



Comhairle Contae Mhaigh Eo

Áras an Chontae, Caisleán an Bharraigh, Contae Mhaigh Eo.

Teileafón: (094) 9024444 Facs: (094) 9023937

Do Thag. / Your Ref.

Ár dTag. / Our Ref.

Ms. D. Richards,
Environmental Licensing Programme,
Office of Climate, Licensing & Resource Use,
Environmental Protection Agency Headquarters,
PO Box 3000,
Johnston Castle Estate,
County Wexford.

Environmental Protection
Agency
27 MAR 2014

25th March 2014

Re: EPA Notification to Mayo County Council under Section 87(1E) (a) of the EPA Act 1992, as amended.

Reg. No: P0988-01: McHale Engineering Ltd.

Dear Ms. Richards,

We refer to your recent letter to the Director of Service, Planning Section, with regard to the following IED application:

Licence Application Registration Number: P0988-01

McHale Engineering Ltd., Kilmaine, Claremorris, Co. Mayo.

We hereby respond to each item as follows:

1. State whether the activity to which the licence application relates is permitted by the grant of permissions referred to in the attached document:

We have examined the Industrial Emissions Activity Licence application by McHale Engineering Ltd and we have also examined the grant of permission, reference number P13/586. We can confirm that the activity to which the application relates is permitted by the grant of permission issued by Mayo County Council.



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2. *Furnish all documents relating to the EIA carried out by your authority in respect of the development or proposed development to which the grant of permission refers.*

Please find enclosed a CD with the relevant documents that relate to the EIA undertaken by Mayo County Council. Please note that in addition all files relating to the planning application may be accessed and downloaded on the Mayo County Council website under the Planning Section area: www.mayococo.ie

3. *Furnish any observations your authority has in relation to the licence application.*

We have examined the Industrial Emissions Activity Licence application and we have no observations to make at this stage in relation to the licence application.

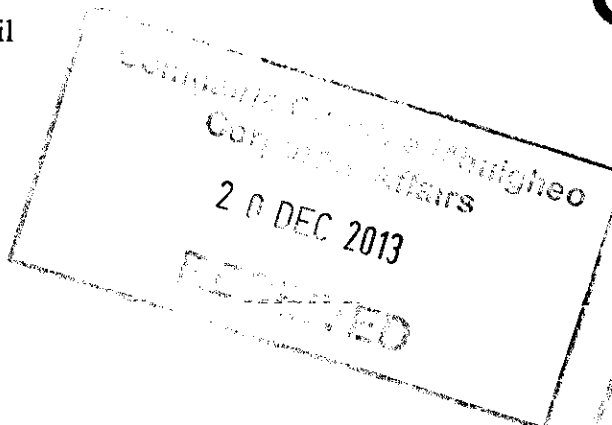
Yours sincerely,

Martin Keating
Martin Keating,
Director of Services, Planning & Environment.

25th March 2014.

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Mary Killoran Coyne
Planning Section
Mayo County Council
Aras an Chontae
Castlebar
Co. Mayo



18 December 2013

Your Ref: 13/586

Notification of Planning Application for McHale Engineering

Dear Ms Killoran Coyne

I refer to your letter received 18th December 2013 requesting comments from the Agency on the Planning Application and EIS for the above referenced development. In accordance with Section 87(1F) of the EPA Acts 1992, as amended, the Agency makes the following observations.

The development proposed will require an Industrial Emissions (IE) licence under the EPA Acts 1992, as amended. The Agency has not received a licence application relating to the development described above.

It is noted that the planning application was accompanied by an EIS. The EIS appears to address the key points in relation to the environmental aspects of the proposed activity which relate to the matters that come within the functions of the Agency. It also appears to address the direct and indirect effects of the development on the aspects of the environment listed in Section 83(2A)(a) of the EPA Acts (please refer to the EU (Environmental Impact Assessment) (Integrated Pollution Prevention and Control) Regulations 2012 (S.I. No. 282 of 2012)).

As part of its consideration of any licence application that may be received, the Agency shall ensure that before the licence is granted, the licence application will be made subject to an Environmental Impact Assessment as respects the matters that come within the functions of the Agency and in accordance with Section 83(2A) and Section 87(1G)(a) of the EPA Acts. In addition, consultation on the planning application, licence application and EIS will be carried out in accordance with Section 87 (1B) to (1H) of the EPA Acts.

MAYO COUNTY COUNCIL
PLANNING & DEVELOPMENT SECTION

Applicant: MCHALE ENGINEERING

FILE NO: P13/586

PROPOSAL: PERMISSION: CONSTRUCT EXTENSION TO A LIGHT INDUSTRIAL MANUFACTURING FACILITY AND A HARD SURFACED APRON WITH ASSOCIATED SERVICES. at RATHCARREEN & CREAGH DEMESNE BALLINROBE

To: DR. KAROL DONNELLY

DATE: 12/12/2013

Please report before: 08/01/2014

Is notice (copy attached) on site? Yes/No

Is notice erected in accordance with Article 19 of the Planning and Development Regulations, 2001?

Yes/No (If no please state why) _____

State Distance of house from centre of road: _____ Floor Level _____ above/below

Stated data of new wall _____ Length _____ Height _____

for County Secretary

Please examine septic tank aspect _____

Site adjoins ROAD _____

Has road been improved? Yes /No Existing roadside drain? Yes/No

Ground level at house location in relation to road _____

Any detriment to amenity (views etc.)? Yes /No

Public Watermains? Yes /No Group Water Scheme? Yes /No

Public Sewer? Yes /No E.S.B. lines on site? Yes /No

Eircom lines? Yes /No

Any worthwhile trees or other feature e.g. old fort? _____

RECOMMENDATION:

GRANT, REFUSE TO GRANT – OUTLINE PERMISSION, PERMISSION, APPROVAL

House location – all right as planned? Yes /No

Front boundary wall all right as planned? Yes /No

Floor level all right as planned? Yes /No

CONDITIONS:

(1) The _____ shall be located _____ from the _____

(2) The floor level shall be _____

(3) Any new front boundary wall shall be _____

(3) The existing wall, fence at the front (roadside) of the site shall be removed over the whole site frontage for a length of at least 60-ft. in front of the house. Any new wall shall be at least _____ from the nearer edge of the _____ carriageway and the area between the new wall line and the carriageway shall be excavated out, filled up, levelled and made suitable for parking motor vehicles. The roadside drain shall be piped so as to maintain existing drainage. Roadside drainage shall be maintained at all times.

(4) The vehicular entrance gate to the site shall be located at the _____ end of the site frontage. Gates shall open inwards.

(5) No surface water shall be discharged from the site onto the public road.

(6) Windows shall be at least _____ from the site boundaries.

REASONS FOR CONDITIONS:

(1) Building line standards. (2 & 5) To avoid flooding. (3) To provide parking space for vehicles associated with the house. (4) To reduce traffic hazard. (6) To preserve privacy.

SIGNED: _____ E.E.,

SIGNED: _____

S.E.P.

Karol Donnelly

**COMHAIRLE CHONTAE
MHAIGH EO
MAYO COUNTY COUNCIL
MEMO**



TO:	Planning Section
DATE:	7 th January 2014
FROM:	Dr. Karol Donnelly BSc PhD
SUBJECT:	P13/586 McHale Engineering

With respect to Appendix 9 of Volume 2 of EIS Appendices, the *Ecology Report* provides informative data on the habitats, flora and fauna in the vicinity of the proposed development; the expansion of McHale Engineering Ltd., in accordance with EPA and NRA guidance in addition to Fossitt (2000).

It was concluded that no EU Habitats Directive Annex I habitats occur at the site, and relative habitat value of existing habitats were considered of low to moderate value; with WL1 hedgerow / WL2 treeline potentially exposed to a reduction / clearance. However, the proposal that removal of vegetation occur outside of the breeding season with retention of boundary hedges where possible, the protection of trees and hedgerows by appropriate fencing, in addition to new planting, are deemed appropriate mitigation.

Minor issues noted which should be amended include:-

1. Table 1 Shrule Turlough site code – 000525
2. Figure 1 *Development site in relation to protected areas* is not considered very informative, omitting a legend and identifiers of proposed development and specific protected sites
3. Citation of the codified Birds Directive – 2009/147/EC

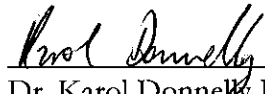
Regarding the *Ecology Screening Report*, firstly it is considered firstly that this document is incorrectly named and would be more suitably entitled *Appropriate Assessment Screening Report*, since it is a record of the first stage of an appropriate assessment – Stage 1 Screening.

Additionally, while the conclusion that a full Stage 2 Appropriate Assessment is not deemed necessary in this case, is concurred, the following issues should be amended / supplemented:-

1. Section 3.2 The buffer zone surrounding the proposed development was 10 km; generally in accordance with national guidance (not a legal requirement) a 15 km buffer zone is applied.
2. Section 3.2 Exclusion of all but three Natura 2000 sites was undertaken without satisfactory justification. There is an assumption that it is due to distance and absence of source-pathway-receptor but this should be confirmed and stated.
3. Figure 1 is not deemed a useful map to locate proposed development in relation to the Natura 2000 sites and other protected sites. A legend should be included, in addition to the naming of specific cSAC / SPAs etc.
4. 3.3.1, 3.3.2 and 3.3.3 list conservation objectives (listing qualifying interests / special conservation interests). It is considered unnecessary therefore to list *features of interests* prior to *conservation objective*

5. The potential cumulative impact of the continuing operation of existing section of the facility in tandem with the proposed construction phase is worthy of mention – are there envisaged to be in-combination effects?
6. 6 Screening Matrix; It is considered that sixth column beginning *Describe any likely direct, indirect or secondary impacts*. . . is not adequately addressed. The impacts of the project on Natura 2000 Network by virtue of a number of considerations should be ruled out, with proper justification, not just factual information
7. Reference is made to the Suir cSAC in Section 6
8. Final column of table in Section 6 – there appears to be a misinterpretation? Qualifying interests are the Annex I habitats and Annex II species of the EU Habitats Directive, while special conservation interests are the Annex I birds, regularly occurring migratory birds and habitats listed in the EU Birds Directive
9. A Finding of No Significant Effects Matrix (FONSE) would be a welcome conclusion to the report and it is requested that this matrix be included
10. Numbering of pages would be beneficial, in addition to table of contents and reference list

Regards,



Dr. Karol Donnelly BSc PhD

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COMHAIRLE CHONTAE MHAIGH EO

MAYO COUNTY COUNCIL

ENVIRONMENT SECTION

MEMORANDUM

To: Mr. J. Mc Myler, Senior Executive Planner, Planning Section.
From: Mr. L. Walsh, Senior Executive Scientist, Environment Section.
Date: 21st January 2014

21/1/14

**Re: Environment Report for Planning Application 13/586 – McHale Engineering,
Ballinrobe, Co. Mayo.**

I refer to the above planning application and the associated Environmental Impact Statement.

The planning application and Environmental Impact Statement (E.I.S.) relate to the following proposed development:

Description: CONSTRUCT EXTENSION TO A LIGHT INDUSTRIAL MANUFACTURING FACILITY AND A HARD SURFACED APRON WITH ASSOCIATED SERVICES.

Address: RATHCARREEN & CREAGH DEMESNE, BALLINROBE

It is proposed to increase production at the plant and this will involve the construction of an 18,000m² extension to the south of the existing main building. A new storage yard and associated surface water drainage system is also proposed. The manufacturing process will generally remain the same as the existing process however it is proposed to introduce a new water based paint process to replace the solvent based paints used in the existing paint system.

Assessment of Planning Application and EIS:

The Environmental Impact Statement (EIS) comprise the following documents:

- Non-Technical Summary.
- Main Environmental Report.
- Appendices to the Main Environmental Report.
- Drawings.

I have reviewed the EIS based upon the following criteria:

- Description of the development;
- Description of the environment;
- Scoping, consultation and impact identification;
- Prediction and evaluation of impacts;

- Alternatives;
- Mitigation and monitoring;
- Non-Technical Summary;
- Organisation and presentation of information.

I am satisfied with the content and quality of the EIS as presented and there are no important omissions.

The structure of the main text of the EIS is presented in a grouped format and each environmental topic is examined in a separate chapter. Each category is considered under separate headings (i.e.) Existing Environment; Likely Significant Impacts; Mitigation; Residual Impacts and Conclusions.

I am satisfied that the E.I.S. complies with the *Guidelines on Information to be Contained In Environmental Impact Statements (EPA, 2002)* and also complies with the *Advice Notes on Current Practice in the Preparation of Environmental Impact Statements (EPA, 2003)*.

Summary and Recommendation:

It is apparent from the planning application details and the associated EIS that some environmental impacts will occur during the construction phase of the development however these impacts are considered to be transient and of a temporary to short-term nature. Where environmental impacts are identified during the construction and operation phase of the development the Environmental Impact Statement as submitted outlines mitigation measures, including a Construction Management Plan, that when implemented will minimise the potential impacts.

I have assessed the application for the development as submitted and it is regarded as a Scheduled Activity under Schedule 1 (12.3) of the Protection of the Environment Act 2003 as recently amended by Regulation 23 of the European Union (Industrial Emissions) Regulations 2013. The proposed development is classed as an industrial emissions directive activity and therefore requires an Industrial Emissions Licence (IED) from the Environmental Protection Agency.

The IED Licence, if granted by the EPA, will ensure that the development is operated in accordance with Best Available Techniques (BAT) and the IED Licence will address the conditions for the environmental monitoring and control aspects relating to air, water, waste and noise emissions associated with the operation of the facility.

I recommend that the development is granted planning permission subject to the following conditions, in conjunction with the usual conditions that are applied to the construction phase of developments:

- 1) The mitigation and monitoring measures as outlined in the planning application and the associated E.I.S. are implemented fully.
- 2) A detailed Construction and Environmental Management Plan (CEMP) shall be agreed in writing with Mayo County Council and with relevant stakeholders and a CEMP committee shall be agreed and be in place prior to the commencement of development.

- 3) The developer shall obtain an Industrial Emissions Directive Licence (IED), in accordance with the requirements of the European Union (Industrial Emissions) Regulations 2013, prior to the commencement of any development.

L. Walsh.

L. Walsh.

Senior Executive Scientist.

21st January 2014

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Planning Report

File No: 13/586

Applicant: McHale Engineering

Proposed Development: Permission for an extension to a light industrial manufacturing facility and hard-surfaced apron with associated services.

Location: Rathcarreen/Creagh Demesne

Date: 21/1/14

Site Visit:

15/1/14 Site notice up and correct.

Planning History:

P98/555: Permission for factory granted.

P13/338 and 13/339 permissions for extension to factory and retention of research and development facility.

The Proposed Development:

The proposal is to build a significant extension to the existing premises. It will essentially double the size of the existing factory.

The site is located on the N84 and the factory was granted permission in 1998.

The proposed extension is away from the road side of the existing factory. It will be located in the existing storage yard. Existing trees along the N84 mean that it is largely screened as you approach from Castlebar. While it will be visible from the Ballinrobe direction, it will fit in as a natural extension of the existing factory.

Additional landscaping has been proposed to reduce any potential impact.

The finishes of the extension will match those of the existing building. The building will be 11.7 meters in height, but drops down some 1.5 meters below the ridge of the existing building due to reduced ground levels.

Surface water throughout the site will be contained within the site as all boundaries are bunded by kerbing or retaining walls. Surface water is then dealt with on site.

Mayo County Development Plan 2008-2014:

Relevant Policies

P/ ED-IE 1 It is the policy of the Council to work with the County Development Board, IDA, Enterprise Ireland, Udarás na Gaeltachta and other relevant agencies to

promote industry and enterprise at appropriate locations in accordance with the County Settlement Strategy, and to support and facilitate the provision of the necessary infrastructure supports and linkages.

P/ED-IE 2 It is the policy of the Council to facilitate agri-industry and other rural enterprise activities that are dependent on their locality, as demonstrated to the satisfaction of the Planning Authority and which do not adversely impact on the character and amenity of the surrounding areas and its residents.

Relevant Objectives

O/ ED-IE 1 It is an objective of the Council to encourage and promote a high quality of industrial/enterprise development in accordance with the Development Management (Control Standards) set out in Part 4.

Reports Returned Status(21/1/14):

Consultant's Name	Status	Required Date	Requested Date	Returned Date	Notifications
ARCHAEOLOGIST Gerry Walsh	RETURNED	18/01/2014	15/01/2014	26/11/2013	
AREA ENGINEER BALLINROBE	RETURNED	08/01/2014	12/12/2013	09/01/2014	
DR. KAROL DONNELLY	RETURNED	08/01/2014	12/12/2013	08/01/2014	
Environment (Larry Walsh)	REQUESTED	08/01/2014	12/12/2013	21/1/2014	
Kieran Shally	RETURNED	08/01/2014	12/12/2013	20/12/2013	
EPA Pamela McDonnell	RETURNED	08/01/2014	12/12/2013	20/12/2013	
Chief Fire Officer	RETURNED	08/01/2014	12/12/2013	09/01/2014	
ROAD DESIGN	RETURNED	08/01/2014	18/12/2013	09/01/2014	
REGIONAL DESIGN OFFICE	RETURNED	08/01/2014	18/12/2013	06/01/2014	
National Roads Authority	RETURNED	08/01/2014	18/12/2013	13/01/2014	

Assessment of reports received:

NRA Report:

The report from the NRA, received on the 13/1/14, argues that the proposed development would be at variance with official policy in relation to control of development on/affecting national roads as set out in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities(January, 2012).

The two issues are the proposed increase in traffic and the lack of a plan-led "exceptional circumstances" to allow for the development.

The increase in traffic has been assessed in the Traffic Impact Assessment and Road Safety Audit submitted and has been deemed acceptable by the Mayo National Roads Design Office who have attached appropriate conditions including the provision of a right hand turning lane by the developer.

This provision of a right hand turning lane was also provided for in two recent permissions on the site. One of these recent permissions was for a research and development facility on the site. By allowing such a proposal to go ahead, without

appeal, would suggest that the principle of consolidation and expansion on the site has already been considered and accepted by the NRA.

The second issue raised by the NRA is the issue of a plan-led “exceptional circumstances”. Section 2.6 of the aforementioned Guidelines refers to “exceptional circumstances” which may allow development of national and regional strategic importance on a national route.

The Mayo County Development Plan 2008-2014 is currently under review. As part of the review process the consideration of proposed developments along Restricted National Roads will be addressed by specific reference to the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities(2012): 2.6 Exceptional Circumstances, (1) Developments of National and Regional Strategic Importance. This specific reference has already been included in the draft Mayo County development Plan 2014 -2020 which was on public display from the 14th March to the 24th May 2013. Furthermore, it is intended that a commitment to carry out a survey, within two years, will be included in the Manager’s report on the amendments to the draft (currently on display) and in the final wording. This survey will establish specific relevant sites, which may be subject to 2.6 Exceptional Circumstances, (1) Developments of National and Regional Strategic Importance. Subsequently, a variation of the development plan will be carried out to consolidate same.

In this regard, the site which is the subject of the current application has been initially identified as part of the aforementioned survey process and would, in the opinion of Mayo County Council, fall within the criteria listed under 2.6 Exceptional Circumstances, (1) Developments of National and Regional Strategic Importance.

It is in this context that Mayo County Council are considering the proposed development under the criteria set out by section 2.6 Exceptional Circumstances, (1) Developments of National and Regional Strategic Importance, as detailed below:

(1) the relevance and appropriateness of proposed development in supporting the aims and objectives of the National Spatial Strategy and Regional Planning Guidelines

Comment

A key concept of the NSS is the complementary role of towns, villages and rural areas below the level of the gateways and hubs. In this regard the NSS states ‘*various medium-sized towns in each region will act as ‘local capitals’ providing a range of services and opportunities for employment. Within the spatial framework proposed by the NSS, rural potential will draw upon local economic strengths, supported by a stronger structure of smaller towns and villages as a focus for economic and social activity and residential development.*’

In the NSS, Ballinrobe is identified as an ‘Urban Centre’ (c 1000 population) in an area designated as Village Strengthening and Rural Area Opportunities. The NSS states that in these areas, “*local authorities should examine closely and activate the potential for new residential, commercial and local employment related development*

within the structure of small towns and villages. This is of central importance to the economic restructuring of rural areas."

The NSS identified a number of towns in the 1500 -5000 population range (which at the time of preparation of the NSS did not include Ballinrobe). However, the 2011 Census recorded a population of 2704 for Ballinrobe town. The NSS considered that other towns in this population range *'present opportunities for development and expansion through effective promotion and marketing in association with larger towns, hubs and gateways.'*

The Regional Planning Guidelines for the West Region 2010 -2022 (RPGs) links national spatial policy as set out in the NSS to the plan-making functions of the planning authority. The RPGs identify Ballinrobe as one of 8 Key towns in the County below the level of the linked hub. Accordingly, it is identified as a Key Town in the County Settlement Strategy (Mayo County Development Plan 2008-2014) which states that *'The strategy will be to support the growth and development of these towns to facilitate population growth and employment creation opportunities, building on their existing strengths and scale of development'.*

It is a strategic policy of the Council under P/CSS -24 (MCDP 2008-2014) to promote and facilitate the growth and sustainable development of the Key Towns, including Ballinrobe *'in their role as Key support towns, towards achieving the population targets set out in the Core Strategy, with an appropriate range of social and physical infrastructure, facilities and services, including retail and commercial and enterprise development to serve the inhabitants of those towns and their rural hinterlands'.*

In the context of the above strategic planning policy documents, it is considered that the proposed development, particularly as it would constitute expansion to an already existing development in the environs of the town, is relevant in supporting the aims and objectives of the NSS and RPGs.

- (2) the requirements of other planning guidelines issued under section 28 of the Act including the Retail Planning Guidelines (2005), which include a general presumption against large retail centres being located adjacent or close to existing, new or planned national roads, including motorways;**

Comment

The proposed development is for an extension to an existing manufacturing (including research and development) facility. The Retail Guidelines are not applicable in this instance.

- (3) the nature of proposed development and the volume of traffic to be generated by it,**

Comment

A Traffic Impact Assessment and a Road Safety Audit have been submitted and will be assessed in the usual manner. It should be noted that under planning permissions P13/337 and P13/339, Mayo County Council conditioned that the developer provide a

right hand turning lane and improved sightlines in accordance with current NRA standards, follow up stage 3 Road Safety Audit etc.

(4) any implications for the safety, capacity and efficient operation of national roads;

Comment

As stated above, a Traffic Impact Assessment and a Road Safety Audit have been submitted and will be assessed in the usual manner. It should be noted that under planning permissions P13/337 and P13/339, Mayo County Council conditioned that the developer provide a right hand turning lane and improved sightlines in accordance with current NRA standards, follow up stage 3 Road Safety Audit etc.

(5) any plans for future upgrades of national roads and other transport infrastructure/services;

Under O/TI-R 2, Section 3.1.3 of MCDP 2008-2014, it is an objective of the Council to support improvements to the existing National Road network including the Ballinrobe N84 By-Pass, the preferred route for which has already been identified. This by-pass has also been included in the list of Priority Infrastructure Projects for Co. Mayo in the Draft MCDP 2014 – 2020.

(6) the suitability of the location compared to alternative locations;

Comment

The proposed development is an extension to an existing manufacturing facility. Accordingly, it is the most suitable location for the proposed development. Under recent permission P13/337 (granted 6/11/13) Mayo County Council granted permission for onsite research and development buildings. As the company's research and development is currently onsite, as well as the existing manufacturing building, the suitability of the location for the proposed development is clearly evident. By locating on the same site as the existing research and development facility the need for offsite/onsite trips is reduced. The existing and proposed co-location of all aspects of the process, from research and development to manufacturing, should lead to more sustainable traffic patterns.

(7) the pattern of existing development in the area;

The site is located on the outskirts of Ballinrobe town. There is a large housing development to the south and a number of single, one-off houses in the vicinity. There are also two number commercial units further north on the Castlebar road. Ballinrobe Race Course is located beyond the site in question. With commercial development, and the race course, located further out and the link/consolidation with the town provided by the existing housing development, the proposed development would not be out of character with the pattern of existing development in the area.

(8) satisfactory details of the proposed demand management measures;

Comment

The type and pattern of existing development along this stretch of the N84 would not lead to another "exceptional circumstance" case being made.

(9) acceptable funding and delivery proposals for any road improvements required, and,

Comment

Under planning permissions P13/337 and P13/339, Mayo County Council conditioned that the developer provide a right hand turning lane and improved sightlines in accordance with current NRA standards, follow up stage 3 Road Safety Audit etc.

(10) the precedent that could be created for cumulative development in the area and the potential implications for the national road network.

Comment

Given the nature of the existing and proposed development, including the specialist area of production and expertise in a particular product; research and design activities which are an important component of this development; and the role of this development as a driver in the regional economy, it is considered unlikely that a precedent would be created for cumulative development in the area as the exceptional circumstances that relate to this particular proposal are unlikely to be repeated in the area. Therefore it is considered unlikely that, if permitted, a precedent would be created for cumulative development in the area.

Appropriate Assessment Report:

Dr Karol Donnelly submitted a report dated 09/01/2014 on the Appropriate Assessment Screening Report submitted with the application. Subsequent consultation clarified that points number 1, 2, 3, 4, 6, 7, 8, and 10 were editorial in nature and did not impact on the overall determination.

Furthermore, it was confirmed that, in conclusion, a Stage 2 Appropriate Assessment is not necessary.

Following further analysis of the report and consultation with Dr Donnelly it became apparent that the cumulative impacts of the project (point no. 5 in her report) had been dealt with sufficiently. Dr Karol also confirmed that while a FONSE Report would provide a comprehensive conclusion to the report the applicant was under no obligation to provide same. In this regard it would appear that while the issues raised in Dr Donnelly's report would provide for a better Screening report they do not warrant requesting further information and they do not alter the overall conclusion that a Stage 2 Appropriate Assessment is not necessary.

Water Services (Kieran Shally):

Suggested conditions have been attached.

Mayo National Roads Design Office:

Suggested conditions attached, including right hand turning lane to be provided by the developer.

Road Design Office:

Report overlaps with the RDO report and so the conditions stipulated by the RDO have been attached as they would have precedence in this regard.

Chief Fire Officer:

Fire safety certificate required and will deal with any issues.

Environmental Protection Agency:

An Industrial Emissions (IE) licence will be required. The report also states that the EIS submitted appears to address the key points in relation to the environmental aspects of the proposed activity which relate to the matters that come within the functions of the agency.

Environment (Larry Walsh):

Proposal is acceptable. Conditions attached.

Archaeologist:

Suggested conditions attached.

Conclusions:

The proposed development complies with the policies and objectives of the County Development Plan.

The proposed building is acceptable in terms of design, visibility and impact on the landscape etc.

All issues raised by internal and external bodies have been, or will be, addressed.

All environmental issues will be dealt with by the EPA.

In conclusion, the development is a natural extension of the previously permitted development.

Contributions:**110 employees****Domestic water demand:**

60litres/head/day @ 110 employees = 11 house equivalent

Process water demand:

Mains water for top up only when required.

Total house equivalent: 11 houses

Water services	€1191 x 11 = €13,101
Sewerage services	€1787 x 11 = €19,657

Amenities	€357 x 11 = €3,927
Footpaths	€238 x 11 = €2,618
Community open space and recreational facilities	€357 x 11 = €3,927

As Irish Water became the water services authority for Mayo on the 1/1/14 no contributions will be levied by Mayo County Council for water or sewerage services.

Recommendation:

Grant permission subject to the attached conditions.

FIRST SCHEDULE

The proposed development complies with the requirements of the Mayo County Development Plan 2008-2014 and would therefore be in keeping with the proper planning and sustainable development of the area.

SECOND SCHEDULE

The development shall be carried out in accordance with the plans, elevations and documentation submitted to Mayo County Council on 6/12/13 except as amended by Conditions hereunder.

Reason: In the interests of proper planning and development.

All workshop activities shall occur within the workshop itself.

Reason: In the interests of residential amenity.

The site shall be kept in a neat and tidy condition at all times, all scrap material shall be maintained within the existing buildings on site.

Reason: In the interests of visual amenity

All liquid and solid wastes arising on the site shall be recycled as far as possible. Materials exported from the site for recovery, recycling or disposal shall be managed at an approved facility and in such a manner as is agreed with Mayo County Council. Adequate on site arrangements shall be made to the satisfaction of Mayo County Council for the storage of recyclable materials prior to collection.

Reason: In the interest of the reduction and management of waste from the proposed development.

All water, which may be contaminated with hydrocarbons, discharging to the public surface water sewer shall discharge via a grit trap and hydrocarbon interceptor.

Reason: In the interest of the reduction and management of waste from the proposed development.

There shall be no physical connection between the rainwater harvesting storage tank and the firewater ring main supplied from the public water supply. The use of water stored in the tank for fire fighting shall be by means other than via the fire main from the public water supply.

Reason: In the interest of proper planning and development.

All storage tank areas and drum storage areas, if any, shall be rendered impervious to the materials stored therein. In addition, storage tank areas shall be bunded. The height of the bund for any drum storage area shall be not less than 300 millimetres.

Reason: In the interest of ^{or}proposed planning and development and in the reduction of pollution risk.

All existing trees/ hedgerows shall be retained on site as detailed in the submission of the 6/12/13. Landscaping details, described on the proposed site layout plan submitted on the 6/12/13, shall be carried out before any mechanical works/repairs commence on foot of this permission.

Reason: In the interests of visual amenity.

The mitigation and monitoring measures as outlined in the planning application and the associated E.I.S. ^{shall be} ~~are~~ implemented fully.

Reason: In the interest of ^{or}proposed planning and development and in the reduction of pollution risk.

A detailed Construction and Environmental Management Plan (CEMP) shall be agreed in writing with Mayo County Council and with relevant stakeholders and a CEMP committee shall be agreed and be in place prior to the commencement of development.

Reason: In the interest of ^{or}proposed planning and development and in the reduction of pollution risk.

The developer shall obtain an Industrial Emissions Directive Licence (IED), in accordance with the requirements of the European Union (Industrial Emissions) Regulations 2013, prior to the commencement of any development.

Reason: In the interest of ^{or}proposed planning and development and in the reduction of pollution risk.

Noise levels emanating from the proposed development when measured at the site boundaries shall not exceed 55 dBA (15 minute Leq) between 08.00 hours and 18.00 hours, Monday to Saturday inclusive, and shall not exceed 45 dBA at any other time. Measurements shall be made in accordance with ISO recommendation R.1991/1 "Acoustics – Description and Measurement of Environmental Noise, Part 1: Basic Quantities and Procedures".

At no time shall the noise generated on site result in an increase in noise level of more than 10 dBA above background levels at the boundaries of adjoining premises. Background noise level shall be interpreted as the mean minimum sound level at the relevant place and time in the absence of noise from the premises the subject of the application. There shall be no clearly audible tonal

component or impulsive component in the noise emission from the activity at any noise sensitive location.

Reason: In the interest of the reduction and management of noise levels from the proposed development.

No surface water shall be discharged from the site onto the public road. No surface water shall be allowed to discharge to the public foul sewer. Surface water from the curtilage of the unit, including roof and path drainage, shall be collected separately and discharged to the surface water drainage system.

Reason: To avoid flooding.

The development shall be fitted with a water service control unit. Water supply shall be metered. Type of meter to be installed shall be agreed with the Ballinrobe Area Engineer prior to any development commencing on site.

Reason: In the interest of proper planning and development.

All connections to public services shall be carried out by the Ballinrobe Area Engineer, the cost shall be borne by the developer.

Reason: In the interest of proper planning and development.

All site development works shall be carried out to a standard not below the minimum specified in "Recommendations for Site Development Works for Housing Areas" (Department of the Environment and Local Government, 1998) and amendments as specified in Mayo County Council's specifications for Housing Areas (copy attached).

Reason: In the interest of proper planning and development.

All works in the public road/footpath shall be carried out in accordance with "Guidelines for the Opening, Backfilling and Reinstatement in Trenches in Public Roads" published by the Department of Environment and Local Government (April 2002).

Reason: To ensure proper servicing of the development.

All signage details shall be agreed in writing with Mayo County Council prior to the commencement of the development on site.

Reason: In the interest of visual amenity.

All E.S.B., phone lines and other cables shall be underground throughout the site.

Reason: To preserve amenity.

3D The Developer shall provide a right turn lane on the N84 National Secondary Route, which shall be designed in accordance with the NRA's Design Manual for Roads and Bridges and specifically TD 41-42/11.

Reason: In the interest of traffic safety.

The Developer shall provide at the direct access full sight line visibility suitable for 'Stop' control in accordance with the NRA's TD 41-42/11.

The Developer shall provide a 'Stop' sign at the direct access.

The width of the existing / proposed direct access shall be maintained (8.6m).

The kerb radii of the direct access shall be designed in accordance with the NRA's TD 41-42/11.

Reason: In the interest of traffic safety.

Prior to the commencement of the development the Developer shall provide an Auto-Track analysis or similar showing the access and egress turning movements to and from the N84 National Secondary Route together with turning movements within the site to demonstrate the accessibility of the development by articulated vehicles. Drawings shall be provided to a scale of not less than 1/500 and shall show the vehicle swept path of a variety of typical vehicles that will use the proposed development.

Reason: In the interest of traffic safety.

Prior to the commencement of the development the Developer shall submit to Mayo County Council drawings which demonstrate the provision of the right turn lane and the direct access visibility sightlines on the N84 National Secondary Route in accordance with current NRA standards. The drawings shall be provided to a scale of not less than 1/500.

Reason: In the interest of traffic safety.

Upon completion of the works relating to the direct access, right turning lane and associated sightline visibility works, the Developer shall submit to Mayo County Council a Stage 3 Road Safety Audit, prepared in accordance with the current National Roads Authority's Design Manual for Roads and Bridges. The Audit Team shall consist of a minimum of two members approved by Mayo County Council's National Roads Design Office. The names and qualifications of the Road Safety Audit Team shall be submitted to the Mayo County Council for approval prior to appointment.

Reason: In the interest of traffic safety.

The Developer shall submit to Mayo County Council a Design Team Audit Response to the Stage 3 Road Safety Audit, which shall be prepared in accordance with the current NRA DMRB and compiled by the Designer following receipt of the Stage 3 Road Safety Audit.

Reason: In the interest of traffic safety.

No surface water shall be discharged from the existing / proposed development onto the public road.

Reason: To prevent flooding and in the interest of traffic safety.

All fencelines modified at the direct access shall be set back 1m from the sight distance visibility lines along the N84 National Secondary Route.

Reason: In the interests of proper planning and traffic safety.

Any works arising from the aforementioned conditions no.s 20 to 27 inclusive shall be funded by the Developer.

Reason: It is considered reasonable that the Developer should contribute towards the specific exceptional costs, which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

The proposed extension shall be finished in materials matching those of the existing factory.

Reason: In the interests of visual amenity.

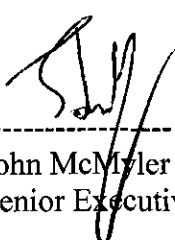
The developer is required to engage the services of a suitably qualified archaeologist (licensed under the National Monuments Acts 1930-2004) to monitor all ground works and associated developments at the proposed site. Having completed the archaeological monitoring the archaeologist shall submit a written report to the Planning Authority, the National Monuments Section, Department of Arts, Heritage and the Gaeltacht and the National Museum of Ireland.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.


The following contributions shall be paid to Mayo County Council prior to commencement of the development. The development contributions shall increase in accordance with the Wholesale Price Index for Building and Construction in January of each year from the date of grant of permission up to the date that payment is made to Mayo County Council.

Amenities	€3,927
Footpaths	€2,618
Community open space and recreational facilities	€3,927

Reason: To comply with Mayo County Council's Development Contribution Scheme.

 22/11/14

John McMyler
Senior Executive Planner



Paddy Mahon
Director of Services

Comhairle Chontae Mhaigheo
MAYO COUNTY COUNCIL

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 - 1999

PLANNING AND DEVELOPMENT ACTS 2000 - 2006

PLANNING AND DEVELOPMENT REGULATIONS 2001-2007

Manager's Order No: _____

Reference No. in
Planning Register **P13/586**
Date of receipt of
application: **06/12/2013**
Validation Date: **06/12/2013**
Additional Information
received on:

Pursuant to the provisions of the Local Government (Planning and Development) Acts, 1963 - 1999 or Planning and Development Acts 2000 - 2006, I hereby decide to grant **PERMISSION** for the development of land in accordance with documents lodged, having regard to any submission/observation received in accordance with Section 34(3) of the Planning & Development Act 2000, based on the reasons and considerations as outlined in the First Schedule and subject to the condition(s) listed in the Second Schedule attached hereto entitled "Schedule of Conditions". SL 32

TO: MCHALE ENGINEERING PATRICK J NEWELL 2617 OAKLANDS HEADFORD CO GALWAY.

NAMELY: CONSTRUCT EXTENSION TO A LIGHT INDUSTRIAL MANUFACTURING FACILITY AND A HARD SURFACED APRON WITH ASSOCIATED SERVICES AT RATHCARREEN & CREAGH DEMESNE BALLINROBE CO. MAYO and the applicant is to be notified accordingly.

I further order that, at the expiration of the appropriate period for an Appeal against the Decision, provided that no appeal has been made against that Decision, or the appeal is withdrawn, or dismissed by An Bord Pleanála, pursuant to the provisions of the Local Government (Planning and Development) Act, 1992 or Planning and Development Act 2000, permission be granted subject to the conditions in the foregoing Decision to grant same and that notice be issued accordingly.

MAYO COUNTY MANAGER

Date: _____

*Developer
S.D.C. of
€200,000 to be
cost of Power
& f.p. - a lot
will directly
benefit the Dev.
+ Reason.*

MAYO COUNTY COUNCIL

Telephone No.:
(094) 24444

Planning and Development Section,
Aras An Chontae, Castlebar.

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1999
PLANNING AND DEVELOPMENT ACTS 2000-2006
PLANNING AND DEVELOPMENT REGULATIONS 2001-2007
NOTIFICATION OF DECISION TO GRANT PERMISSION**

**TO: MCHALE ENGINEERING
PATRICK J NEWELL
2617 OAKLANDS
HEADFORD
CO GALWAY**

**Ref. No. in
Planning Register:
P13/586
Application Received
On: 06/12/2013
Validation Date: 06/12/2013
Additional Information
Received On:**

Notice is hereby given that Mayo County Council has on **23 JAN 2014** decided to **GRANT PERMISSION** to the above named, for development of land, in accordance with documents lodged, and having regard to any submission/observation received in accordance with Section 34(3) of the Planning & Development Act 2000, namely **CONSTRUCT EXTENSION TO A LIGHT INDUSTRIAL MANUFACTURING FACILITY AND A HARD SURFACED APRON WITH ASSOCIATED SERVICES** at **RATHCARREEN & CREAGH DEMESNE BALLINROBE CO. MAYO** based on the reasons and considerations as outlined in the First Schedule and in accordance with the 32 condition(s) set out in the Second Schedule attached hereto entitled "Schedule of Conditions".

Signed On:

23 JAN 2014

on behalf of Mayo County Council


for COUNTY SECRETARY

An appeal against a Decision of the Planning Authority under Part VI of the Planning and Development Act 2000 may be made to An Bord Pleanala. An appeal must be received by An Bord Pleanala within **4 weeks** beginning on the date of the making of the Decision by the Planning Authority. (N.B. not the date on which the Decision is sent or received).

Appeals should be addressed to **The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1** and all such appeals to the Board will be invalid unless accompanied by the appropriate appeal fee. (see attached Schedule of Fees). Persons who are not parties to an appeal must pay the appropriate fee (see attached Schedule of Fees) if their submissions or observations are to be considered by the Board.

The appeal, which must be in writing, must state name and address of appellant; the details of the nature and site of the proposed development, the full grounds of appeal and reasons, considerations and arguments on which they are based, the name of the Planning Authority and must include the appropriate appeal fee as mentioned above and the acknowledgement from Mayo County Council in respect of the submission. An appeal not complying with all the necessary requirements will be rejected as invalid by An Bord Pleanala. An appellant shall **not** be entitled to elaborate in writing upon, or make further submissions in writing in relation to, the grounds of appeal stated in the appeal, or to submit further grounds of appeal, and any such elaboration, submissions or further grounds of appeal received by An Bord Pleanala shall not be considered by it. A grant of permission shall be issued as soon as may be, but not earlier than 3 working days after the expiration of the period for the making of an appeal if there is no appeal before An Bord Pleanala on the expiration of the said period.

Please Note: In the case of a valid planning application received by the Planning Authority prior to the coming into operation of the Planning and Development Regulations, 2001, i.e. 11th March 2002, the period within which an appeal can be made to An Bord Pleanala is one month from the date of the Decision of the Local Authority.

MAYO COUNTY COUNCIL

***NOTE:-** Commercial Development is defined as development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings but excludes development for purposes of agriculture.

Under Article 20 of the Planning & Development Regulations 2006, the Site Notice shall be removed by the Applicant following the notification of the Planning Authority's decision.

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Consent of copyright owner required for any other use.

FIRST SCHEDULE

The proposed development complies with the requirements of the Mayo County Development Plan 2008-2014 and would therefore be in keeping with the proper planning and sustainable development of the area.

SECOND SCHEDULE – SCHEDULE OF CONDITIONS – P13/586

1. The development shall be carried out in accordance with the plans, elevations and documentation submitted to Mayo County Council on 6/12/13 except as amended by Conditions hereunder.
Reason: In the interests of proper planning and development.
2. All workshop activities shall occur within the workshop itself.
Reason: In the interests of residential amenity.
3. The site shall be kept in a neat and tidy condition at all times, all scrap material shall be maintained within the existing buildings on site.
Reason: In the interests of visual amenity.
4. All liquid and solid wastes arising on the site shall be recycled as far as possible. Materials exported from the site for recovery, recycling or disposal shall be managed at an approved facility and in such a manner as is agreed with Mayo County Council. Adequate on site arrangements shall be made to the satisfaction of Mayo County Council for the storage of recyclable materials prior to collection.
Reason: In the interest of the reduction and management of waste from the proposed development.
5. All water, which may be contaminated with hydrocarbons, discharging to the public surface water sewer shall discharge via a grit trap and hydrocarbon interceptor.
Reason: In the interest of the reduction and management of waste from the proposed development.
6. There shall be no physical connection between the rainwater harvesting storage tank and the firewater ring main supplied from the public water supply. The use of water stored in the tank for fire fighting shall be by means other than via the fire main from the public water supply.
Reason: In the interest of proper planning and development.
7. All storage tank areas and drum storage areas, if any, shall be rendered impervious to the materials stored therein. In addition, storage tank areas shall be bunded. The height of the bund for any drum storage area shall be not less than 300 millimetres.
Reason: In the interest of proper planning and development and in the reduction of pollution risk.
8. All existing trees/ hedgerows shall be retained on site as detailed in the submission of the 6/12/13. Landscaping details, described on the proposed site

layout plan submitted to Mayo County Council on the 6/12/13, shall be carried out before any mechanical works/repairs commence on foot of this permission.

Reason: In the interests of visual amenity.

9. The mitigation and monitoring measures as outlined in the planning application and the associated E.I.S. shall be implemented fully.

Reason: In the interest of proper planning and development and in the reduction of pollution risk.

10. A detailed Construction and Environmental Management Plan (CEMP) shall be agreed in writing with Mayo County Council and with relevant stakeholders and a CEMP committee shall be agreed and be in place prior to the commencement of development.

Reason: In the interest of proper planning and development and in the reduction of pollution risk.

11. The developer shall obtain an Industrial Emissions Directive Licence (IED), in accordance with the requirements of the European Union (Industrial Emissions) Regulations 2013, prior to the commencement of any development.

Reason: In the interest of proper planning and development and in the reduction of pollution risk.

12. Noise levels emanating from the proposed development when measured at the site boundaries shall not exceed 55 dBA (15 minute Leq) between 08.00 hours and 18.00 hours, Monday to Saturday inclusive, and shall not exceed 45 dBA at any other time. Measurements shall be made in accordance with ISO recommendation R.1991/1 "Acoustics – Description and Measurement of Environmental Noise, Part 1: Basic Quantities and Procedures".

At no time shall the noise generated on site result in an increase in noise level of more than 10 dBA above background levels at the boundaries of adjoining premises. Background noise level shall be interpreted as the mean minimum sound level at the relevant place and time in the absence of noise from the premises the subject of the application. There shall be no clearly audible tonal component or impulsive component in the noise emission from the activity at any noise sensitive location.

Reason: In the interest of the reduction and management of noise levels from the proposed development.

13. No surface water shall be discharged from the site onto the public road. No surface water shall be allowed to discharge to the public foul sewer. Surface water from the curtilage of the unit, including roof and path drainage, shall be collected separately and discharged to the surface water drainage system.

Reason: To avoid flooding.

14. The development shall be fitted with a water service control unit. Water supply shall be metered. Type of meter to be installed shall be agreed with the Ballinrobe Area Engineer prior to any development commencing on site.

Reason: In the interest of proper planning and development.

15. All connections to public services shall be carried out by the Ballinrobe Area Engineer, the cost shall be borne by the developer.

Reason: In the interest of proper planning and development.

16. All site development works shall be carried out to a standard not below the minimum specified in "Recommendations for Site Development Works for Housing Areas" (Department of the Environment and Local Government, 1998) and amendments as specified in Mayo County Council's specifications for Housing Areas (copy attached).

Reason: In the interest of proper planning and development.

17. All works in the public road/footpath shall be carried out in accordance with "Guidelines for the Opening, Backfilling and Reinstatement in Trenches in Public Roads" published by the Department of Environment and Local Government (April 2002).

Reason: To ensure proper servicing of the development.

18. All signage details shall be agreed in writing with Mayo County Council prior to the commencement of the development on site.

Reason: In the interest of visual amenity.

19. All E.S.B., phone lines and other cables shall be underground throughout the site.

Reason: To preserve amenity.

20. The developer shall provide a right turn lane on the N84 National Secondary Route, which shall be designed in accordance with the NRA's Design Manual for Roads and Bridges and specifically TD 41-42/11.

Reason: In the interest of traffic safety.

21. The developer shall provide at the direct access full sight line visibility suitable for 'Stop' control in accordance with the NRA's TD 41-42/11.

The developer shall provide a 'Stop' sign at the direct access.

The width of the existing / proposed direct access shall be maintained (8.6m).

The kerb radii of the direct access shall be designed in accordance with the NRA's TD 41-42/11.

Reason: In the interest of traffic safety.

22. Prior to the commencement of the development, the developer shall provide an Auto-Track analysis or similar showing the access and egress turning movements to and from the N84 National Secondary Route together with turning movements within the site to demonstrate the accessibility of the development by articulated vehicles. Drawings shall be provided to a scale of not less than 1/500 and shall show the vehicle swept path of a variety of typical vehicles that will use the proposed development.

Reason: In the interest of traffic safety.

23. Prior to the commencement of the development, the developer shall submit to Mayo County Council drawings which demonstrate the provision of the right turn lane and the direct access visibility sightlines on the N84 National Secondary Route in accordance with current NRA standards. The drawings shall be provided to a scale of not less than 1/500.

Reason: In the interest of traffic safety.

24. Upon completion of the works relating to the direct access, right turning lane and associated sightline visibility works, the Developer shall submit to Mayo County Council a Stage 3 Road Safety Audit, prepared in accordance with the current National Roads Authority's Design Manual for Roads and Bridges. The Audit Team shall consist of a minimum of two members approved by Mayo County Council's National Roads Design Office. The names and qualifications of the Road Safety Audit Team shall be submitted to the Mayo County Council for approval prior to appointment.

Reason: In the interest of traffic safety.

25. The developer shall submit to Mayo County Council a Design Team Audit Response to the Stage 3 Road Safety Audit, which shall be prepared in accordance with the current NRA DMRB and compiled by the Designer following receipt of the Stage 3 Road Safety Audit.

Reason: In the interest of traffic safety.

26. No surface water shall be discharged from the existing / proposed development onto the public road.

Reason: To prevent flooding and in the interest of traffic safety.

27. All fencelines modified at the direct access shall be set back 1m from the sight distance visibility lines along the N84 National Secondary Route.

Reason: In the interests of proper planning and traffic safety.

28. Any works arising from the aforementioned conditions no.s 20 to 27 inclusive shall be funded by the developer.

Reason: It is considered reasonable that the Developer should contribute towards the specific exceptional costs, which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

29. The proposed extension shall be finished in materials matching those of the existing factory.

Reason: In the interests of visual amenity.

30. The developer is required to engage the services of a suitably qualified Archaeologist (licensed under the National Monuments Acts 1930-2004) to monitor all ground works and associated developments at the proposed site. Having completed the archaeological monitoring the archaeologist shall submit a written report to Mayo County Council, the National Monuments Section, Department of Arts, Heritage and the Gaeltacht and the National Museum of Ireland.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

31. The following contributions shall be paid to Mayo County Council prior to commencement of the development. The development contributions shall increase in accordance with the Wholesale Price Index for Building and Construction in January of each year from the date of grant of permission up to the date that payment is made to Mayo County Council.

Amenities	€3,927
Footpaths	€2,618
Community open space and recreational facilities	€3,927

Reason: To comply with Mayo County Council's Development Contribution Scheme.

32. The developer shall pay a Special Development Contribution of €20,000 towards the cost of provision of footpaths which will directly benefit the development.

Reason: It is appropriate that the developer should pay a contribution towards infrastructure that directly benefits the development.

END OF SCHEDULE

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Comhairle Chontae Mhaigh Eo

**MAYO COUNTY COUNCIL
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1999
PLANNING AND DEVELOPMENT ACTS 2000-2004
GRANT OF PERMISSION**

MCHALE ENGINEERING
PATRICK J NEWELL
2617 OAKLANDS
HEADFORD
CO GALWAY

Ref. No. in Planning Register:

P13/586

Application Received

On: 06/12/2013

Validation Date: 06/12/2013

Additional Information

Received On:

Notice is hereby given that Mayo County Council has granted PERMISSION to the above named, for development of land, in accordance with documents lodged, namely:- CONSTRUCT EXTENSION TO A LIGHT INDUSTRIAL MANUFACTURING FACILITY AND A HARD SURFACED APRON WITH ASSOCIATED SERVICES at RATHCARREEN & CREAGH DEMESNE BALLINROBE CO. MAYO in accordance with the 32 conditions set out in the Schedule attached hereto entitled "Schedule of Conditions".

The Permission hereby granted shall cease to have effect at the expiration of 5 years from the date hereof.

Signed on

24 FEB 2014

on behalf of Mayo County Council



for COUNTY SECRETARY

Aras An Chontae,
Castlebar.

Telephone: Castlebar 094 24444

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FIRST SCHEDULE

The proposed development complies with the requirements of the Mayo County Development Plan 2008-2014 and would therefore be in keeping with the proper planning and sustainable development of the area.

SECOND SCHEDULE – SCHEDULE OF CONDITIONS – P13/586

1. The development shall be carried out in accordance with the plans, elevations and documentation submitted to Mayo County Council on 6/12/13 except as amended by Conditions hereunder.
Reason: In the interests of proper planning and development.
2. All workshop activities shall occur within the workshop itself.
Reason: In the interests of residential amenity.
3. The site shall be kept in a neat and tidy condition at all times, all scrap material shall be maintained within the existing buildings on site.
Reason: In the interests of visual amenity.
4. All liquid and solid wastes arising on the site shall be recycled as far as possible. Materials exported from the site for recovery, recycling or disposal shall be managed at an approved facility and in such a manner as is agreed with Mayo County Council. Adequate on site arrangements shall be made to the satisfaction of Mayo County Council for the storage of recyclable materials prior to collection.
Reason: In the interest of the reduction and management of waste from the proposed development.
5. All water, which may be contaminated with hydrocarbons, discharging to the public surface water/sewer shall discharge via a grit trap and hydrocarbon interceptor.
Reason: In the interest of the reduction and management of waste from the proposed development.
6. There shall be no physical connection between the rainwater harvesting storage tank and the firewater ring main supplied from the public water supply. The use of water stored in the tank for fire fighting shall be by means other than via the fire main from the public water supply.
Reason: In the interest of proper planning and development.
7. All storage tank areas and drum storage areas, if any, shall be rendered impervious to the materials stored therein. In addition, storage tank areas shall be bunded. The height of the bund for any drum storage area shall be not less than 300 millimetres.
Reason: In the interest of proper planning and development and in the reduction of pollution risk.
8. All existing trees/ hedgerows shall be retained on site as detailed in the submission of the 6/12/13. Landscaping details, described on the proposed site

layout plan submitted to Mayo County Council on the 6/12/13, shall be carried out before any mechanical works/repairs commence on foot of this permission.

Reason: In the interests of visual amenity.

9. The mitigation and monitoring measures as outlined in the planning application and the associated E.I.S. shall be implemented fully.

Reason: In the interest of proper planning and development and in the reduction of pollution risk.

10. A detailed Construction and Environmental Management Plan (CEMP) shall be agreed in writing with Mayo County Council and with relevant stakeholders and a CEMP committee shall be agreed and be in place prior to the commencement of development.

Reason: In the interest of proper planning and development and in the reduction of pollution risk.

11. The developer shall obtain an Industrial Emissions Directive Licence (IED), in accordance with the requirements of the European Union (Industrial Emissions) Regulations 2013, prior to the commencement of any development.

Reason: In the interest of proper planning and development and in the reduction of pollution risk.

12. Noise levels emanating from the proposed development when measured at the site boundaries shall not exceed 55 dBA (15 minute Leq) between 08.00 hours and 18.00 hours, Monday to Saturday inclusive, and shall not exceed 45 dBA at any other time. Measurements shall be made in accordance with ISO recommendation R.1991/1 "Acoustics – Description and Measurement of Environmental Noise, Part 1: Basic Quantities and Procedures".

At no time shall the noise generated on site result in an increase in noise level of more than 10 dBA above background levels at the boundaries of adjoining premises. Background noise level shall be interpreted as the mean minimum sound level at the relevant place and time in the absence of noise from the premises the subject of the application. There shall be no clearly audible tonal component or impulsive component in the noise emission from the activity at any noise sensitive location.

Reason: In the interest of the reduction and management of noise levels from the proposed development.

13. No surface water shall be discharged from the site onto the public road. No surface water shall be allowed to discharge to the public foul sewer. Surface water from the curtilage of the unit, including roof and path drainage, shall be collected separately and discharged to the surface water drainage system.

Reason: To avoid flooding.

14. The development shall be fitted with a water service control unit. Water supply shall be metered. Type of meter to be installed shall be agreed with the Ballinrobe Area Engineer prior to any development commencing on site.

Reason: In the interest of proper planning and development.

15. All connections to public services shall be carried out by the Ballinrobe Area Engineer, the cost shall be borne by the developer.

Reason: In the interest of proper planning and development.

16. All site development works shall be carried out to a standard not below the minimum specified in "Recommendations for Site Development Works for Housing Areas" (Department of the Environment and Local Government, 1998) and amendments as specified in Mayo County Council's specifications for Housing Areas (copy attached).

Reason: In the interest of proper planning and development.

17. All works in the public road/footpath shall be carried out in accordance with "Guidelines for the Opening, Backfilling and Reinstatement in Trenches in Public Roads" published by the Department of Environment and Local Government (April 2002).

Reason: To ensure proper servicing of the development.

18. All signage details shall be agreed in writing with Mayo County Council prior to the commencement of the development on site.

Reason: In the interest of visual amenity.

19. All E.S.B., phone lines and other cables shall be underground throughout the site.

Reason: To preserve amenity.

20. The developer shall provide a right turn lane on the N84 National Secondary Route, which shall be designed in accordance with the NRA's Design Manual for Roads and Bridges and specifically TD 41-42/11.

Reason: In the interest of traffic safety.

21. The developer shall provide at the direct access full sight line visibility suitable for 'Stop' control in accordance with the NRA's TD 41-42/11.

The developer shall provide a 'Stop' sign at the direct access.

The width of the existing / proposed direct access shall be maintained (8.6m).

The kerb radii of the direct access shall be designed in accordance with the NRA's TD 41-42/11.

Reason: In the interest of traffic safety.

22. Prior to the commencement of the development, the developer shall provide an Auto-Track analysis or similar showing the access and egress turning movements to and from the N84 National Secondary Route together with turning movements within the site to demonstrate the accessibility of the development by articulated vehicles. Drawings shall be provided to a scale of not less than 1/500 and shall show the vehicle swept path of a variety of typical vehicles that will use the proposed development.

Reason: In the interest of traffic safety.

23. Prior to the commencement of the development, the developer shall submit to Mayo County Council drawings which demonstrate the provision of the right turn lane and the direct access visibility sightlines on the N84 National Secondary Route in accordance with current NRA standards. The drawings shall be provided to a scale of not less than 1/500.

Reason: In the interest of traffic safety.

24. Upon completion of the works relating to the direct access, right turning lane and associated sightline visibility works, the Developer shall submit to Mayo County Council a Stage 3 Road Safety Audit, prepared in accordance with the current National Roads Authority's Design Manual for Roads and Bridges. The Audit Team shall consist of a minimum of two members approved by Mayo County Council's National Roads Design Office. The names and qualifications of the Road Safety Audit Team shall be submitted to the Mayo County Council for approval prior to appointment.

Reason: In the interest of traffic safety.

25. The developer shall submit to Mayo County Council a Design Team Audit Response to the Stage 3 Road Safety Audit, which shall be prepared in accordance with the current NRA DMRB and compiled by the Designer following receipt of the Stage 3 Road Safety Audit.

Reason: In the interest of traffic safety.

26. No surface water shall be discharged from the existing / proposed development onto the public road.

Reason: To prevent flooding and in the interest of traffic safety.

27. All fencelines modified at the direct access shall be set back 1m from the sight distance visibility line along the N84 National Secondary Route.

Reason: In the interests of proper planning and traffic safety.

28. Any works arising from the aforementioned conditions no.s 20 to 27 inclusive shall be funded by the developer.

Reason: It is considered reasonable that the Developer should contribute towards the specific exceptional costs, which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

29. The proposed extension shall be finished in materials matching those of the existing factory.

Reason: In the interests of visual amenity.

30. The developer is required to engage the services of a suitably qualified Archaeologist (licensed under the National Monuments Acts 1930-2004) to monitor all ground works and associated developments at the proposed site. Having completed the archaeological monitoring the archaeologist shall submit a written report to Mayo County Council, the National Monuments Section, Department of Arts, Heritage and the Gaeltacht and the National Museum of Ireland.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

31. The following contributions shall be paid to Mayo County Council prior to commencement of the development. The development contributions shall increase in accordance with the Wholesale Price Index for Building and Construction in January of each year from the date of grant of permission up to the date that payment is made to Mayo County Council.

Amenities	€3,927
Footpaths	€2,618
Community open space and recreational facilities	€3,927

Reason: To comply with Mayo County Council's Development Contribution Scheme.

32. The developer shall pay a Special Development Contribution of €20,000 towards the cost of provision of footpaths which will directly benefit the development.

Reason: It is appropriate that the developer should pay a contribution towards infrastructure that directly benefits the development.

END OF SCHEDULE

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