

Karen Vaughey

From: Aoife Foley [aoife.foley@sws.ie]
Sent: 09 February 2005 17:26
To: 'Karen Vaughey'
Subject: FW: AVR permission

Hi Karen,

Planning Permission attached for AVR – Environmental Solutions Ltd., I have also forwarded same pdf to Ciara.

I have also posted a hard copy of same to you at Johnstown Castle.

Thanking you in advance.

Best regards,
Aoife

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CORK COUNTY COUNCIL
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT 2000
NOTIFICATION OF DECISION TO GRANT PERMISSION
(with conditions)

Reference No. in Planning Register
REG NO. 04/7531

AVR Environmental Solutions,
C/o Aoife Foley
SWS Natural Resources Ltd
Shinagh House
Bandon

In pursuance of the powers conferred upon them by the above mentioned Act and for the reason set out in the First Schedule hereto, The Council of the County of Cork have by Order dated 02/12/04
Decided to GRANT PERMISSION for the development of land namely;

Waste recovery/transfer and sludge drying facility consisting of a waste recovery and transfer building, administration building and carpark, transformer/plant building and standby generator, boiler and woodchip storage building, sludge reception building, sludge drying building, waste water treatment plant including balancing tank, fire water storage tank, storm water retention tank, 1 no. weighbridge, 1 no. wheelwash, oil storage and bund walls, waste quarantine area, dried sludge discharge area, mobile dewatering plant, mobile fire fighting plant, hard standings, all boundary fencing and walls, all associated site works and ancillaries

At: Foxhole Youghal

In accordance with the plans and particulars submitted by the applicant

On: 05/10/2004 and amended on 02/12/04

And subject to the conditions (33) set out in Column 1 of the Second Schedule attached hereto. The reasons for the imposition of the said conditions are set out in Column 2 of the schedule.

An appeal against a decision of the Planning Authority may be made to An Bord Pleanala by any authorised person before the EXPIRATION of the period of FOUR WEEKS beginning on the day of the giving (i.e. Date of Order) of the decision of the Planning Authority. (SEE NOTES ATTACHED)

If there is no appeal against the said decision, a grant of **PERMISSION** in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála. It should be noted that until a grant of has been issued the development in question is **NOT AUTHORISED**.

Signed on behalf of the said Council

Planning Department,
Model Business Park,
Model Farm Road,
Cork .

Date:



SEE NOTES ATTACHED

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FIRST SCHEDULE

Planning Ref. No. 04/7531

The proposed development is considered to be in accordance with the proper planning and sustainable development of the area having regard to the zoning of the site in the 2003 County Development Plan, the planning history of the site and the established pattern of land use in the immediate vicinity of the proposed development. It is considered that, subject to compliance with the conditions attached to the Second Schedule, the proposed development will not seriously injure the amenities of the area.

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1	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 05/10/02 and 02/12/04, save where amended by the conditions herein.	To clarify the documents to which this permission relates in the interests of the proper development of the site.
2	The annual intake at the proposed facility shall be limited to 30,000 tonnes of non-hazardous biological sludge and 70,000 tonnes of commercial/industrial waste as specified in the Environmental Impact Statement. A register shall be maintained on site with details of each consignment of waste arriving at the facility and detailing: [a] Waste origin, source and area in which it was produced/generated. [b] Weight of each consignment. [c] Composition and nature of waste.	In the interests of clarity and control of development.
3	The site shall not be used for parking of vehicles, other than those directly associated with the recycling facility. No domestic or other refuse/waste trucks or containers shall enter onto the site. All car/truck parking areas shall be properly delineated on the ground.	In the interests of amenity and orderly development.
4	The proposed premises shall be used solely for waste recovery/transfer and a change of this use shall not take place without the prior permission of the Planning Authority, notwithstanding the Exempted Development provisions of the Planning & Development Regulations, 2001, as amended.	To regulate the use of the development in the interests of orderly development.
5	Ancillary structures other than	In the interests of orderly

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	those shown on plans shall not be constructed on site without the prior permission of the Planning Authority, notwithstanding the Exempted Development provisions of the Planning & Development Regulations, 2001, as amended.	development
6	Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, as amended, signs, symbols, emblems, nameplates or other advertising devices shall not be erected or displayed externally on the site/ structures, save with a prior grant of Planning Permission.	To safeguard the amenities of the area and because it is considered that the erection of signs, emblems etc. warrant the making of an application for and the grant of a Planning Permission/ Approval.
7	At least one month before commencing development, the developer shall pay a contribution of €305250 to Cork County Council in respect of public infrastructure and facilities benefiting development in the area of the planning authority. The value of this contribution is calculated in accordance with the Council's Development Contributions Scheme on (01/01/05), and shall be increased at a rate of 8% per annum in the period between the date on which this value was calculated, and the date of payment. No development shall take place until the monies have been paid to the Council.	It is considered appropriate that the developer should contribute towards the cost of public infrastructure and facilities benefiting development in the area of the Planning Authority, as provided for in the Council's Development Contributions Scheme, made in accordance with section 48 of the 2000 Planning and Development Act, and that the level of contribution payable should increase at a rate which allows both for inflation and for phasing in of the target contribution rates, in the manner specified in that Scheme.
8	Prior to commencement of construction, details of the materials, colours and textures of all external finishes to the buildings and structures shall be submitted to the Planning Authority and agreed in writing.	In the interests of orderly development and visual amenities of the area.
9	Existing hedgerows along the boundary of the site shall be	In the interests of visual amenity.

	retained, improved and extended by additional planting with native species such as Hawthorn, Blackthorn and Gorse. This shall be carried out prior to any construction on the site in order to risk disturbance of birds on the boundary and in adjacent areas.	
10	Landscaping proposals shall be amended to incorporate the use of native tree and shrub species only along the boundary of the site.	In the interests of visual amenity.
11	Details of the Environmental Management System proposed shall be submitted to and agreed with the Planning Authority prior to commencement of work on site.	In the interests of orderly development.
12	The front boundary wall, side walls and piers of entrance shall be of natural stone construction.	In the interests of visual amenity.
13	A wheel washing facility shall be provided and used at the entrance to the site to clean the wheels of all H.G.V.'s entering and leaving the site.	To safeguard the amenities of the area.
14	Connection shall be made to public water supply to the satisfaction of the Council's Area Engineer.	To ensure satisfactory water supply to serve the development.
15	Water supply shall be metered to the Council's satisfaction.	In the interests of orderly development.
16	A sampling facility shall be provided on the discharge point the public sewer.	To safeguard the amenities of the area.
17	All 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 the Planning Authority. In any case no such wastes shall be stored on the site except within the confines of the buildings on site. Adequate on-site arrangements for the storage of recyclable materials prior to	To safeguard the amenities of the area.

	collection shall be made to the satisfaction of the Planning Authority.	
18	All operations on-site shall be carried out in such a manner as to ensure that no odour or dust nuisance occurs beyond the site boundary because of such operations.	To safeguard the amenities of the area.
19	All water contaminated with Hydrocarbons including storm water from bunded areas shall be discharged via a grit trap and 3 chambered hydrocarbon interceptor to . Inspection chamber shall be provided between the hydrocarbon interceptor and the . The interceptor shall be installed and operated to the satisfaction of the Planning Authority.	To safeguard the amenities of the area.
20	All over ground tanks and drums containing liquids other than water shall be contained in a waterproof bunded area of sufficient volume to hold 110% of the value of the largest tank within the bund. All valves on the tank shall be contained within the bunded area. Drum storage areas shall be bunded to a volume equal to 110% of the sum of the largest five drums likely to be stored therein. The bunded area shall be fitted with a penstock valve which shall be opened only to discharge storm water to the interceptor. The developer shall ensure that this valve is locked at all times. As and when any waste arises within the bunded area, arrangements shall be agreed with the Planning Authority as regards its safe disposal.	To provide safe storage of diesel and to ensure that no water pollution occurs.
21	All materials and other goods shall be stored within the confines of the building.	To safeguard the amenities of the area and because the open storage of materials and other goods is not

		acceptable.
22	On-site parking area shall be provided to the Planning Authority's satisfaction for all vehicles using the site.	To prevent parking on the public road in the interests of road safety.
23	Loading or unloading shall not take place on the adjoining public road.	In the interests of road safety.
24	No packing cases, cardboard, plastic paper or other litter shall be stored at any time on the forecourt.	To ensure a litter-free forecourt.
25	All external lighting of the proposed development shall be cowled and directed away from the public roadway.	In the interests of traffic safety.
26	Prior to commencement of development the developer shall submit a waste management plan for each construction phase of the facility. The said plan shall set out clearly how the management of waste during construction of the facility will comply with national policy and with the Cork County Council Waste Management Plan.	In the interests of orderly development.
27	The developer shall consult with the County Council in regard to any proposed off site disposal of excavated soil or other construction and demolition waste and shall submit details of proposed disposal sites prior to commencement of construction and demolition activities on site.	In the interests of orderly development and to prevent unauthorised dumping.
28	The developer shall hold records of all Construction and Demolition waste taken from the site for a period of twelve months after the completion of the project and shall make them available on request to authorised officers of Cork County Council. The said records shall include: a. The nature and quantity of material.	In the interests of orderly development.

	<p>b. The name and waste management permit reference of the waste collector.</p> <p>c. The name, location and waste permit reference of the waste recovery or disposal facility to which the waste is carried.</p>	
<p>29</p>	<p>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 20.00 hours, Monday to Saturday inclusive, and shall not exceed 45 dBa (15 minute Leq) at any other time. Measurements shall be made in accordance with I.S.O. Recommendations R.1996/1 "Acoustics- Description and Measurement of Environmental Noise, Part 1: Basic quantities and procedures".</p> <p>At no time shall the noise generated onsite result in an increase in noise level of more than 10dBa above background level 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.</p> <p>If the noise contains a discrete, continuous note (whine, hiss, screech, hum, etc.), or if there are distinct impulses in the noise (bangs, clicks, clatters or thumps), or if the noise is irregular enough in character to attract attention, a penalty of +5 dBA shall be applied to the measured noise level and this increased level shall be used in</p>	<p>To safeguard the amenities of the area.</p>

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	assessing compliance with the specified levels.	
30	Site surface water contaminated with hydrocarbons shall be discharged via a grit trap and hydrocarbon interceptor. Inspection chamber with sump shall be provided between the hydrocarbon interceptor and discharge. The sump shall be of a minimum size of 500mm by 500mm and 400mm deep and shall be of watertight construction. The interceptor and sump shall be installed and operated to the satisfaction of the Planning Authority. The applicant shall undertake an inspection of the interceptor traps monthly and shall maintain a register of the outcome of such inspections.	To safeguard the amenities of the area.
31	Waste Oil shall not be stored on site during the construction phase.	To safeguard the amenities of the area.
32	Dust deposition arising out of construction shall not exceed 250 mg/m ² /day at the site boundary averaged over 30 days.	To safeguard the amenities of the area.
33	Construction activities shall be carried out such that no noise nuisance is caused to adjoining residences.	To safeguard the amenities of the area.