

Planning and Development Acts 2000 (as amended)
Notice of Direct Planning Application to An Bord Pleanála in respect of a
Strategic Infrastructure Development
South Dublin County Council

In accordance with section 37E of the Planning and Development Act 2000 (as amended), Starrus Eco Holdings Ltd gives notice of its intention to make an application for permission to An Bord Pleanála for the following proposed development on a site of c. 1.18 ha located at a Ballymount Road Upper, Ballymount, Dublin 24. 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.

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.

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.

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).

The planning application, including the Environmental Impact Assessment Report prepared in respect of the proposed development, may be inspected free of charge or purchased on payment of a specified fee (which shall not exceed the reasonable cost of making a copy) during the public opening hours for a period of 6 weeks commencing 15 December 2023 at the following locations:

- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1; and
- The offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.

The planning application may also be viewed/downloaded at the following website once the application is lodged.

www.ballymountsid.ie

Submissions or observations may be made only to An Bord Pleanála ("the Board"), 64 Marlborough Street, Dublin 1 during the above mentioned six weeks relating to:

- I. The implications of the proposed development for proper planning and sustainable development;
- II. The likely effects on the environment of the Proposed Development; and
- III. the likely significant effects of the proposed development on the integrity of a European Site if carried out.

Any submissions or observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5.30pm Tuesday, 6 February 2024. Such submissions/observations must also include the following information:

- The name of the person making the submission/observation, the name of the person acting on his/her behalf, if any, and the address to which any correspondence relating to the application should be sent;
- The subject matter of the submission or observation; and
- The reasons, considerations and arguments on which the submission or observation is based in full. (Article 217 of the Planning and Development Regulations refers).

Any submissions or observations which do not comply with the above requirements cannot be considered by the Board. Submissions can be made in person, via post, and via the Board's online portal <https://online.pleanala.ie/en-ie/sid/observation>.

The Board may at its absolute discretion hold an oral hearing on the application. (For further details see: "A Guide to Public Participation in Strategic Infrastructure Development" on the Board's website www.pleanala.ie)

The Board may in respect of an application for permission decide to:

- a) (i) grant the permission, or (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or (iii) grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind); or
- b) refuse to grant the permission.

A decision to grant permission under paragraph (a)(i), (ii) or (iii) may be subject to or without condition.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Bord Pleanála (Tel. 01-8588100).

Any person may question the validity of any such decision of the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000 as amended. Practical information on the review mechanism can be accessed under the heading 'information on cases/weekly lists – Judicial Review of Planning Decisions' on the Board's website, www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie.

Signed: 

Agent: Brian Minogue (Agent on behalf of the Applicant), Tom Phillips + Associates, Planning Consultants, 80 Harcourt Street, Dublin 2, D02 F449
Date of erection of site notice: 7 December 2023