingly, the Board has decided that the proposed development would be strategic infrastructure within the meaning of Section 37A of the Planning and Development Act 2000, as amended.

### **Description of the Proposed Development**

The description of the proposed development is presented hereunder:

*In accordance with Section 37E of the Planning and Development Act 2000, as amended, Padraig Thornton Waste Disposal Ltd. t/a Thorntons Recycling gives notice of its intention to make an application for permission to An Bord Pleanála for the following proposed development at Unit 1, Cappogue Industrial Park, Ballycoolin Road, Cappogue, Dublin 11, and lands to the south of this address that fall across both the townlands of Cappogue and Dunsink, south of the Ballycoolin Road, Dublin 11.*

*Padraig Thornton Waste Disposal Ltd. T/A Thorntons Recycling intends to apply for planning permission to expand an existing Materials Recovery Facility (MRF). The existing MRF is situated at Unit 1, Cappogue Industrial Park, Ballycoolin Road, Cappogue, Dublin 11. The proposed development will involve the construction and operation of an expanded Materials Recovery Facility at a development site (3.38 ha in size) which falls across the townlands of Cappogue and Dunsink, south of the Ballycoolin Road, Dublin 11.*

*The proposed expanded facility will accept and process up to 300,000 tonnes per annum (tpa) of waste material, to include:*

- 100,000 tpa of residual municipal solid waste (rMSW).
- 50,000 tpa food waste.
- 100,000 tpa construction and demolition (C&D) Waste.
- 50,000 tpa mixed dry recyclable (MDR) waste.

*The proposed development will consist of the following:*

1. *Demolition of one annex of the existing building on-site (226 m<sup>2</sup>, 9.46 m in height) and the removal of an existing weighbridge.*
2. *Clearance of lands to the south of the existing waste facility.*
3. *Culverting of an existing surface water drain traversing the site.*
4. *Development of a new second entrance ca. 35 m south of the existing site entrance to accommodate vehicles accessing and egressing the proposed facility.*
5. *Upgrade and expansion of the existing building on-site, to be referred to MRF 1 (2,659 m<sup>2</sup>, to a maximum height of 12.48 m).*
6. *Development of a new building on-site, to be referred to as MRF 2 (1,735 m<sup>2</sup>, to a maximum height of 13.65 m).*
7. *Development of a new building on-site, to be referred to as MRF 3 (4,320 m<sup>2</sup>, to a maximum height of 13.85 m).*
8. *Development of ancillary infrastructure including:*
  - a. *advertising signage (8 m x 2 m) on the southern and western façades of the MRF 3 building and on the southern façade of the southern façade of the MRF 1 building,*
  - b. *internal site roads, parking and skip storage,*
  - c. *an administration building (272 m<sup>2</sup>, to a maximum height of 6.96 m),*
  - d. *2 no. at-grade weighbridges and a weighbridge office (18.5 m<sup>2</sup>, 3.3 m in height),*
  - e. *an electrical sub-station (23 m<sup>2</sup>, 2.98 m in height),*
  - f. *a vehicle workshop (519 m<sup>2</sup>, to a maximum height of 8.44 m),*
  - g. *a vehicle refuelling facility adjoining the vehicle workshop, with an internal 45 m<sup>3</sup> bunded diesel storage tank,*
  - h. *a vehicle wash (176 m<sup>2</sup>, 5.24 m in height),*
  - i. *perimeter fencing (2.4 m in height), gate access and perimeter landscaping (ca. 6 - 8 m in height),*
  - j. *site services,*
  - k. *surface water management infrastructure, including an overground rainwater harvesting tank (with a floor area of 86.6 m<sup>2</sup> and a capacity of 470 m<sup>3</sup>),*
  - l. *fire pumps and a fire-fighting and control system,*
  - m. *a traffic management system,*
  - n. *an odour abatement system, with a 20 m high stack.*

## **Public Notice**

Two newspaper notices pertaining to the proposed development were published in The Irish Daily Mail and The Irish Daily Star on 01/12/2022 respectively. The site notice pertaining to the proposed development was erected as appropriate at three locations in the vicinity of the site on 01/12/2022 (one at Cappogue Industrial Park access road, one at Barn Lodge Grove, and one at Ballycoolin Road).

## **Planning Application Fee**

The fee for this planning application, which comes to a sum of €100,000 was paid on 27/10/2022. Evidence of fee payment has been enclosed with this planning application.

## Enclosures

Please find the following enclosed within the online application form:


1. A Planning Application Form for the proposed development, with the following schedules attached:
  - Schedule 1 – Schedule of Drawings
  - Schedule 2 – Fingal County Council Letter of Consent
  - Schedule 3 – Newspaper Notices
  - Schedule 4 – Site Notice
  - Schedule 5 – Details of Pre-application, Stakeholder and Public Consultation
  - Schedule 6 – Details of Prescribed Body Notification
  - Schedule 7 – EIAR Portal Confirmation Notice
  - Schedule 8 – Evidence of Application Fee Payment
2. An Environmental Impact Assessment Report (EIAR) for the proposed development, which includes the following:
  - Volume 1: Non-technical Summary
  - Volume 2: Main Body of the EIAR
  - Volume 3: EIAR Appendices
  - Volume 4: Planning Drawings (as identified in Schedule 1 to the Planning Application Form)
3. An Appropriate Assessment Screening Report for the proposed development.
4. An ESRI shapefile of application site boundary in the ITM co-ordinate reference system.

As requested by the Board, 2 no. hard copies and 7 no. electronic copies (provided on USB) are enclosed. A project website has been developed and all the above documents can be viewed at [www.thorntons-cappogue.com](http://www.thorntons-cappogue.com)

## Concluding Remarks

I trust that all is to your satisfaction.

Yours sincerely,



Richard Deeney  
for and on behalf of **Fehily Timoney and Company**