

KILDARE COUNTY COUNCIL



PLANNING DEPARTMENT

Report prepared in accordance with Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001 as amended

Development proposed by, on behalf of, or in partnership with Local Authority

Report for submission to the members, prepared in accordance with Part XI, Section 179, Sub-section (3)(a) and (3)(b) of the Planning and Development Act 2000 as amended.

Type of Development	Civic Amenity and Waste
Site Address	Kilmacredock Upper & Castletown, Celbridge, Co. Kildare
Development Proposed by	Environment Department, Kildare County Council
Display Period	<p>Plans and particulars on display at the offices of Kildare County Council from 16th of July 2019 to 13th of August 2019. These were also available to view on Kildare County Council's website.</p> <p>Two Newspaper Notices were published on the 16th July 2019 (Leinster Leader), and 20th July 2019 (Liffey Champion).</p> <p>Site Notices were erected at the site location on the 24th July 2019</p> <p>Submissions could be made in writing or online on or before 12:00 on Wednesday 28th August 2019.</p>
Submissions/Observations	21 no. public submissions received.
Part 8 Reference Number	P8 2019 - 11

1. SITE LOCATION & CONTEXT

The subject site is situated approximately 2.4km to the north of Celbridge town centre, in the townlands of Castletown and Kilmacredock Upper. The site is also located in close proximity to a number of other settlements in the surrounding areas including Leixlip to the north-east and Maynooth to the north-west.

Castletown House is 1.3km southeast of the subject site. M4 Business park including service station and offices is 550m west. Celbridge Community College and Salesian College are 850m approx. west. Crodaun Forest Part residential estate is approximately 500m South.

The lands are bound to the north by the the M4 motorway route and to the south by the R449 route. The site is 300m west of Junction 6 on the M4 and accessed from the R449.

An existing Kildare County Council roads compound is directly adjacent to the east of the site and proposed development area. Undeveloped greenfield lands are situated to the west of the site.

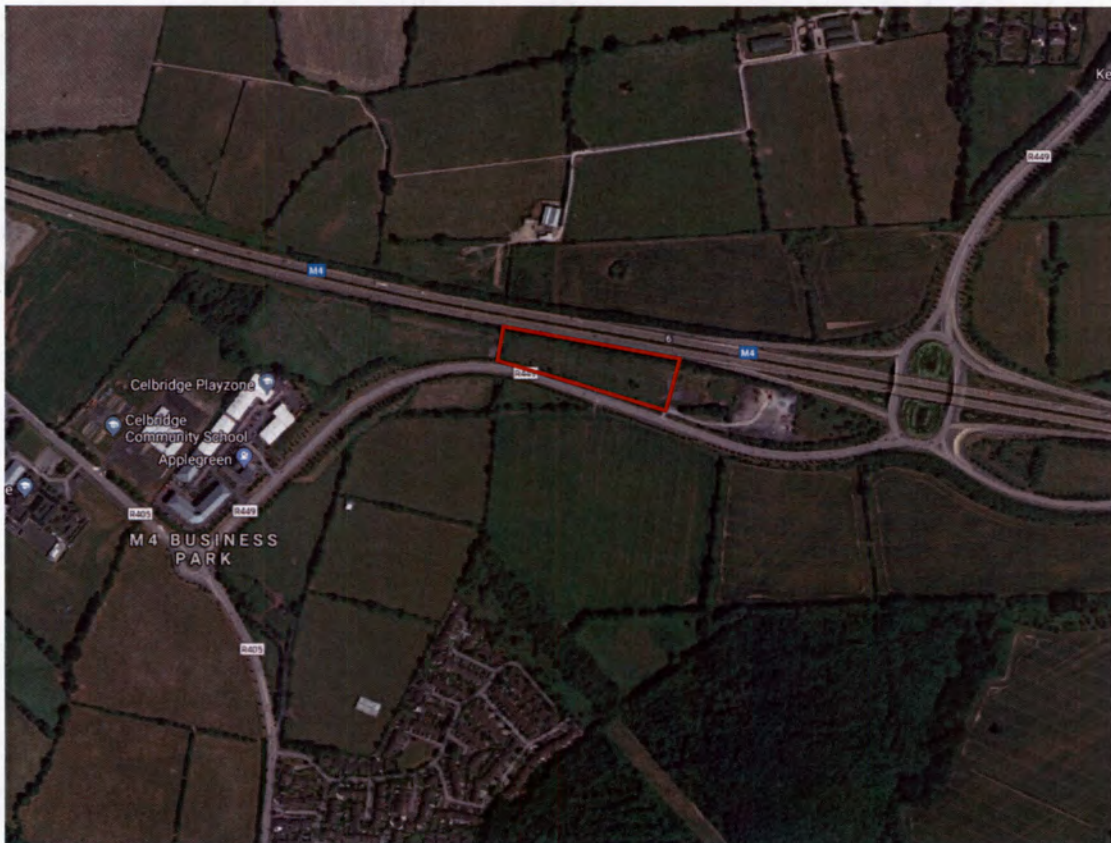


Fig 1 Approx location of site identified in red

2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

The public notice describes the proposed development as follows:

A Proposed Civic Amenity and Waste Transfer Facility for mixed household municipal waste streams, with a maximum capacity of 7,500 tonnes per annum, and comprising the following buildings:

- i. **A single storey (166.83m²) Administration/ Staff Building**
- ii. **A single storey (33m²) Pay Station Building**
- iii. **A single storey (11m²) Weighbridge Building**
- iv. **A single storey (57.64m²) Household Hazardous Waste Storage Building**

Additional works required to support the facility include internal roads and set down areas; a site wastewater treatment plant; material handling areas; staff and visitor parking, moveable waste skips; cctv, public lighting and landscape works (including retaining walls), in addition to all necessary services and utility provision and associated site works.

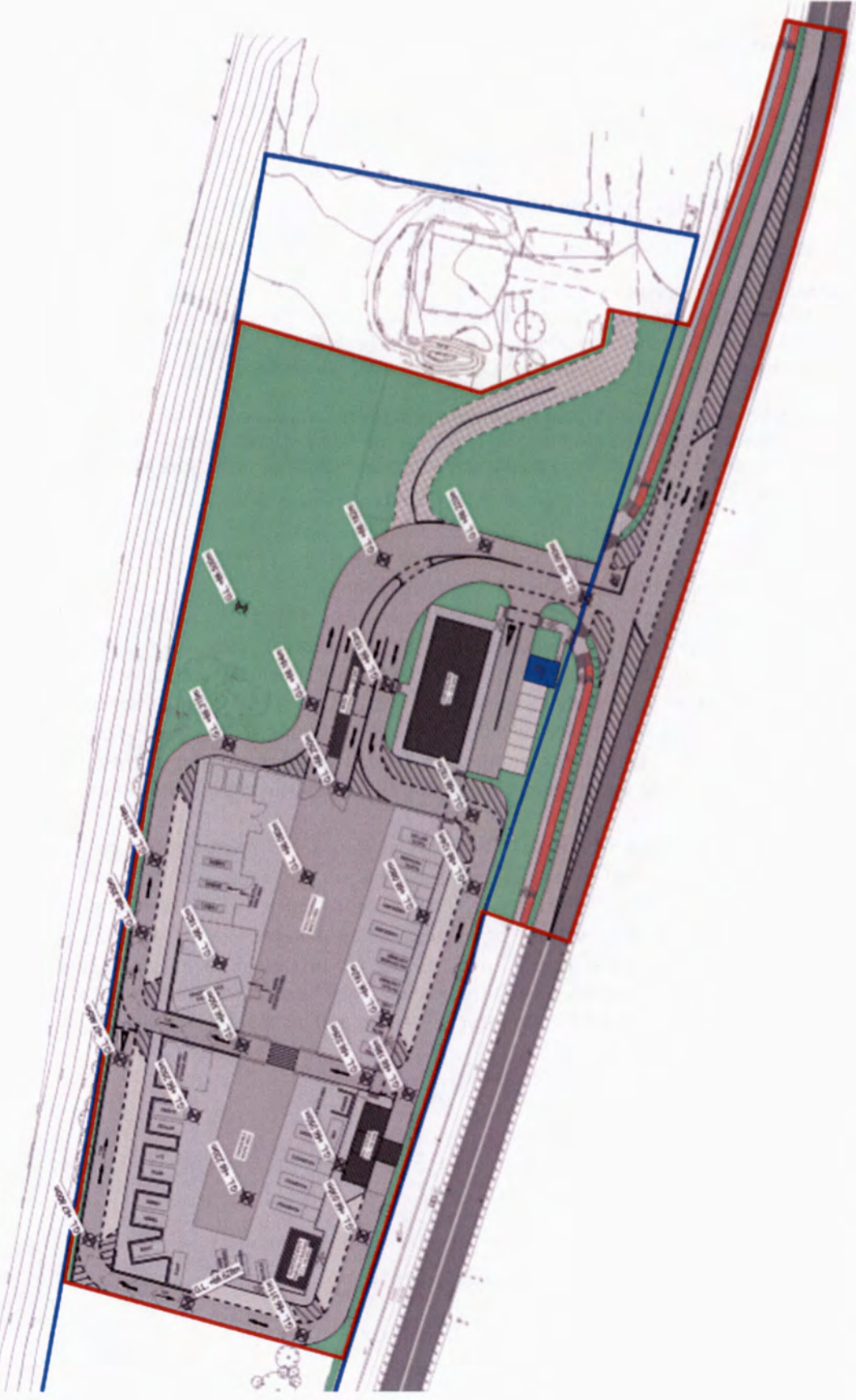
The proposed development includes modifications to the R449 adjacent to the proposed site entrance including a right hand turning lane and associated road infrastructure signage, and modifications and widening to the existing site entrance, footpaths, cyclepaths and landscaping.

As per the submitted documents the development shall:

“contain two designated areas for waste disposal and collection which are defined as chargeable and non-chargeable waste areas. The perimeter of each area will be provided with the relevant moveable material containers/ skips which will be accessible by the public, and will be served by a dedicated set down area located off the internal access roads. All skips/ containers present on site will be covered to minimise dust emissions, and the operator shall put in place all procedures to comply with the requirements of the EPA licence to ensure all dust, noise and air emissions are within the acceptable minimal limits.

The proposed facility will accept various forms of household municipal waste waste to a maximum capacity of 7,500 tonnes per annum. The primary focus will be to separate the mixed wastes to enable their effective recycling in order to increase the recovery of reusable materials, and minimising the volume of waste directed towards landfill. This will also allow recyclable materials to be repurposed and reused. No processing is intended to occur on site, and separated/ segregated waste streams will be collected and transferred elsewhere, by licensed operators, for appropriate recycling, reuse and disposal.”

Figure 2 Site Layout Plan



The planning report submitted with the documents outlines the following waste streams:

The waste streams identified as being able to be received at the proposed development includes the following:

Printer Cartridges	Paints, Inks, Adhesives - (Flammable/Toxic)
Cardboard Packaging	Paints, Inks, Adhesives - (Oils)
Plastic Bottles	Paints, Inks, Adhesives - (Paint Cans)
Plastic Packaging	Water Based Paint
Metallic Packaging Aluminium	Batteries Municipal Waste
Metallic Packaging Steel	Large Mixed WEEE
Tetra Pak	Small Mixed WEEE
Glass Packaging Brown	Filament Bulbs
Glass Packaging Clear	Wood
Glass Packaging Green	Polystyrene
Gas Cylinders	Fire Extinguishers
Lead Acid Batteries	Bicycles
Plasterboard	Lawnmowers
Paper	Metals
Glass Packaging (Sheet)	Garden Green Waste
Clothing / Textiles	Soil & Stones "Construction Waste"
Fluorescent Tubes	Mixed Municipal Waste "Baleable"
Cooking Oil	Bulky Municipal Waste "Bulky Non Baleable"
Motor Oil	Mattresses
Paints, Inks, Adhesives - (Aerosols)	

The Planning report indicates that the construction phase of the proposed development will require 18 months (approximately) to complete and will be subject to a Construction Management Plan, subject to the agreement and satisfaction of Kildare County Council, prior to any development works commencing on site.

Proposed hours of operation are 8.00 a.m. – 7.00 p.m. (Monday to Friday) and 8:00 a.m. – 3:00p.m. (Saturdays).

Need for the Scheme

In the submitted documents it is stated that Kildare County Council currently operates two similar such civic amenity sites, located at distance within the county and that it is deemed necessary to constructed an additional civic amenity and waste transfer facility in Celbridge in order to accommodate the waste infrastructure needs of North Kildare.

This Part 8 development essentially provides for the provision of a civic amenity and waste transfer facility consisting of both chargeable and non-chargeable waste areas with a maximum capacity of 7,500 tonnes per annum.

In addition to supporting a number of objectives and policies in both the Kildare County Development Plan and the Celbridge Local Area Plan, the proposed Civic Amenity & Waste Transfer Facility is a direct response and realisation of the Kildare County Development Plan objective EN-3, and the Celbridge Local Area Plan objective INFO4.2. These objectives provide that Kildare County Council will:

EN - 3:

Investigate the possibility of the provision of a recycling facility in the north of the county and to seek new markets for recycling in existing centres.

INFO4.2:

To provide a civic amenity site (recycling centre) in Celbridge on lands located south of the M4 Motorway and north of the R449 Regional Route to the west of Exit 6 .

3. SUPPORTING DOCUMENTS

The proposal is accompanied by the required plans and particulars. In addition a number of documents have been included, namely:

- A Planning Report including Design Rationale (Appendix 1)
- An EIA Screening
- A Traffic and Transport Assessment
- An AA Screening Statement Report
- Landscape and Visual Assessment Report
- A Civil Infrastructure Design Report
- A Design Rationale
- Drawings and drawing list (Appendix to this Planning Report)
- Copy of the site notice
- Original newspaper notice

4. BUILT / NATURAL HERITAGE

Built Heritage

There are no protected structures directly affected by the proposed development, the nearest protected structure in the general vicinity of the development is Castletown House and Demesne. The site is well screened from the Demesne lands by bunding along the R449

Archaeological Heritage

There are records of national monuments located approximately 400m east of the site however these are all located in areas where significant works were carried out to Site the M4 and Junction 6.

Natural Heritage

No SAC or SPA is in close proximity to the subject site. An Appropriate Assessment Screening Report was undertaken by CAAS consultants. Kildare County Council have determined that there is no requirement for a Stage 2 Appropriate Assessment.

Landscape Category

The site is within the Northern Lowlands LCA, which is described as of Class 1, Low sensitivity, defined as 'Areas with

the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area.

5. RELEVANT PLANNING HISTORY

The Planning Report submitted with the application includes the following table:

APPLICANT	BRIEF DESCRIPTION OF APPLICATION	REG. NO.	GRANT DATE
Longport Developments Ltd	The development will consist of the following: An industrial warehousing building comprising 9 individual units totalling a floor area of 1,340 sq m, associated carparking, siteworks, drainage and services, new vehicular access road R449, alteration to previously granted road layout – planning register reference: 08/72	10307	21/01/2011
Garard O'Leary	Construct 1 No. detached single storey temporary accommodation unit, containing 4 No. classrooms, 2 No. resource rooms, 2 No. changing rooms, 1 No. general purpose room and 1 No. accessible toilet with connection to the existing storm and foul drainage, building signage and all associated development works located to the east of the main school building in the townland of Moortown	18557	29/08/2018
Deirdre Brennan	The use of unit B2, Building B, as a Dance Studio. Unit B2 is 374m ² in area, occupying part of the upper floor of Building B. Permission has been granted for the development works associated with unit B2. (ref :05/2210) Permission also exists for the current use as a Dance Studio (Ref: 09/63). This application is for permission to continue using and no changes to the character of the use are being proposed.	12387	06/08/2012
Giraffe Childcare Ltd	Change of use from office to creche of part ground floor (117 sq.m) as extension to existing creche	11914	09/12/2011
Petrogas Group Ltd.	Change of use from retail use to retail use with ancillary off licence use.	14296	10/07/2014

In addition there are two Strategic Housing Developments on lands south west of the subject site at Stage 2 preplanning stage. These developments have not yet been permitted and may be subject to significant revision prior to being lodged as a Stage 3 planning application if at all:

SHD Reference	Planning Applicant	Number of Dwellings proposed (at preplanning)	An Bord Pleanala Opinion	Distance of lands from Site (Straight Line)
SHD201901	Ardstone Homes	355	Further Consideration Required	400m (approx.)
SHD201904	Crodaun Development Company Ltd.	495	Further Consideration Required	800m (approx.)

6. SUBMISSIONS RECEIVED

The Environment Department and their consultants Donnachadh O'Brien and Associates Consulting Engineers and AOS Planning (CAAS Ltd.) prepared a 'Response to Part 8 Planning Application 3rd Party Observations Report'. Which has been included in Appendix C.

The list of the submissions made, contained within that report is as follows:

No.	Name	Address	Observation	Received
1	Michael McKenna	116 Crodaun Forest Park, Celbridge	Traffic Concerns	19/06/2019
2	Transport Infrastructure Ireland	Parkgate Business Centre, Parkgate Street, Dublin 8	Requirements to be addressed	21/06/2019
3	Health & Safety Authority	The Metroplitan Building, James Joyce Street, Dublin 1	No comments	24/06/2019
4, 20	Inland Fisheries Ireland	39044 Lake Drive, Citywest Business Campus, Dublin 24	Observations	26/06/2019
5	Irish Aviation Authority (The Times Building, 11-12 D'Olier Street, Dublin 2	Referred to Weston Aerodrome	02/07/2019
6	Councillor Vanessa Liston	Kildare Co Co. Customer Services	Water and Air Quality Concerns	09/07/2019
7	Dr. Adam Curtin	Crodaun Forest Park, Celbridge, Co. Kildare	Objection	09/07/2019
8	Dept. of Communications, Climate Action &	29-31 Adelaide Rd., Dublin	Acknowledge ment	11/07/2019

	Environment			
9	Department of Housing, Planning and Local Government	Custom House, Dublin	Acknowledged and referred to DoHPLG	11/07/2019
10	Chief Fire Officer, Kildare Co. Co.	Celina Barrett, Kildare Fire Service, Central Station, Newbridge, Co. Kildare	Comments	11/07/2019
11	Kildare Co. Co. Water Services Department	Áras Chill Dara, Devoy Park, Naas, Co. Kildare	Conditions	17/07/2019
12	Roads, Transportation & Public Safety	Áras Chill Dara, Devoy Park, Naas, Co. Kildare	Conditions and Comments	18/07/2019
13	Health and Safety Executive	The Crossings, Dubin Road, Naas, Co. Kildare	Comments	24/07/2019
14	Stephen Byrne	258 Crodaun Forest Park, Celbridge, Co. Kildare	Objection	25/07/2019
15	An Garda Síochána	An Garda Síochána HQ, Phoenix Park, Dublin	Acknowledged and referred to the Eastern Region Assistant Commissioner	13/08/2019
16	Kildare Co. Co. National Roads Office	Block B, Maudlins, Naas, Co. Kildare	Comments	16/08/2019
17	Geological Survey Ireland	Beggars Bush, Haddington Road, Dublin	Comments	27/08/2019
18	Councillor Vanessa Liston	Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare	Comments	28/08/2019
19	Frank O'Rourke TD, Councillor Michael Coleman	Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare	Comments	28/08/2019
20, 4	Inland Fisheries Ireland	39044 Lake Drive, Cutywest Business Campus, Dublin 24	Observations	26/06/2019
21	Kildare Co. Co. Environment Section	Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare	Conditions	26/08/2019

6.1 Public Body and Internal Department Submissions:

The following will provide the details of the public bodies and internal departments who made Submissions/Observations, during the relevant period with a summary of each comment.

Submission No. 2: Transport Infrastructure Ireland

A summary of the observations are as follows:

- Acknowledges submission of TTA
- Requires implementation of mitigation and recommendations of TTA
- Safeguard Strategic Function and safety of the National Road Network having regard to the cumulative impact of development

Response

The TTA and mitigation therein forms part of the planning application and design of the development. The Part 8 is being considered with respect to the local area plans in the vicinity of the subject site.

Submission No.3: Health and Safety Authority

No comment

Response

Noted

Submission No. 4 and Submission No. 20

- Any stockpiling of topsoil must be considered and planned such that risk of pollution from these activities is minimised. Drainage from the topsoil storage area may need to be directed to a settlement area for treatment.
- The Invasive Species and Biosecurity Plan should be included to treat and manage identified invasive species.
- Any dewatering of ground water during construction must be treated by infiltration over land or into an attenuation area before being discharged off site.
- All works will be completed in line with a Construction Management Plan (CMP) which ensures that good construction practices are adopted throughout the construction period and contains mitigation measures to deal with potential adverse impacts identified in advance of the scheme. The CMP should provide a mechanism for ensuring compliance with environmental legislation and statutory consents.
- All discharges must be in compliance with the European Communities (Surface Water) Regulations 2009 and the European Communities (Groundwater) Regulations.
- Compliance with the EPA Manual on Treatments is essential. An annual contract should be metered into to maintain the waste water treatment plan

Response

There is a response to each point within the document 'Response to Part 8 Planning Application 3rd Party Observations Report' prepared by the Environment Department and their consultants Donnachadh O'Brien and Associates Consulting Engineers and AOS Planning (CAAS Ltd.) which has been included in Appendix C.

An invasive species and biosecurity plan shall be implemented if required based on the recommendations of a suitably qualified person. A Construction Management Plan shall be included and details of surface water and wastewater disposal have been provided.

Submission No. 5: Irish Aviation Authority

Requests further consultation regarding Weston Aerodrome regarding the wildlife hazard assessment area of the aerodrome (13km).

Response

A note on file indicates that details have been forwarded to the operator of Weston Aerodrome. Further mitigation may be required and this should be included as a modification.

Submission No.8: Department of Climate Action and Environment

Acknowledgement

Response

Noted

Submission No. 9: Department of Housing, Planning and Local Government

Acknowledgement

Response

Noted

Submission No. 13: Health Services Executive

Acknowledgement and refers to benefits of a construction management plan

Response

Noted a construction management plan will be required.

Submission No. 15: Garda Corporate Services Office

Acknowledgement – indicated that they will forward to Eastern Region

Response

Noted

Submission No. 17: Geological Survey of Ireland

Provides general information including the location of County Geological Site, Louise Bridge Warm Spring located at a removed from the site.

Response

Noted

6.2 Internal KCC Departments/Sections

The following internal responses were received from Kildare County Council internal Departments:

Submission No. 10: Chief Fire Officer

- Fire Safety Certificates, in accordance, with the requirements for of the Building Control Act will be required for the proposed buildings on the site.
- A minimum water supply of 1,2000 litres/ minute of water for 60 minutes at 2 bar pressure is to be available in the water mains, adjacent to the development, for firefighting purposes.

Response

There is a response included within the document 'Response to Part 8 Planning Application 3rd Party Observations Report' prepared by the Environment Department and their

consultants Donnachadh O'Brien and Associates Consulting Engineers and AOS Planning (CAAS Ltd.) Which has been included in Appendix C. I note the response:

"Prior to the commencement of the works, a Fire Safety Certificate shall be prepared and submitted to Kildare County Council Chief Fire Officer for their approvals. A Fire Flow simulation tests shall be carried out on the public water supply adjacent to the development. In the absence of the requisite volume of supply of 1,200 litres/ minute (20 litres/ second), a supplementary water supply in the form of an underground fire water tank shall be provided on site. The size of the tank shall be subject to agreement with the Chief Fire Officer and dependant on the flow test results obtained. Confirmation of the flow test and whether or not the firefighting tank is required shall be confirmed prior to commencement of the works on site"

Submission No. 11: Water Services Department

Indicates no objections subject to conditions

Response

Details are to be agreed prior to the commencement of development.

Submission No. 12: Roads, Transportation and Public Safety Department

Have indicated that they have no objections subject to conditions

Response

Conditions include a Stage 1 and 2 RSA – this should be included as a modification and the remainder can be agreed prior to the commencement of development.

Submission No. 16: Kildare County Council National Roads Office

- *91m setback from National Road Network. In accordance with Kildare County Development Plan 2017-2023 (Section 17.7.2 Building Lines): "It is the policy of the Council where developments are permitted in rural areas along National, Regional and County Roads that they must conform to the minimum setbacks listed in Table 17.8. For a motorway, the setback is 91m.*
- *Driver Distraction on National Road Network. The impact on drivers on National Road Network from the following (where proposed) should be assessed and should not give rise to driver distraction on the National Road Network:*
 - a. Any lighting on the development which could cause a visibility issue on the National Road Network*

Response

The proposed development is located within the Celbridge Local Area Plan boundary and is also zoned for 'Utilities/ Services', as such it is not considered a rural site and the relevant policy does not apply.

There is a response included within the document 'Response to Part 8 Planning Application 3rd Party Observations Report' prepared by the Environment Department and their consultants Donnachadh O'Brien and Associates Consulting Engineers and AOS Planning (CAAS Ltd.) Which has been included in Appendix C. I note the following included in the response:

“The orientation, elevation angles and lumen output of all luminaries have been varied on site to ensure that light spill is largely contained within the site, in particular along the northern boundary with the M4 motorway.”

Submission No. 21: Kildare County Council Environment Section

Indicates no objections subject to conditions

Response

Details are to be agreed prior to the commencement of development.

6.3 Submissions from Elected Representatives and Members of the Public

The total number of submissions received was 6

<u>Submission No</u>	<u>Name</u>	<u>Summary of issues raised</u>	
<u>1</u>	<u>Michael McKenna</u>	<ul style="list-style-type: none"> - Concerned about public safety in the area due to the volume of traffic in the general vicinity also as this is a main arterial road into the town of Celbridge - This is a high capacity urban road that seeks to deliver traffic from and to Celbridge at the highest level of service possible. - Provision of the Recycling Centre on this road is highly dangerous for road users - Its is also a dangerous location for the following reasons:- <ul style="list-style-type: none"> a. Lorries, vans and cars queuing to enter the facility b. Cyclists and pedestrians not being observed by vehicles in the area, particularly HGVs - The location is too close to the M4 motorway and to a large urban centre 	<p>There is a response included within Section 3 of ‘Response to Part 8 Planning Application 3rd Party Observations Report’ prepared by the Environment Department and their consultants Donnachadh O’Brien and Associates Consulting Engineers and AOS Planning (CAAS Ltd.) Which has been included in Appendix C.</p> <p>The development will be subject of a Stage 2 and Stage 3 RSA.</p>
<u>6</u>	<u>Cllr. Vanessa Liston</u>	<ul style="list-style-type: none"> - Requests data used to assess the risk in the EIA Screening Report in terms of Pollution & Nuisances, and Human Health - What emissions will the construction and operation of the project cause? - Human health – “The risks to 	<p>There is a response included within Section 5 of ‘Response to Part 8 Planning Application 3rd Party Observations Report’ prepared by the Environment Department and their consultants</p>

		<p>human health are anticipated to be negligible given the nature of the proposed development including standard procedures that will be applied to avoid effects”.</p> <p>How was this conclusion was drawn based on the data and information used as well as the reasoning. Could you also provide more detail on the standard procedures that will be applied to avoid effects?</p>	<p>Donnachadh O’Brien and Associates Consulting Engineers and AOS Planning (CAAS Ltd.) Which has been included in Appendix C.</p> <p>The conditions regarding noise, odour, water and air quality were provided by the environment section.</p>
<u>7</u>	<u>Dr. Adam Curtin</u>	<ul style="list-style-type: none"> - The proximity to Castletown House is simply unacceptable. While the impact assessment provided to the council does assess the visual impact of the site to be negligible to Castletown, it makes no assessment of potential odour or added noise pollution in the area. - The impact of surrounding housing estates has also not been considered form an odour or noise pollution point of view. - The proposed site is less than 20km by road... to the Ballymount civic amenity centre...the proposed site is too close to existing facilities. - Placing this amenity so close to the proposed housing development land would be detrimental to development of that land, and could potentially contribute to the ongoing housing crisis. - The site proposes to store “household hazardous waste”. This is an extremely broad and alarming term. 	<p>There is a response included within Section 6 of ‘Response to Part 8 Planning Application 3rd Party Observations Report’ prepared by the Environment Department and their consultants Donnachadh O’Brien and Associates Consulting Engineers and AOS Planning (CAAS Ltd.) Which has been included in Appendix C.</p>
<u>14</u>	<u>Stephen Byrne</u>	<ul style="list-style-type: none"> - Objection to these opening hours based on traffic congestion in peak commute times, namely 8am – 09.15am. Peak commute includes for works, for school, etc. - the traffic at the r449 roadway leading to the interchange between 07.30am -09.15am is very heavy. The addition of a housing 	<p>There is a response included within Section 9 of ‘Response to Part 8 Planning Application 3rd Party Observations Report’ prepared by the Environment Department and their consultants Donnachadh O’Brien and</p>

		<p>development along the Maynooth road will further increase this. Celbridge has 2 main exit points, the r449 is one for Intel/ HP/ rail/ motor commuters and emergency service access Traffic is already heavy on the r449, and the isolated turn right lane, will not be enough to alleviate traffic in pea times 08.00am – 09.15am weekdays. Until a second bridge for Celbridge has been developed and completed, I request that the drop off & final removal form opening times for the amenity centre be reduced to 09.15am – 4.00pm weekdays, and 08.00am-3.00pm on Saturdays could be ok, with less commuter traffic.</p>	<p>Associates Consulting Engineers and AOS Planning (CAAS Ltd.) Which has been included in Appendix C. The response refers mainly to the TTA submitted with the application.</p>
<p>18</p>	<p><u>Cllr. Vanessa Liston</u></p>	<p>With regard to the environmental and human health impacts of the proposed development, this submission requests further detailed information on the proposed development as follows: In the Part 8 Planning Report it is stated that for Waste Recovery/ Disposal Facilities the County Development Plan requires: "Emissions: Details of potential noise, fumes, odours, dust, grit, vibration and lighting along with controls and monitoring of same, will be required". Can you provide further details in terms of estimated data and thresholds of these emissions as well as information on the methodology used?</p> <p>Could you kindly provide insight into the data and information that was used to assess the risk in the EIA Screening Report in terms of Pollution & Nuisances, and Human Health? The relevant sections of the report are as follows: • Pollution and Nuisances (f) What emissions will the construction and operation of the project cause? Assessment: "Potential</p>	<p>There is a response included within Section 11 of 'Response to Part 8 Planning Application 3rd Party Observations Report' prepared by the Environment Department and their consultants Donnachadh O'Brien and Associates Consulting Engineers and AOS Planning (CAAS Ltd.) Which has been included in Appendix C.</p> <p>The response notes the separate Waste Facility licensing requirement that will be required for the proposed development at operational stage.</p>

		<p>noise, light, air quality and water pollution impacts are anticipated to be negligible". What size is negligible. • Human health (h) Are there elements of the project that have potential to affect human health thorough the environmental pathways through which it could be affected, such as effects on water quality, air quality (including odours) or noise. Assessment: "The risks to human health are anticipated to be negligible given the nature of the proposed development including standard procedures that will be applied to avoid effects. Could you kindly demonstrate how this conclusion was drawn based on the data and information used as well as the reasoning. Could you also provide more detail on the standard procedures that will be applied to avoid effects?</p> <p>With regard to control and monitoring of emissions, will the monitoring data from the site be publicly available or easily accessible</p>	
<p><u>19</u></p>	<p><u>Frank O'Rourke TD and Cllr Michael Coleman</u></p>	<p>In our submission, we would request that collection of recycling materials from the Civic Amenity and Waste Transfer Facility to a Recycling Centre, be restricted outside peak traffic times, both mornings and evenings. A traffic black spot already exists within this location.</p>	<p>There is a response included within Section 12 of 'Response to Part 8 Planning Application 3rd Party Observations Report' prepared by the Environment Department and their consultants Donnachadh O'Brien and Associates Consulting Engineers and AOS Planning (CAAS Ltd.) Which has been included in Appendix C.</p>

7. PLANNING POLICY CONTEXT

National and Regional Policy

The following national and regional documents are of particular relevance to the current proposal:

- *The Project Ireland 2040 National Planning Framework*
- *Regional Spatial and Economic Strategy for the Eastern and Midland Region, 2019*
- *The Kildare County Development Plan 2017 – 2023*
- *Celbridge Local Area Plan (LAP)*
- *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities*, (2009)
- *The Planning System and Flood Risk Management - Guidelines for Planning Authorities*, (2009)

National Planning Framework

The National Planning Framework (NPF) is the Government's long-term strategic planning framework which will guide national, regional and local planning and investment decisions over the next two decades to cater for an expected population increase of over 1 million people. Project Ireland 2040 was launched by the Government in February 2018 and sets out the investment priorities that will underpin the successful implementation of the new NPF and its companion document the National Development Plan 2018-2027. Their joint publication is intended to create a unified and coherent plan for the country aligning the investment strategy with our strategic planning documents.

The NPF was published in 2018 succeeding the National Spatial Strategy. The ambition of the Framework is to create a single vision and a shared set of goals for every community across the country. These goals are expressed in the Framework as National Strategic Outcomes (NSOs) and a range of multi-sectoral National Policy Objectives.

The NDP identifies the challenge for the Mid-East counties of Kildare, Meath and Wicklow in the management of future growth. It outlines the need for more balanced and sustainable pattern of development with a greater focus on addressing employment creation and local infrastructure needs.

Within this context the NPF reiterates the fact that "waste planning in Ireland is primarily informed by national waste management policies and regional waste management plans", and further highlights the fact that planning for waste treatment requirements to 2040 will require (inter alia):

- RSEs and the core strategies of MASPs and city and county plans will support national and regional waste policy and efficient use of resources; In addition to the above, and as regards waste infrastructure, the NPF identifies the need to improve sustainability in relation to waste management. It also outlines a Hierarchy of Settlements and Related Infrastructure element which identifies Waste recycled as an environmental infrastructure associated with large towns, such as that of Celbridge.

In terms of the effective management of waste (page 122), a national policy objective is provided as follows:

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

Regional Spatial and Economic Strategy

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region came into effect on the 28th June 2019. The RSES replace the Regional Planning Guidelines for the Greater Dublin Area. The RSES will provide regional level strategic planning and economic policy in support of the implementation of the NPF and provide a greater level of focus around the National Policy Objectives and National Strategic Outcomes of the NPF.

The Regional Spatial and Economic Strategy (RSES) sets out a 12-year strategic development framework for the Eastern and Midland region. The Strategy's aim is to support the national level 'Project Ireland 2040' and sets out a development framework to guide development in the region. The Eastern and Midland region is comprised of 9 counties; Longford, Westmeath, Offaly, Laois, Louth, Meath, Kildare, Wicklow and Dublin.

Celbridge is also within the Dublin Metropolitan Area, for which a Metropolitan Area Strategic Plan (MASP) is included in the RSES. A guiding principle of the MASP is the alignment of growth with enabling infrastructure, including waste management infrastructure.

The RSES also provides a specific section on the topic of waste management in which it outlines its support for a move to a more circular economy in order to save resources, increase resource efficiency, and help to reduce carbon emissions. Waste management will play a large role in helping achieve this through the minimisation of waste and an increase in re-use and recycling. In addition to this, the strategy also outlines the following regional policy objective regarding waste management which is regarded as being applicable to this proposed Part 8 development:

RPO 10.25: 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 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.

Local Policy Context

Kildare County Development Plan 2017 – 2023

The Kildare County Development Plan 2017-2023 (the Plan) sets out Kildare County Council's policies and objectives for the development of the County over the Plan period. The Plan seeks to secure the development and improvement, in a sustainable manner, of the economic, environmental, cultural and social assets of the County.

One of the mandatory objectives of the Planning Acts relevant to the adoption and review of Development Plans, is "the provision of infrastructure including transport, energy and communication facilities, water supplies, waste recovery and disposal facilities, waste water facilities, and ancillary facilities". This primary objective sets a basis for policies in respect of waste management within the plan, which support the consideration and development of appropriate waste management facilities within Kildare, and also support the proposed development.

The KCDP highlights that Section 7.6.1 of the “Eastern - Midlands Region Waste Management Plan 2015 - 2021 provides the framework for waste management within the region and sets out a range of policies and actions to meet specified mandatory and performance - based targets”. The EMRWMP recognises that managing waste in a sustainable and self-sufficient manner will be one of the key challenges for the region.

Chapter 7 (Infrastructure) identifies that Kildare County Council has a statutory role in regulating waste management and in pollution control. Within this Chapter, section 7.6 (Environmental Services) sets out the Council’s aim in respect of conforming “to European, National and Regional policies in relation to the provision of waste management and to protect and enhance water, air and noise quality”. In this respect the Plan highlights that the waste management policies and objectives contained within the KCDP “are reflective of the overarching EU, National and Regional policy and legislation”. The KCDP also states that the Council “seeks to ensure the provision of the highest standards of waste management facilities...”, and notes that as the Development Plan is required to include objectives for waste recovery and disposal facilities, “the objectives of the relevant waste management plan are deemed to be included in the Development Plan.”

THE CELBRIDGE LOCAL AREA PLAN (2017-2023)

The policies and objectives outlined in the Celbridge Local Area Plan (LAP) identify the requirement for and refer to the proposed development. Section 9.5 of the plan outlines the topic of Solid Waste and provides policies and objectives for the sustainable management of waste in the area.

The subject site is specifically identified for the provision of a civic amenity site or recycling centre to serve North Kildare within the Celbridge LAP

“At present, Kildare County Council operates two civic amenity sites (recycling centres), at Silliot Hill and Athy. A site is identified at a location that is south of the M4 Motorway and West of the R449 Regional Route, to the west of the M4 Exist 6 for the provision of a recycling centre to serve North Kildare. This location is central within the cluster of Celbridge, Leixlip, Maynooth and Kilcock.”

The LAP contains the following objective:

INFO 4 .2 To provide a civic amenity site (recycling centre) in Celbridge on lands located south of the M4 Motorway and north of the R449 Regional Route to the west of Exit 6.

Another objective relevant to the proposed development is also set out in section 9.5:

INFO 4 .1 To adequately maintain recycling facilities and to secure the provision of additional facilities, as required, including in conjunction with new development.

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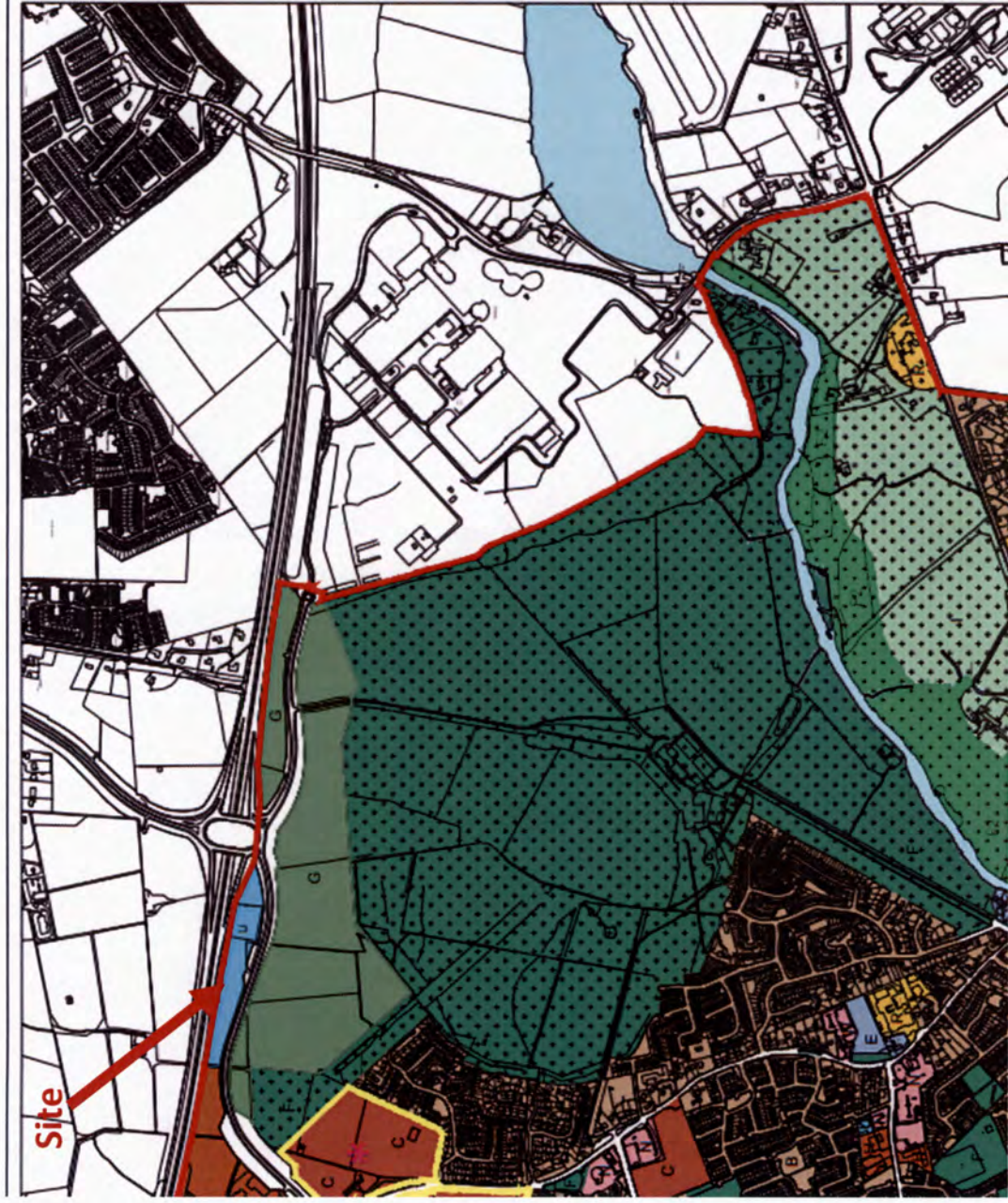


Kildare County
Planning Dept
Aras Chill D
Devoy Park,
Co Kildar

Celbridge Local Area Plan 2

Legend :

- A: Town Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- F2: Strategic Open Space
- G: Green Belt
- H: Light Industry and Warehousing
- I: Agricultural
- N: Neighbourhood Centre
- R: Commercial and Tourism
- U: Utilities / Services
- Local Area Plan Boundary



8. EVALUATION OF PROPOSED DEVELOPMENT

Principle of Development and Compliance with Local and National Policy

This report and Appendices are prepared in accordance with Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001 as amended. This report seeks to evaluate whether the proposed development is consistent with proper planning and sustainable development.

Section 7 of this report set out the policies, objectives and other provisions of the Kildare County Development Plan 2017-2023 and the Celbridge Local Area Plan (2017-2023) as applicable to the consideration of this proposed development.

It is noted that it is a specific objective of the Celbridge Local Area Plan (2017-2023) to provide a civic amenity site (recycling centre) in Celbridge on lands located south of the M4 Motorway and north of the R449 Regional Route to the west of Exit 6.

Kildare County Development Plan 2017-2023

The following policies/objectives are of particular relevance and demonstrate that the proposed development of a complies with Council policy:

WM 3 Support the implementation of the Eastern - Midlands Region Waste Management Plan 2015 - 2021 by adhering to overarching performance targets, policies and policy action.

WM 5 Provide, promote and facilitate high quality sustainable waste recovery and disposal infrastructure and technology in keeping with the EU waste hierarchy and to adequately cater for a growing residential population and business sector.

WM 9 Provide each town, village or settlement, subject to the availability of finance with appropriate recycling facilities in the form of a kerbside collection, civic site and bring bank recycling facilities.

WM 12 Ensure the provision of waste management facilities in County Kildare (either directly by the Council or in co - operation or partnership with other local authorities and the private sector) is subject to the specific requirements of the Eastern - Midlands Region Waste Management Plan 2015 - 2021.

WM 15 Support and facilitate the separation of waste at source into organic and non-organic streams or other waste management systems that divert waste from landfill and maximise the potential for each waste type to be reused and recycled or composted and divert organic waste from landfill, in accordance with the 'National Strategy on Biodegradable Waste 2006 and the Eastern – Midlands Region Waste Management Plan 2015 - 2021.

WM 17 Facilitate the development of waste management infrastructure that is of an appropriate scale and is related to the needs of the county and the Eastern and Midlands Waste Region, subject to the protection of the environment, landscape character, road network and the amenities of the area

It is considered that the proposed development is an appropriate location in principle for a development of this type which will, due to its central location within the cluster of Celbridge, Leixlip, Maynooth and Kilcock, provide a recycling centre that serve North Kildare.

It is considered that the proposed development would assist in the realisation of the relevant development plan and local area plan policies, objectives and related provisions detailed in this report. It is therefore considered that the proposed development complies with specific objectives of the Kildare County Development Plan 2017-2023 and the Celbridge Local Area Plan 2017-2023

Design, Visual Impact, and Landscaping

The subject site is north of the R449 Regional Road and south of the M4 Motorway. The low-level buildings and installations proposed will be screened from the motorway by existing dense planting. This is not a sensitive receptor. The existing bunding and planting and proposed landscaping along the R449 will screen the proposed development from distant views. The Civic Amenity Site will not be visibly obtrusive from the Demesne Lands of the nearby Castletown House or the other planned demesne landscapes in the vicinity. It will not have any impact greater or above that of the existing M4 Interchange and R449.

The greatest visual impact of the proposed Civic Amenity Site will be in the immediate vicinity of the revised entrance arrangement. Having regard to a site visit and the drawings submitted as part of the Part 8 application including the Landscaping Theory Report, and Landscape and Visual Impact Assessment submitted, it is considered that the conclusion of the Landscape and Visual Impact Assessment Report that the landscape impacts will be localised and consistent with the established character of the area is reasonable.

Residential Amenity

The nearest existing dwellings to the subject site are within Crodaun Forest Part residential estate, approximately 500m south of the subject site, future residential development may be marginally closer, approx. 450m. Potential impacts of the proposed Civic Amenity Site on residential amenity would be noise, including that generated by machinery on site, glass recycling, and traffic, odour and traffic. The location of the site, at a distance from existing residential and lands designated for residential development and well screened by existing planting and bunding, is the principle mitigation of any of the potential impacts. The mitigation measures further outlined within the documentation provided relating to each of these potential impacts as well as the licensing requirements for the facility will ensure the further mitigation and elimination of these potential impacts. It is considered that the proposed civic amenity site will not have an undue impact on the residential amenities of any of the residents of the local area.

Opening Hours

The documentation submitted with the planning application indicating that the operating hours of the proposed Civic Amenity Site are proposed as 8.00 a.m. – 7.00 p.m. (Monday to Friday) and 8:00 a.m. – 3:00p.m. (Saturdays). It is considered that this is reasonable, and will allow for some efficiency in facilitating passing commuters, which would otherwise lead to

Traffic

The proposed development requires the creation of a new entrance, moving the existing access further east, maintaining access for the existing machinery yard, and includes a right hand turning lane and ghost island on the R449. Aecom were commissioned by KCC to carry out a Traffic and Transport Assessment, which has been submitted with the Part 8 application. Traffic impact was cited in a number of submissions from members of the public

regarding the proposed development and each point raised was responded to in the “response to Part 8 Planning Application 3rd Party Submissions Report”, included in Appendix C of this report. The submission from the Roads, Transportation and Public Safety Department indicates that they have no objection to the proposed development subject to conditions.

Flood Risk Assessment

There is no information available to the planning department that indicates that the site is at risk of flooding or any record available of previous flood events. The report completed by Donnachadh O’Brien Consulting Engineers concludes that there is no risk from Fluvial or Pluvial Flooding on the site.

EIAR Screening

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in: “Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development” (published by the Department of Environment, Heritage and Local Government in 2003); “Environmental Impact - Assessment of Projects - Guidance on Screening” (published by the European Commission in 2017); “Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment” (published by the Department of Housing, Planning and Local Government in 2018); and on the basis of the objective information provided in the “Screening Statement of the Proposed Celbridge Civic Amenity”(the Screening Report) prepared by CAAS Ltd., Kildare County Council, as the Competent Authority, determined that the Celbridge Civic Amenity Site, individually, and in combination with other plans and projects, did not require and Environmental Impact Assessment.

Appropriate Assessment

Having regard to Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000 (as amended), the guidance contained in the document entitled “*Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities*” (published by the Department of Environment, Heritage and Local Government in 2009) and following an examination of the objective information provided in the Appropriate Assessment “*Screening Statement of the Proposed Celbridge Civic Amenity*”(the Screening Report) prepared by CAAS Ltd., Kildare County Council, as the Competent Authority, determined that the proposed development, individually or in combination with other plans and projects, does not have the potential to give rise to likely significant effects on European sites, their conservation objectives or integrity, and therefore did not require an Appropriate Assessment.

Key points in the determination included:

- One Special Area of Conservation – the Rye Water Valley/Carton SAC Site Code:001398 – occurs within the likely zone of impact of the proposed development, approximately 1.88km from the subject site.
- There is no potential for significant effects on the local groundwater flow regime and subsequently on any associated qualifying interest of the Rye Water Vally Carton SAC Site Code:001398
- There is no potential for cumulative impacts on the Rye Water Valley/Carton SAC Site Code:001398 or any other European Site.

Therefore a Stage 2: Appropriate Assessment will not be required to inform the project appraisal either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Internal Sections

It is noted that a number of internal sections of KCC have cited no objections subject to conditions, these conditions will be included by way of modification.

Concerns raised in Public Submissions

There is a response to each of the points raised in the 6 submissions from members of the public (including public representatives) included within the document 'Response to Part 8 Planning Application 3rd Party Observations Report' prepared by the Environment Department and their consultants Donnachadh O'Brien and Associates Consulting Engineers and AOS Planning (CAAS Ltd.) Which has been included in Appendix C.

It is considered that the responses to the main issues raised in the public submission have been adequately addressed in Appendix C of this report. It is accepted that some details will need to be agreed at the detailed design stage of the project.

Landscaping

Landscaping measures will be developed the at detailed design stage and should be submitted to the Planning Department for agreement.

Construction Management – Noise, Vibration, Dust and Traffic

The Contractor will be required to produce a Construction Management Plan prior to the construction stage which shall be subject to the approval of Kildare County Council.

9. CONCLUSIONS

The provision of the proposed Civic Amenity Site is an Objective of the Celbridge Local Area Plan 2017:

INFO 4 .2 To provide a civic amenity site (recycling centre) in Celbridge on lands located south of the M4 Motorway and north of the R449 Regional Route to the west of Exit 6.

Delivery of the current proposal will secure this objective.

Having regard to:

- The provisions of Project Ireland 2040 National Planning Framework
- The provisions of the Regional Spatial and Economic Strategy for the Eastern and Midland Region, 2019
- The provisions of the Kildare County Development Plan 2017 – 2023
- The provisions of the Celbridge Local Area Plan 2017-2023
- Kildare County Council Internal Departmental Reports
- Prescribed Bodies submissions
- Public Submissions
- The EIAR Screening Report
- The AA Screening report
- The location of the proposed development
- The nature and extent of the proposed development
- The recommendations set out below.

It is considered that the proposal would be in accordance with the provisions of the Kildare County Development Plan 2017 –2023, and the Celbridge Local Area Plan 2017-2023, and

would therefore be in accordance with the proper planning and sustainable development of the area.

10. RECOMMENDATION

It is recommended to the Mayor and Members of the Celbridge/Leixlip Municipal District that the proposed development be proceeded with, subject to the modifications set out below.

The Planning report indicates that the construction phase of the proposed development will require 18 months (approximately) to complete and will be subject to a Construction Management Plan, subject to the agreement and satisfaction of Kildare County Council, prior to any development works commencing on site.

Normal operations of the facility would result in increased ambient noise levels. Slight increases would occur during delivery and collection.

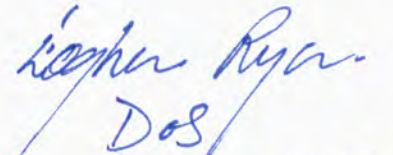
Modifications

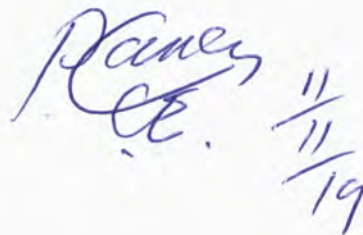
1. The proposed development to be carried out in accordance with the plans and particulars placed on public display on 16th July 2019, except where altered or amended by the following modifications.
2. The landscaping plan as per drawing number KCCA/LMP/001b shall be implemented in full by the close of the first planning season following completion of the development. The removal of any existing trees, only where necessary, shall only take place outside the closed period between 1st March and end of August.
3. An invasive species survey shall be carried out prior to construction to identify any such species by a Chartered Environmental Consultant. The recommendations of the consultant which may include a Biosecurity Plan, if deemed required, shall be submitted prior to the commencement of any development on site.
4. Public lighting will be in accordance with the adopted Kildare County Council Public Lighting Policy.
5. Prior to the commencement of development on site further consultation shall take place with the operator of Weston Aerodrome. Any mitigation measures to reduce the risk of wildlife attractants arising from the proposed development shall be submitted to the planning department for agreement.
6. A construction method statement and management plan will be agreed between Kildare County Council and all appointed on-site contractors prior to the commencement of any development on site. The method statement shall include a Construction Waste Management Plan and shall identify the necessary arrangements to be put in place in relation to stockpiling of topsoil and drainage thereof.
7. In the interests of residential amenity the hours of construction on the site will be restricted to Monday to Friday 07:00 to 18:00 and Saturday 08:00 to 14:00, or as agreed

in writing in advance with the Planning Department. No construction activity shall be undertaken on Sundays and Bank Holidays.

8. Hours of operation are of the proposed development shall be 08.00 – 19.00 (Monday to Friday) and 08:00 – 15:00p.m. (Saturdays) unless otherwise agreed in writing with the Planning Department. The facilities shall be closed on Sundays and Bank Holidays.
9. A minimum water supply of 1,2000 litres/ minute of water for 60 minutes at 2 bar pressure shall be available in the water mains, adjacent to the development, for firefighting purposes.
10. A Stage 2 Road Safety Audit will be carried out by an independent approved and certified Auditor for the proposed road infrastructure works and the recommendations of this audit shall be incorporated into the detailed design. The planning authority shall be notified in writing of the proposed alterations.
11. A Stage 3 Road Safety Audit will be carried out by an independent approved and certified Auditor on the completed works (including the public lighting) and the recommendations of this audit shall be incorporated into the detailed design.
12. Final details regarding the requirements of the Council's Transportation, Chief Fire Officer, Environment and Water Services Section shall be agreed by the Planning Department prior to the commencement of any on site development works.


Eoghan Lynch
Senior Executive Planner


Stephen Ryan
DOS
8-11-2019.


P. Ryan
11/11/19