Environmental Protection Agency  
11/01/2006  
PO Box 3000  
Johnstown Castle Estate  
Co. Wexford

A Chara

In accordance with Article 28(1) of the Planning & Development Regulations 2001, you are advised that the Planning Authority received an application for PERMISSION for Construction of a replacement two storey administration building to include inter alia, offices, canteen, staff amenity and changing facilities, associated control rooms, hard standings, vehicle parking, and all other associated site works. (The proposed building is to replace existing temporary accommodations which are on the site presently, but which are conditioned for removal within a previous planning permission, ref. 03/9208). This development relates to a site, which is operated under a Waste Licence granted by the Environmental Protection Agency, and is paralleled with another contemporary planning application, (Ref 05/4154), at Fassaroe Bray Co Wicklow from Greenstar Holdings Ltd on 15/12/2005.

I wish to advise you that any submission/observation which you may wish to make should be received by the Planning Authority by the 27/01/2006. Any such submission/observation shall be taken into account by this Authority when making a decision on the application. However, if your submission / observation is not received by this date, the Authority may determine the application without any further notice.

Mise, le meas,

Shelley Horner  
SENIOR EXECUTIVE OFFICER  
PLANNING & ECONOMIC DEV

All correspondence should be addressed to the Senior Executive Officer, Planning and Economic Development  
Seoltar gach comhfhreagras chuig Priomhfeidhmeannach Forbartha Eacnamaiochta agus Pleanala
Re: Development at Greenstar Facility at Fassaroe, Bray, Co. Wicklow, consisting of: The construction of a Replacement Two Storey Administration Building to include inter alia, Offices, Canteen, Staff Amenity and Changing Facilities, Associated Control Rooms, Hard Standings, Vehicle Parking, and all other associated Site Works. (The proposed building is to replace existing temporary accommodations, which are on the site presently, but which are conditioned for removal within a previous planning permission ref 0319208). This development relates to a site which is operated under a Waste Licence granted by the Environmental Protection Agency, and is paralleled with another contemporary application (Ref 05/4154).

Dear Sir/Madam,

On behalf of our client Greenstar Holdings Ltd. we wish to apply for planning permission for the above-proposed development. In support of this application we enclose the following documentation:

(i) Completed application form and cover letter herewith

(ii) Page from the Evening Herald of December 14th 2005 containing public notice.

(iii) One copy of the site notice erected on site. This application was previously submitted (Ref: 05/4162) with a white site notice, which was deemed incorrect as an application was made for the same site on November 18th last, (Ref: 05/4154). This fact required the second application to be displayed on a yellow site notice, as it now constitutes the second application on this site within the previous six month period. The site notice is now on a yellow background in accordance with the Planning and Development Regulations 2001.

(iv) Six copies of the site location map

(v) Six copies of the descriptive drawings in accordance with the attached schedule (Including six copies of the engineer's drainage proposals as noted below).

(vi) Receipt (Receipt No: L1/0/56431) for the sum of €2,743.20 for the planning fee, (762m2 by €3.60) is enclosed. This fee was submitted as part of an invalidated application (Ref: 05/4162), and will be the planning fee for this resubmitted application, which has been revised to comply with the Planning and Development Regulations 2001 in regard to colour of site notice.

Martin Murray
Dipl Arch BArch Sc.
Dipl Proj Mang MArch UD MHIA

Also at:
Tara Court, Dublin Road,
Naas, Co. Kildare
Tel: 045 998 222
Fax: 045 899 700
(vii) Visual Impact Assessment and Landscape Proposal

(viii) Consultant Engineer's Report on Overall Site Drainage

(ix) Certificate of Incorporation of the Company

Our application gives rise to a number of considerations, which we address below:

(1) Necessity of Proposed Building

The application is for an administration building to replace existing temporary accommodations, which are on the site presently, but which are conditioned for removal within a previous planning permission, ref 03/9208. Their removal necessitates the provision of alternative permanent accommodation, including Offices, Canteen, Staff Amenity, and Changing Facilities, Associated Control Rooms, Hard Standings, Vehicle Parking, and all associated Site Works.

(2) Visual Impact

A visual impact assessment and landscape master plan has been carried out by Martin Murray Architects, in association with Michael Cregan Associates, Landscape Architects and is included with this application. The nature of the site is such that the addition of the new administration building does not in our opinion give rise to visual impacts.

(3) Landscaping

The proposed landscaping for the site is shown on the proposed landscape works - drawing no. L/PP/02 enclosed herewith. This is a further development of the existing landscaping strategy for the site and is in line with the overall master plan for landscaping submitted with earlier applications.

(4) Effluent & Drainage

As part of the parallel Phase 3 planning application for the Screening and Sorting Building, it is proposed to rationalise the overall site drainage. This has been made possible by the recent completion, by an adjacent developer, (Cosgraves) of an off-site downstream foul sewer to the south and east of this particular site, ref condition 11 of 02/6265. In addition, it is proposed to upgrade the surface water drainage system within the site, from discharging to soakaways to discharging to the Glenmunder stream, via interceptors and attenuation facilities as appropriate. This will provide better protection to the environment by facilitating monitoring and maintenance of outflows. Preliminary discussions between the Consultant Engineers, (EG Pettit & Co) and the Eastern Regions Fisheries Board suggest that this is compatible with their current preferences as submitted to the EPA. The layout of the drainage is shown on the enclosed engineer's drawings, along with six copies of their report on the overall site drainage are enclosed herewith. (Reference also item 7 below).

(5) Traffic and Parking

The proposed new administration building will not give rise to any addition volumes of traffic accessing the site nor parking on the site. As outlined in 1 above the development is simple a replacement for temporary existing structures within the site. In addition it is not anticipated that there will be any increase in staff numbers, due to this development. The new location of the administration facility also allows for a rationalisation of staff traffic flow into the site and controls staff and visitor parking on the site to a significant degree as requested within the previous planning applications, ref 03/9208. The new administration building will also
Certificate of Incorporation
on change of name

I hereby certify that

GREENSTAR LIMITED

having, by a Special Resolution of the Company, and with the approval of the Minister for Enterprise, Trade and Employment, changed its name, is now incorporated as a limited company under the name

GREENSTAR HOLDINGS LIMITED

and I have entered such name on the Register accordingly.

Given under my hand at Dublin, this

Wednesday, the 28th day of April, 2004

for Registrar of Companies
### 1. APPLICANT(S) (see note 1)
- **Names:**
  - **Greenstar Holdings Ltd**
  - **Martin Murray Architects**
- **Address:**
  - **Burton Court, Burton Hall Road, Sandyford Industrial Estate, Sandyford, Dublin 18**
  - **19 Pembroke Road, Ballsbridge, Dublin 4**
- **Email:** info@snt.ie, mmarch@inigo.ie
- **Phone:** 01 263 700
- **Mobile:** N/A
- **Fax:** 01 263 701

### 2. AGENT (if any)
- Name: Greenstar Ltd

### 17. Application type (see note 8)
- **Permission**

### 18. Most recent previous permission (see note 9)
- **Reference number:** 05/0028154
- **Date:** 03/12/2008
- **Site:** Pembroke
- **Date of erection of site notice:** 18/11/2008
- **Name of applicant (if known):** Greenstar Ltd

### 19. Date of publication of notice
- **Name of newspaper:** Evening Herald
- **Date of publication:** 14-12-05

### 20. Date of erection of site notice
- **Date:** 14-12-05

### 21. Fee payable (see note 6)
- **Fee:** £2,745.20

### 22. Pre-planning meeting(if any)
- **Date:**

### CHECK LIST

**The following MUST be included in the application**

- One copy of the full page newspaper notice
- One copy of the site notice fee
- Location map (6 copies)
- Site layout plan (6 copies)
- Plans and elevations (6 copies)
- Trial hole and percolation tests (if on-site effluent disposal)
23. person/firm who prepared the drawings

forename: MARTIN
surname: MURRAY

ARCHITECTS

19 PEMBROKE LANE
DUBLIN 4

(01) 212000 / 212000

24. list of drawings submitted (see note 10)

<table>
<thead>
<tr>
<th>TITLE</th>
<th>DRAWING SIZE</th>
<th>DRAWING NO.</th>
<th>SCALE</th>
</tr>
</thead>
<tbody>
<tr>
<td>site identification map</td>
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</tr>
<tr>
<td>site layout plan</td>
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<td>SEE</td>
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<td>ATTACHING</td>
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<tr>
<td>SCHEDULES</td>
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</tr>
</tbody>
</table>

If additional space is required, the ENTIRE list of drawings may be submitted on another sheet to a similar layout/drawings not included in this list WILL NOT BE CONSIDERED.

25. OTHER REQUIREMENTS (see note 11) (tick as appropriate)

- does the development include the alteration, extension, or the demolition of a PROTECTED or proposed protected structure? If so has a photo montage been included to show how it will be affected? Yes No X
- is an environmental impact statement in accordance with Part 10 of the Planning and Development Regulations 2001 required? Yes No X
- does the development require an Integrated Pollution Control Licence, or Waste Licence? Yes No X
- If the answer to any of the above is yes, the newspaper and site notices must indicate this. Yes No X
- does the development include proposals to comply with Section 96, or a certificate under Section 97 of the Planning and Development Act? (This only applies to housing applications of FOUR HOUSES or more) Yes No X

26. WATER SUPPLY

source of water supply
(see note 12)

name of group scheme (if applicable)

if group scheme, is permission of Trustees of group scheme enclosed? (tick if answer is yes)

27. SEWAGE DISPOSAL

system of sewage disposal
(see note 13)

- if on-site system:-
  a) is trial hole open for inspection? (tick if answer is yes)
  b) have site tests been submitted? (tick if answer is yes)

see also page 10 of this form

28. SURFACE WATER DISPOSAL

system of surface water disposal

DISCHARGE TO GLENMUNDORE
SALMAN

If "BRE" soakaway, are percolation tests enclosed? (tick if answer is yes)

I HAVE STUDIED THE FORM, AND ALL QUESTIONS, INCLUDING SUPPLEMENTARY QUESTIONS, HAVE BEEN TRULY, ACCURATELY, AND FULLY ANSWERED.

signed: MARTIN MURRAY

(dated) 13/2/05

(applicant(s) or agent as appropriate)

29. are proposals included for the provision of sightlines at the entrance to the public road? (see note 15)

Yes No X

30. SUPPLEMENTARY QUESTIONS

For the RURAL HOUSES must fill out the form on page 7

For the UN-SITE EFF must fill out the form on page 9

Supplementary notes on page 10
1. No. of proposed employees: 2

2. Proposed hours of operation: from 9 AM to 16 PM

3. Estimated traffic movements:
   - Private cars: [Blank]
   - Vans/trucks: [Blank]

   **Note:** No additional movements/parking due to this being a replacement facility. (See letter)

4. Is premises accessible to those with impaired mobility? Yes [X] No [ ]

5. Is parking, including truck parking, provided in accordance with the county development plan? Yes [X] No [ ]

6. What processes will be carried out (if industrial)?
   - Goods will be stored (if warehousing)?
   - What type of retailing or services?

7. Details of type and amount of solid waste to be generated (See note 23)

8. Details of on-site waste storage (See note 24)

9. Proposals for recovering reusing or recycling waste (See note 25)

10. Proposals for disposal of waste (Including location) (See note 25)

11. Details of liquid effluent and proposed treatment (See note 26)

12. Details of air emissions, proposed treatment, and assessment of impact on adjacent lands

13. Will the development produce noise at nearby dwellings in excess of EPA recommendations? Yes [X] No [ ] N/A (See note 27)

14. Noise rating of machinery dB(A) at N/A

15. Have background noise surveys at adjacent residences been carried out? Yes [X] No [ ] (See note 29)

16. Mitigation measures proposed (See note 30)

17. Oil retailing and storage: Has a full assessment of the impact of leaks on groundwater been submitted? (See note 31)

18. What is the site coverage ratio? 0.45
   - What is the plot ratio? 0.098

19. Are details of advertising signs included? Yes [X] No [ ] (See note 33)

20. If retail development, does it conform with the Retail Planning Guidelines? Yes [X] No [ N/A] (See note 34)
Greenstar Holdings Ltd

INTEND TO APPLY FOR PLANNING PERMISSION FOR A DEVELOPMENT AT THE GREENSTAR FACILITY, FASSAROE, BRAY, CO WICKLOW.

THE DEVELOPMENT WILL CONSIST OF

The construction of a replacement two-storey Administration Building to include inter alia, Offices, Canteen, Staff Amenity and Changing Facilities, Associated Control Rooms, Hard Standings, Vehicle Parking, and all other associated Site Works. (The proposed building is to replace existing temporary accommodations, which are on the site presently, but which are conditioned for removal within a previous planning permission, ref 03/9208). This development relates to a site, which is operated under a Waste Licence granted by the Environmental Protection Agency, and is paralleled with another contemporary planning application (Ref 05/4154).

Signed: Greenstar Holdings Ltd.

THIS PLANNING APPLICATION MAY BE INSPECTED OR PURCHASED AT THE OFFICES OF THE PLANNING AUTHORITY, WICKLOW COUNTY COUNCIL, COUNCIL BUILDINGS, WICKLOW TOWN, DURING NORMAL OPENING HOURS, I.E. 9.00AM. TO 3.30. P.M. MONDAY TO FRIDAY, (EXCLUDING PUBLIC HOLIDAYS). A SUBMISSION OR OBSERVATION IN RELATION TO THE APPLICATION MAY BE MADE IN WRITING TO THE PLANNING AUTHORITY WITHIN THE PERIOD OF 5 WEEKS BEGINNING ON THE DATE OF RECEIPT BY THE AUTHORITY OF THE APPLICATION, ON PAYMENT OF A FEE OF €20.00.

SIGNED: MARTIN MURRAY (AGENT)

MARTIN MURRAY ARCHITECTS, 19 PEMBROKE ROAD, BALLSBRIDGE, DUBLIN 4 (TEL: 01-2120000)

DATE OF ERECTION OF SITE NOTICE: 14th December 2005
Replacement Administration Building, FASSAROE, BRAY, Co. WICKLOW

Drawing Schedule:

<table>
<thead>
<tr>
<th>Drawing No.</th>
<th>Drawing Title</th>
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<tr>
<td>PP-01</td>
<td>Location Map</td>
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<td>Landscaping Layout</td>
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<td>Site Layout</td>
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<td>Ground Floor Plan</td>
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<td>PP-05</td>
<td>First Floor Plan and Section</td>
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<tr>
<td></td>
<td>Scale 1:100 and 1:200</td>
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<td>PP-06</td>
<td>Elevations and Section</td>
<td>A2</td>
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<td>PP-07</td>
<td>East Elevation in Context</td>
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<td>PP-08</td>
<td>Existing Site Survey</td>
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Martin Murray Architects
DEC 2005
SCHEDULE OF AREAS:

# 1283 Ref: Fassaroe,
Development at
Fassaroe,
Bray,
Co. Wicklow, for Greenstar

<table>
<thead>
<tr>
<th>Area</th>
<th>Square Meters</th>
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<tbody>
<tr>
<td>Ground Floor Area</td>
<td>381m²</td>
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<tr>
<td>First Floor Area</td>
<td>382m²</td>
</tr>
<tr>
<td>Total</td>
<td>762m²</td>
</tr>
</tbody>
</table>

Date: 14/12/05

Consent of copyright owner required for any other use.
facilitate increased health and safety controls on the site as all staff and visitors will only enter the site through the administration building. It should be noted that the overall site allows for significant parking spaces, if necessary. Current usage is in the order of 70 spaces which is what has been allowed in this application. There is room for additional spaces as necessary and as indicated on the site layout drawing. (The new building on its own merits would have attracted the need for 34 spaces only).

(6) **The applicant is Greenstar Recycling Holdings Ltd.** We enclose herewith copy of Certificate of Incorporation and Registration Number for the Company. The following are the names of the Company Directors: Jim Barry, Michael Walsh, Tom Kirwan, Joe Maher, M. Wynne, G. Bailey, G. Dennison, M. King and E. Bolger.

The Company address is: Greenstar Holdings Ltd.
La Vallee,
Fassaroe,
Bray,
Co. Wicklow

(7) **Contemporary Applications and Recent Permissions**

1) Greenstar intends to apply concurrent with this application for a Phase 2 extension to the existing screening and sorting building (Pl. Ref: 05/4154). While this will be a stand-alone application, the overall site drainage proposal, (as indicated by these proposed administration offices and facilities.

2) The most recent permission granted for this site was for the Biowaste Treatment Facility dated 16/08/05 Ref 04/1680. A summary of overall progress since that application relevant to this site development is as follows:

   a) All relevant levies to date have been paid.

   b) The permanent access road and off-site roundabout have been completed by Cosgraves.

   c) Construction of the Phase 2 extension of the screening sorting building will commence in January 2006.

   d) The new off-site foul sewer has been completed by Cosgraves and Greenstar's facility connects into this, which makes for ease of disposal of all normal waste-water.

   e) Agreements with an Bord Gais, have allowed the first stage of the landfill over the gas main (concrete slab protection and first 1.5m of fill) to be completed. Work on the remaining landfill over the gas main is ongoing, which will enable final completion of the overall landscape strategy and mounds, in association with the completion of the enclosed development.

Please contact the undersigned in regards to any queries concerning this application.

Yours faithfully,

**MARTIN MURRAY ARCHITECTS**

Enclosures
CC - Client
CC - File