

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: | In accordance with section 37E of the Planning and Development Act 2000 (as amended). 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. |
|--|---|

2. **Applicant:**

| | |
|-------------------------|---|
| Name of Applicant: | Starrus Eco Holdings Limited |
| Address: | Panda Waste Managements Solutions, Ballymount Road Upper, Dublin 24. |
| Telephone No: | 01 829 8992 |
| 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, Brian Bolger. |
| Registered Address (of company) | Starrus Eco Holdings Limited, Ballymount Road Upper, Dublin 24. |
| Company Registration No. | 527552 |
| Telephone No. | 01 829 8992 |
| Email Address (if any) | David.tobin@beauparc.ie |

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

| | |
|------------------------|--|
| Name: | Brian Minogue, Tom Phillips + Associates |
| Address: | 80 Harcourt Street, Dublin 2 |
| Telephone No. | (01) 478 6055 |
| Mobile No. (if any) | 089 6020604 |
| 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: [X] 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: | Colin Bolger |
| Firm / Company: | ORS |
| Address: | Herbert House, Suite: G04 - Iconic Offices, Harmony Row, Dublin 2 |
| Telephone No: | (01) 524 2060 |
| Mobile No: | 086 339 0666 |
| Email Address (if any): | c.bolger@ors.ie |

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.

| Architecture | Drawing No. | Scale | Rev no. | Page Size |
|------------------------------|--------------------------------|---------|---------|-----------|
| Site Location Plan 1:2500 | 221244-ORS-ZZ-00- DR-AR-100 | 1:1000 | P01 | A3 |
| Record Place Map | 221244-ORS-ZZ-00- DR-AR-101 | 1:10560 | P01 | A3 |

| | | | | | |
|---|----------------------------|----------|-----|-----|--|
| Existing Site Layout | 221244-ORS-ZZ-00-DR-AR-200 | 1:500 | P02 | A2 | |
| Existing Plans and Elevations | 221244-ORS-ZZ-00-DR-AR-201 | 1:200 | P02 | A1 | |
| Proposed Site Layout | 221244-ORS-ZZ-00-DR-AR-203 | 1:500 | P06 | A2 | |
| Proposed Ground Floor Plan | 221244-ORS-ZZ-00-DR-AR-204 | 1:200 | P06 | A1 | |
| Proposed Roof Plan | 221244-ORS-ZZ-00-DR-AR-205 | 1:200 | P06 | A1 | |
| Proposed Elavations, Acoustic Barrier, Weighbridge & Substation | 221244-ORS-ZZ-00-DR-AR-206 | 1:200 | P06 | A1 | |
| Proposed Traffic Layout | 221244-ORS-ZZ-00-DR-TR-700 | 1:250 | P02 | A1 | |
| | | | | | |
| Engineering | | | | | |
| Proposed Civils Services Drainage Layout | 221244-ORS-ZZ-00-DR-C-400 | 1:250 | P02 | A1 | |
| Proposed Storm Water & Foul Sewer Longitudinal Sections | 221244-ORS-ZZ-XX-DR-C-410 | 1:500 | P02 | A1 | |
| Typical Attenuation Tank & SuDS Drainage System Details | 221244-ORS-ZZ-XX-DR-C-421 | AS SHOWN | P02 | A1 | |
| Autotrack Analysis | 221244-ORS-ZZ-00-DR-TR-730 | 1:500 | P02 | A1 | |
| Visibility Sightlines at Proposed Entrance Junction | 221244-ORS-ZZ-00-DR-TR-731 | As Shown | P01 | A1 | |
| Proposed Civils Service Watermain Layout | 221244-ORS-ZZ-00-DR-C-401 | 1:250 | P01 | A1 | |
| Typical Manhole Details | 221244-ORS-ZZ-XX-DR-C-420 | 1:20 | P01 | A1 | |
| | | | | | |
| Landscape Architecture | | | | | |
| Landscape Proposal Sheet 1 | 23/ORS/SEHL/001 | 1:250 | - | A0 | |
| Landscape Proposal Sheet 2 | 23/ORS/SEHL/002 | 1:100 | - | A0 | |
| Green Space Factor Calculation | 23/ORS/SEHL/003 | N/A | N/A | N/A | |

6. Site:

| | | |
|---|---|--|
| Site Address / Location of the Proposed Development (as may best identify the land or structure in question) | Starrus Eco Holdings Limited, Ballymount Road Upper, Dublin 24. | |
| Ordnance Survey Map Ref No. (and the Grid Reference where available) | Map Sheets: 3327-12, 3327-13, 3327-17, 3327-18 ITM – 709601, 730351 | |
| 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. Refer to TPA Cover Report and Attached USB | | |
| Area of site to which the application relates in hectares | 1.18 ha | |
| Site zoning in current Development Plan for the area: | EE – Enterprise and Employment related uses | |
| Existing use of the site & proposed use of the site: | Offices and Material Recovery Facility with a tonnage limit of 150,000 tonnes per year to a Materials Recovery Facility with a tonnage limit of 350,000 tonnes per year | |
| Name of the Planning Authority(s) in whose functional area the site is situated: | South Dublin 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. | | |
| No | | |

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: [] No: [X]</p> <p>If yes, please give details:</p> <p>The site is part of an existing materials recovery 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 or Refusal by Planning Authority / An Bord Pleanála |
|----------------------|---------------------------------------|--|
|----------------------|---------------------------------------|--|

Reg. Ref. YA.1638 – Grant from August 1984 for “*retention of refuse transfer station*”.

Reg. Ref. S94A/0203 – Grant from August 1994 for “*upgrade [to] their existing waste handling facility*”.

Reg. Ref. S96A/0282 – Grant from August 1996 for “*alterations to previously approved ancillary office accommodation to waste handling facility (Reg. Ref. S94/0203) involving replacement of proposed single storey office building with two storey office building*”.

Reg. Ref. S98A/0288 – Grant from August 1998 for “*a two storey extension to existing office building and associated works*”.

Reg. Ref. SD20A/0076 – Grant from August 2020 for “*installation of roof mounted solar panels over an existing Waste Transfer/Recycling building and all associated site works and services; the proposed development relates to an activity covered by an existing Waste Licence issued by the Environmental Protection Agency*”.

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.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?

Yes: [] No:[X]

If yes please specify

An Bord Pleanála Reference No.: _____

9. Description of the Proposed Development:

| | |
|--|---|
| <p>Brief description of nature and extent of development</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.</p> <p>The development will consist of: demolition of all existing buildings, including a c. 1,648 sq m one-storey material recovery building (max height c. 10.9 m) and a c. 612 sq m two-storey administration office building (max height c. 8.2 m); construction of a 4,710 sq m one-storey material recovery building (max height 13.3 m) (the material recovery building will inter alia include an ancillary administration reception office, canteen, WCs, and storage); and a change of use (intensification) to increase the annual waste acceptance rate from 150,000 tonnes to 350,000 tonnes per year so as to expand the facility's recycling/recovery capacity.</p> <p>The development will also consist of: relocation of the facility's entrance some 20 m southeast; redirection of refuse vehicle route; relocation of weighbridges and waiting area in the path of the revised refuse vehicle route; relocation of skip storage and trailer parking to the northeast of the site; installation of an odour control unit to the rear (eastern corner) of the material recovery building (the unit will include an external flu 15.3 m in height above ground); construction of an ESB substation (max height 3.4 m); reduction in, and rearrangement of, car parking provision (from some 70 No. to 43 No. total car parking spaces, including the provision of 9 No. EV car parking spaces and 3 No. disabled car parking spaces (1 No. being a disabled and EV car parking space)); provision of 24 No. bicycle stands; a 4 m high acoustic wall located along the eastern boundary of the site; hard and soft landscaping; SuDS; boundary treatments; tree removal; tree planting; interim site hoarding; lighting; site services; and all ancillary works and services necessary to facilitate construction and operation.</p> <p>The application relates to development that comprises or is for the purposes of an activity requiring an Industrial Emissions Licence. The facility operates under an IE licence (No. W0039-02) issued by the Environmental Protection Agency (EPA). This application for permission is accompanied by an Environmental Impact Assessment Report (EIAR).</p> |
|--|---|

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 m² |
|------------------------------|--|
| 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 | 2,260sqm |
| Gross floor space of proposed works in m ² | 4,710sqm |
| 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) | 2,260sqm |

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 | N/A | N/A | N/A | N/A | N/A | N/A |
| Apartments | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Number of car-parking spaces to be provided | | Existing: N/A | Proposed: N/A | | Total: N/A | | |

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> | | |

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) |
| Offices and Materials Recovery Facility with a tonnage limit of 150,000 tonnes per year |
| Proposed use (or use it is proposed to retain) |
| Materials Recovery Facility with a tonnage limit of 350,000 tonnes per year |
| Nature and extent of any such proposed use (or use it is proposed to retain). |
| Increase in permitted tonnage limit – material intensification of use. |

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 |
| | 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 |
| | Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license? | X | |

| | | |
|---|--|---|
| Do the Major Accident Regulations apply to the proposed development? | | X |
| Does the application relate to a development in a Strategic Development Zone? | | X |
| Does the proposed development involve the demolition of any habitable house? | | X |

16. Services:

| |
|---|
| Proposed Source of Water Supply: |
| Existing connection: <input checked="" type="checkbox"/> New Connection: <input type="checkbox"/> Public Mains: <input checked="" 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 type="checkbox"/> Public Sewer: <input checked="" type="checkbox"/> Conventional septic tank system: <input type="checkbox"/> Other on site treatment system: <input type="checkbox"/> Please Specify: _____ |
| Proposed Surface Water Disposal: |
| Public Sewer / Drain: <input checked="" type="checkbox"/> Soakpit: <input checked="" type="checkbox"/> Watercourse: <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Please specify: Refer to ORS Drainage Report for detail on SUDs measures. |

17. Notices:

| |
|--|
| Details of public newspaper notice – paper(s) and date of publication |
| Copy of page(s) of relevant newspaper enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Irish Daily Star – 07/12/2023 Dublin Gazette – 07/12/2023 |
| Details of site notice, if any, - location and date of erection |
| Copy of site notice enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 1 No. site notice erected at site entrance on 07/12/2023 |
| Details of other forms of public notification, if appropriate e.g. website |
| website – www.ballymountsid.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: See appendix A of this Application Form Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Enclosed: See Appendix B of this Application Form Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> |


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 C | |

20. Application Fee:

| | |
|-------------|---|
| Fee Payable | €100,000 – See appendix A of the Tom Phillips + Associates Report |
|-------------|---|

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) |  |
| Date: | 11 December 2023 |

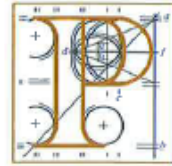
General Guidance Note:

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 - pre application consultations with ABP

Our Case Number: ABP-315276-22
Your Reference: Starrus Eco Holdings Ltd.



An
Bord
Pleanála

Tom Phillips Associates
80 Harcourt Street
Dublin 2
D02 F449

| | |
|--------------------------------------|-----------------|
| Tom Phillips & Associates | |
| Action: | FR 22-3155 |
| Date Rec'd: | 21 FEB 2023 |
| Project Ref & Planner: | Team GL/BM / LC |

Date: 20 February 2023

Re: Demolition of all existing waste processing buildings on site and construction of a new modernised multi-processing facility.
Panda Waste, Ballymount Road Upper, Ballymount, Dublin 24

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer further to the above-mentioned pre-application consultation request.

Please find enclosed a copy of the written record of the first meeting of the 14th February, 2023.

If you have any queries in relation to the matter please contact the undersigned officer of the Board.

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

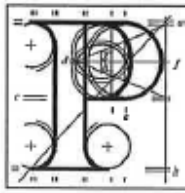
Yours faithfully,

Niamh Thornton
Executive Officer
Direct Line: 01-8737247

PC07

| | | |
|--------------------|---------|------------------|
| Teil | Tel | (01) 858 8100 |
| Glaos Áitiúil | LoCall | 1800 275 175 |
| Facs | Fax | (01) 872 2684 |
| Láithreán Gréasáin | Website | www.pleanala.ie |
| Ríomhphost | Email | bord@pleanala.ie |

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



An
Bord
Pleanála

Record of Meeting ABP-315276-22 1st meeting

| | | | |
|---|---|-------------------|------------|
| Case Reference / Description | Demolition of all existing waste processing buildings on site and construction of a new modernised multi-processing facility. Panda Waste, Ballymount Road Upper, Ballymount, Dublin 24 | | |
| Case Type | Pre-application consultation | | |
| 1st / 2nd / 3rd Meeting | 1 st | | |
| Date | 14/02/23 | Start Time | 11.00 a.m. |
| Location | N/A | End Time | 11.35 a.m. |

| |
|---|
| Representing An Bord Pleanála |
| Ciara Kellett, Director of Planning (Chair) |
| Kevin Moore, Senior Planning Inspector |
| Niamh Thornton, Executive Officer |
| Representing the Prospective Applicant |
| Brian Minogue, Tom Phillips & Associates |
| David Tobin, Beauparc |

The meeting commenced at 11.00 a.m.

The Board referred to the letter received from the prospective applicant requesting pre-application consultations and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Board; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters it wished to receive advice on from the Board. The Board mentioned general procedures in relation to the pre-application consultation process as follows:

- The Board will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Board will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Board and public consultations may also be directed by the Board.
- The Board may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or any legal proceedings.

Presentation by the prospective applicant:

The site of the proposed development is located just off the M50 motorway on Ballymount Road Upper, Dublin. The prospective applicant presented an aerial image of the site, showing an administration office building and existing waste facility. The existing facility has an annual capacity of 150,000 tonnes per annum (TPA). The site is zoned 'To provide for enterprise and employment related uses.

The prospective applicant provided a summary of the proposed development. It is intended to demolish all buildings onsite, relocate core administration functions to Bray, Co. Wicklow, construct a new waste processing shed and ancillary accommodation onsite and increase the annual waste processing capacity from 150,000TPA to 350,000TPA. It was stated that the initial pre-application consultation request was to increase capacity to 300,000TPA but that this had been revised to 350,000TPA.

The prospective applicant stated that the purpose of the proposed development is to maximise the potential of an existing underutilised site and to align with circular economy objectives. The prospective applicant stated that there is a current and growing waste capacity deficit in Dublin, for reasons including sustained economic growth and inward migration.

The prospective applicant described how waste processing is now an extremely complex recovery operation, the complexity of which will continue to grow to meet the needs of a circular economy. The prospective applicant presented an example of the processes, steps and locations involved in the processing of a skip of waste.

The prospective applicant stated that other waste recovery sites in Dublin, citing other sites in Ballymount and Cookstown, have been rezoned to REGEN 'to facilitate enterprise and/or residential-led regeneration'. It was stated that this loss of waste processing sites, due to rezoning, will further increase the waste capacity deficit in Dublin, which in turn increases the need for increased capacity at the prospective applicant's site.

The prospective applicant presented a draft layout plan. It was stated that the proposed facility would operate under a revised EPA licence and that the prospective applicant intends to retain surrounding vegetation along the site boundaries as much

as possible. The proposed development will include a range of sustainability features such as, roof solar panels, rainwater harvesting, LED lighting, and bat and bird boxes.

The prospective applicant stated that it will ensure that all relevant environmental concerns are considered and assessed, including traffic, air, noise and visual. Regarding traffic, it was stated that the traffic pattern will remain the same, with a likely double increase in volume. It is not expected that the effects will be significant. The prospective applicant stated that the air quality around the site is good and air flow into the building will result in negative pressure which will be included as part of the mitigation measures in the EIAR.

A consultation meeting was held with South Dublin County Council in September, 2022. The Council had suggested a green roof but the prospective applicant stated that it will prioritise solar panels on the roof as it considers this will achieve the best environmental outcome. The Council also advised of its preference for nature-based SUDS on site. The traffic department had no issue in principle with the development.

The prospective applicant stated that it considers the proposed development is SID as it is "An installation for the disposal, treatment or recovery of waste with a capacity for an annual intake greater than 100,000 tonnes".

Discussion:

The prospective applicant clarified, when asked, that the proposed development will allow for more processing of waste onsite as opposed to going off site for certain processes. A waste baling station will be provided, for example, which is currently carried out at a facility leased from Dublin City Council.

The prospective applicant confirmed that South Dublin County Council raised no issue in relation to zoning or the 24/7 nature of the operation.

The Board noted that there will be an intensification in the traffic volumes from/to the facility and advised that the management of this should be clearly set out in the EIAR.

The prospective applicant has screened out the need for an NIS.

It was clarified that a review of the EPA licence would be required for the site.

Regarding the three criteria under section 37A of the Planning and Development Act, 2000, as amended, the prospective applicant stated that it considers the proposed development meets all three criteria. Waste will be collected from more than one local authority, the provision of additional waste processing capacity is of national significance and aligns with regional guidelines and policy and the National Planning Framework.

Conclusion:

The record of the instant meeting will issue in due course and the prospective applicant can submit any comments it may have in writing or alternatively bring any comments for discussion at the time of any further meeting. The onus is on the prospective applicant to either request a further meeting or formal closure of the instant pre-application consultation process.

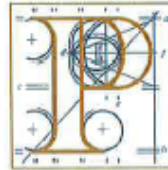
The meeting concluded at 11.35 a.m.



Ciara Kellett

Assistant Director of Planning

Our Case Number: ABP-315276-22
Your Reference: Starrus Eco Holdings Ltd.



**An
Bord
Pleanála**

Tom Phillips Associates
80 Harcourt Street
Dublin 2
D02 F449

| |
|--------------------------------------|
| Tom Phillips & Associates |
| Action: PR22-3155 |
| Date Filed: 10 MAY 2023 |
| Team: GL/BM/ |
| Project Ref & Planner: LC/CO |

Date: 09 May 2023

Re: Demolition of all existing waste processing buildings on site and construction of a new modernised multi-processing facility.
Panda Waste, Ballymount Road Upper, Ballymount, Dublin 24

Dear Sir / Madam,

Please be advised that following consultations under section 37B of the Planning and Development Act, 2000 as amended, the Board hereby serves notice under section 37B(4)(a) that it is of the opinion that the proposed development falls within the scope of paragraphs 37A(2)(a), (b) and (c) of the Act. 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. Any application for permission for the proposed development must therefore be made directly to An Bord Pleanála under section 37E of the Act.

Please also be informed that the Board considers that the pre-application consultation process in respect of this proposed development is now closed.

Attached is a list of prescribed bodies to be notified of the application for the proposed development.

In accordance with section 146(5) of the Planning and Development Act, 2000 as amended, the Board will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

In accordance with the fees payable to the Board and where not more than one pre-application meeting is held in the determination of a case, a refund of €3,500 is payable to the person who submitted the pre-application consultation fee. As only one meeting was required in this case, a refund of €3,500 will be sent to you in due course.

The attachment contains information in relation to challenges to the validity of a decision of An Bord Pleanála under the provisions of the Planning and Development Act, 2000, as amended.

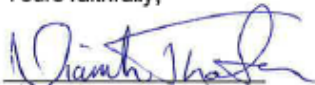
If you have any queries in relation to the matter please contact the undersigned officer of the Board.

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

| | | |
|---------------------------|----------------|------------------|
| Teil | Tel | (01) 858 8100 |
| Glaó Áitiúil | LoCall | 1800 275 175 |
| Facs | Fax | (01) 872 2684 |
| Láithreán Gréasáin | Website | www.pleanala.ie |
| Riomhphost | Email | bord@pleanala.ie |

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

Yours faithfully,



Niamh Thornton
Executive Officer
Direct Line: 01-8737247

PC09

Tel
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel (01) 858 8100
LoCall 1800 275 175
Fax (01) 872 2684
Website www.pleanala.ie
Email bord@pleanala.ie

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

Appendix B – schedule of prescribed bodies

List of Prescribed Bodies

- Minister for Housing Local Government and Heritage
- Minister for the Environment, Climate Action and Communications.
- Fingal Co. Council
- South Dublin Co. Council
- Dublin City Council
- Dún Laoghaire Rathdown Co. Council
- Eastern Midlands Waste Regional Office
- Irish Water
- Transport Infrastructure Ireland
- Environmental Protection Agency
- The Heritage Council
- An Taisce
- An Chomhairle Ealaíon
- Fáilte Ireland
- Irish Aviation Authority
- Health Service Executive

Appendix C – EIA Portal Confirmation

From: Housing Eiaportal [mailto:EIAportal@housing.gov.ie]
Sent: Wednesday 6 December 2023 08:02
To: jim@ocallaghanmoran.com
Subject: EIA Portal Confirmation Notice Portal ID 2023193

Dear Jim,

An EIA Portal notification was received on 06/12/2023 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 06/12/2023 under EIA Portal ID number 2023193 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2023193

Competent Authority: An Bord Pleanála

Applicant Name: Starrus Eco Holdings Ltd

Location: Ballymount Road Upper, Dublin 24 D24 E097

Description: Re-development of an existing waste management facility, comprising the demolition of a waste processing building and office, the construction of a new waste processing building and increasing the annual waste intake from 150,000 tonnes to 350,000 tonnes.

Linear Development: No

Date Uploaded to Portal: 06/12/2023

Kindest Regards,

Hugh Wogan,

EIA Portal team

—

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

—

T +353 (0) 1 888 2000