



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:	Section 37E Planning and Development Act 2000 (as amended) (on foot of consultation with ABP and notice served under Section 37B(4)(a))
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2. **Applicant:**

Name of Applicant:	Kilsaran Concrete Unlimited Company
Address:	Piercetown, Dunboyne, County Meath
Telephone No:	01 802 6391
Email Address (if any):	eftim.ivanoff@kilsaran.ie

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

Name(s) of company director(s):	E. D. McKeown, David P. McKeown, Derry P. McKeown, Roy McKeown, T. F. McCarthy, Padraic Hogan, Sean Keohane, Derek Duffy
Registered Address (of company)	Piercetown, Dunboyne, County Meath
Company Registration No.	23927
Telephone No.	01 802 6300
Email Address (if any)	eftim.ivanoff@kilsaran.ie

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

Name:	Derek Luby
Address:	SLR Consulting Ireland 7 Dundrum Business Park, Windy Arbour, Dublin D14 N2Y7
Telephone No.	01 296 4667
Mobile No. (if any)	087 226 7283
Email address (if any)	dluby@slrconsulting.com

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: [☒] No: [☐]

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

Eftim Ivanoff, Managing Director, Materials Recovery and Recycling

Phone: +353 (0)1 802 6300

Mobile: +353 (0)86 234 7400

5. Person responsible for preparation of Drawings and Plans:

Name:	Derek Luby
Firm / Company:	SLR Consulting Ireland
Address	7 Dundrum Business Park, Windy Arbour, Dublin D14 N2Y7
Telephone No:	(01) 296 4667
Mobile No:	(087) 226 7283
Email Address (if any):	dluby@slrconsulting.com
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	Ballinclare and Carrigmore townlands, Kilbride, Co. Wicklow	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	Ordnance Survey 6" (1:10,560) Mapping WW030 and WW031 ITM Co-ordinates 725250E 688990 N	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares	32.6ha	
Site zoning in current Development Plan for the area:	Unzoned / Open Zoning	
Existing use of the site & proposed use of the site:	Existing Quarry / Construction Materials Production Facility (activity suspended) Proposed Materials Recovery / Recycling Facility and Inert Landfill	
Name of the Planning Authority(s) in whose functional area the site is situated:	Wicklow 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 <input checked="" type="checkbox"/>	Occupier <input type="checkbox"/>
	Other <input type="checkbox"/>	<input type="checkbox"/>
Where legal interest is "Other", please expand further on your interest in the land or structure.		
Not Applicable		
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.		
Not Applicable		
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: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>If yes, please give details:</p> <p>Existing quarry permitted under Planning Ref. 14/2118 and 07/45, respectively (activity suspended)</p>

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [✓] 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
ABP 309991-21	Development and operation of an inert landfill facility to backfill the existing quarry to original ground level; progressive restoration of the backfilled quarry to long-term grassland / scrub habitat; establishment and operation of a construction and demolition waste recovery facility; installation and operation of a soil washing plant and all associated site works.	Refused by An Bord Pleanála
14/2118	<p>Permission for continued use of the quarry development under <i>Ref. 07/45</i> for 25 years;</p> <ul style="list-style-type: none"> • Extension to the quarry floor level of +1mOD over an extraction area of 16.5 hectares; • Permission for a concrete block manufacturing plant and concrete block manufacturing yard; Aggregate washing plant; • Replacement of existing septic tank; • Increase in product output from 70 to 150 loads per day; • All associated site works. 	Grant by Local Authority
07/45	<p>Continuation of stone quarry (13.4 hectares) including extraction areas, processing areas, stockpiling areas, stone crushing and screening plant, and;</p> <ul style="list-style-type: none"> • Concrete plant; • Macadam / asphalt plant; • Ancillary buildings and site infrastructure; • Extension of quarry to west (10.6 hectares) and • Increase of extraction depth to 25.00mOD 	Grant by Local Authority

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: [☒]

If yes please specify

An Bord Pleanála Reference No.: _____

9. Description of the Proposed Development:

Brief description of nature and extent of development	<p>The proposed development comprises</p> <ol style="list-style-type: none"> I. Installation and operation of a soil washing plant at the former concrete / asphalt yard to produce construction grade sand and gravel aggregate from imported excess soil and stone. The soil washing plant comprises a loading hopper, a number of soil screens in series with connecting conveyor systems, a primary wastewater treatment tank (thickener), a buffer tank holding sludge and recycled water, an elevated plate press and filter cake discharge area; II. Development and operation of a construction and demolition (C&D) waste recovery facility at an existing paved area to the west of the access road. This facility includes an industrial shed (portal frame structure with roof-mounted solar panels) to house crushing and screening equipment and process / recycle inert C&D waste (principally solid / reinforced concrete, bricks, ceramics and solid bituminous waste mixtures) and the use of external paved and surrounding hardstanding areas for the external handling and storage of both unprocessed and processed C&D wastes; III. Construction and operation of an inert landfill facility to backfill the existing quarry to 80mOD principally through disposal of approximately 6,500,000 tonnes of imported inert soil and stone waste, residual particulates / fines from the soil washing process and the use of non-waste natural (greenfield) soil by-product for engineering, capping and/or landscaping purposes; and IV. Progressive restoration of the backfilled quarry to long-term native woodland habitat. <p>The proposed development also provides for;</p> <ol style="list-style-type: none"> (i) Continued use of established site infrastructure and services including, site / weighbridge office, staff welfare facilities, surface water run-off and wastewater treatment systems, weighbridge, garage / workshop, wheelwash, hardstand areas, fuel and water storage tanks to service the proposed development; (ii) Clearance of vegetation and felling of a number of mature trees to facilitate widening of the internal site access road and make provision for off-road queuing of inbound HGVs within the application site boundary; (iii) Decommissioning of any remaining fixed plant and infrastructure associated with former rock extraction or concrete / asphalt production activities and the off-site removal of any waste materials or bulky wastes associated with former quarrying or production activities; (iv) Installation of a new weighbridge along the inbound lane of the quarry access road; (v) Installation of an additional wheelwash facility on the eastern side of the former concrete / asphalt yard; (vi) Modification / upgrade of existing drainage channel along the site access road, installation of silt trap and hydrocarbon interceptor to treat run-off and provision of additional pumping capacity to transfer run-off from existing surface water pond at site entrance to quarry sump (vii) Installation of a silt trap and hydrocarbon interceptor at the proposed C&D waste recovery facility to treat run-off prior to being pumped to the soil wash plant or surface water ponds elsewhere on site.
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	<ul style="list-style-type: none"> (viii) Installation of a sub-surface concrete wastewater holding tank (to supplement existing treatment capacity); (ix) Construction and establishment of an on-site (passive) wetland treatment system and associated drainage infrastructure to treat / polish water collected from the active backfilling / landfilling cells prior to its discharge off-site to the Ballinclare Stream; (x) Re-use of an existing storage shed as a dedicated waste inspection and quarantine facility to inspect and store suspect waste consignments as required. (xi) Re-alignment, upgrading and ongoing maintenance of internal haul routes across the application site; (xii) Temporary stockpiling of topsoil pending re-use as cover material for final restoration of the inert landfill / backfilled quarry void; (xiii) Implementation of a series of measures to enhance local biodiversity including the retention of habitats and features of biodiversity value (e.g. ponds, buildings), quarry face retention for nesting peregrine falcon, establishment of an artificial sand martin colony, creation of roost space / deployment of bird boxes for bats and creation of habitat / erection of bird nest boxes for breeding / roosting birds. (xiv) Environmental monitoring of noise, dust, surface water and groundwater for the duration of the landfilling and restoration works and C&D waste recovery / recycling activities and for a short period thereafter; (xv) All ancillary site works, landscaping and perimeter fencing.
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m ²
Class 4 - Buildings	Buildings
C&D Recovery Shed (New structure)	1,512m ²
Inspection Shed (Change of Use)	213m ²
Class 6 – Mining / Deposit of Waste	
Inert Landfill	17.5ha / 175,000m ²
Class 8 - Plant	
Soil Washing Plant	0.4ha / 4,000m ²
2 No. Weighbridges	Each <0.1ha
Storage Container	<0.1ha
Holding Tank	<0.1ha
Class 13 Any Other Development	
C&D Waste Recovery Area	1 ha / 10,000m ²
Passive Wetland (ICW)	1.1ha / 11,000m ²
Attenuation Lagoon	0.4ha / 4,000m ²
Waste Water Treatment Plant	0.05ha / 500m ²

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

Gross floor space of any existing buildings(s) in m ²	213m ² (Inspection Shed)
Gross floor space of proposed works in m ²	1,512m ² (C&D Recovery Shed)
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	N/A

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

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

13. Social Housing:

Please tick appropriate box:	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?		✓
<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)
Quarry / extractive industry and construction materials production facility (activity suspended)
Proposed use (or use it is proposed to retain)
Materials Recovery / Recycling Facility including Inert Landfill
Nature and extent of any such proposed use (or use it is proposed to retain).
Development of inert C&D waste recovery / recycling and disposal facilities and attendant infrastructure (including wetland area for water treatment) across application site of 32.6hectares for period of up to 25 years

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?			✓
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			✓
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			✓
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.			✓
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			✓
Does the development require the preparation of a Natura Impact Statement?		✓	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		✓	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			✓
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			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?		✓	
Do the Major Accident Regulations apply to the proposed development?			✓
Does the application relate to a development in a Strategic Development Zone?			✓
Does the proposed development involve the demolition of any habitable house?			✓

16. Services:

Proposed Source of Water Supply:
Existing connection: <input type="checkbox"/> New Connection: <input type="checkbox"/>
Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input checked="" type="checkbox"/>
Other (please specify): _____
Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: <input checked="" type="checkbox"/> New: <input checked="" type="checkbox"/>
Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/>
Other on site treatment system: <input checked="" type="checkbox"/> Please Specify:
Existing on-site effluent treatment system comprising an aeration treatment unit and two module 'Puraflo' unit over a 300mm deep gravel bed (previously approved under Planning Ref. 14/2118). Existing system to be supplemented by a sub-surface wastewater holding tank during busy periods when extra staff are based on site.
Proposed Surface Water Disposal:
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input type="checkbox"/>
Watercourse: <input checked="" type="checkbox"/> Other: <input type="checkbox"/> Please specify:

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Public Notice published in Wicklow People on Wednesday 6 th November 2024. Copy of page(s) of relevant newspaper enclosed Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Details of site notice, if any, location and date of erection
Erected at the application site on Monday 11 th November 2024. Copy of site notice enclosed Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Details of other forms of public notification, if appropriate e.g. website
Kilsaran Project Website - https://www.ballinclarematerialsrecovery.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.
Pre-application consultation meeting between the Applicant and An Bord Pleanála took place on the 11th April 2024 (Ref. ABP-318997-24)
Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Refer to accompanying Consultation Report
Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.
Enclosed: Yes: [<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.
Confirmation of Notification Attached : Portal ID 2024179

20. Application Fee:

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

Signed: (Applicant or Agent as appropriate)	
	Technical Director, SLR Consulting Ireland
Date:	13th November 2024

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