

PLANNING AND DEVELOPMENT ACT 2000

**NOTIFICATION OF DECISION ON PLANNING APPLICATION**

The Decision of Wexford County Council on the application described in the Schedule to this Notice is as shown therein. Please read the notes supplied with this Notice.

Signed on behalf of *Wexford County Council*



Date 19 July 2005

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**SCHEDULE**

**PARTICULARS OF PLANNING APPLICATION**

PLANNING REG. NO.: 20044687

DATE OF APPLICATION: 2 December 2004

APPLICANT: GOF RECYCLING LTD  
Kilrane  
Co Wexford

TYPE OF APPLICATION: PERMISSION FOR RETENTION

PROPOSED DEVELOPMENT: (A) RETENTION AND CHANGE OF USE OF PART OF UNIT ONE FROM COMMERCIAL WAREHOUSING TO BUILDERS STORE AND FOR (B) RETENTION AND CHANGE OF USE OF UNITS TWO AND THREE FROM COMMERCIAL WAREHOUSING TO RECYCLING UNIT AND (C) PERMISSION FOR RETENTION OF WEIGHBRIDGE. ALSO PERMISSION IS SOUGHT FOR (D) THE PROPOSED ALTERATIONS TO EXISTING OFFICE SPACE AND THE CONSTRUCTION OF FIRST FLOOR OVER EXISTING OFFICE, (E) PERMISSION FOR PART CHANGE OF USE OF UNIT ONE TO 2 STOREY OFFICE SPACE AND STORAGE WITH ALTERATIONS TO EXISTING ELEVATIONS, (F) PERMISSION FOR THE ERECTION OF STRUCTURE FOR HOUSING SHREDDER, (G) PERMISSION FOR THE INSTALLATION OF NEW TREATMENT PLANT AND PERCOLATION AREA, INTERCEPTOR AND SILT TRAP, (H) PERMISSION FOR ERECTION OF CONCRETE PANEL FENCING, (I) PERMISSION FOR ERECTION OF BOUNDARY BLOCK WALLS AND (J) PERMISSION FOR THE EXTENSION TO HARD STANDING AREA

LOCATION:

BALLYGILLANE BIG, ST HELENS

DECISION:

GRANTED subject to CONDITIONS **as listed hereinafter**

DATE OF DECISION:

19 July 2005

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**CONDITIONS AND REASONS THEREFOR**

1. The development shall be retained and completed in accordance with:

- (i) the plans and particulars lodged with the planning application; and,
- (ii) the further information date stamped 5th May, 2005 and 22nd June, 2005 except as otherwise required by the conditions of this permission.

REASON:

To ensure the development strictly accords with the permission and that effective control is maintained.

2. The Developer shall pay to Wexford County Council a contribution in respect of works, consisting of the provision or improvement of a public water supply scheme serving the area and which have facilitated or will facilitate the proposed development. The contribution shall be payable at the time of commencement of development and the amount shall be €23,589.

REASON:

In accordance with the Development Contribution Scheme as provided for under Section 48 of the Planning and Development Act 2000.

3. The developer shall pay to Wexford County Council, a contribution in respect of works, consisting of the provision or improvements to the public roads serving the area and which have facilitated or will facilitate the proposed development. The contribution shall be payable at the time of commencement of development and the amount shall be €1,160.

REASON:

In accordance with the Development Contribution Scheme as provided for under Section 48 of the Planning and Development Act 2000.

4. The developer shall pay to Wexford County Council a contribution in respect of works consisting of the provision or improvement to community facilities and which have facilitated or will facilitate the proposed development. The contribution shall be payable at the time of commencement of development and the amount shall be €290.

REASON:

In accordance with the Development Contribution Scheme as provided for under Section 48 of the Planning and Development Act 2000.

5. The proposed effluent treatment system shall be installed and maintained in accordance with the manufacturers specifications.

REASON:

In the interest of public health.

6. The raised constructed percolation area shall be designed and constructed in accordance with manufacturers specifications.

REASON:

In the interests of public health.

7. Prior to the occupation of the development, the developer shall submit to the Planning Authority satisfactory evidence of a regular on-going maintenance agreement with a competent contractor for the

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REASON:

In the interests of public health.

8. The sewage treatment works for the proposed development shall be completed and ready for operation before the development is occupied.

REASON:

In the interests of public health.

9. Two percolation tests (P-test) shall be carried out on the imported soil in the raised constructed percolation area, prior to the installation of any percolation piping. These tests shall be carried out in accordance with the "EPA WASTEWATER TREATMENT MANUALS, Treatment Systems for Single Houses", Appendix B: Percolation test (P-test) for polishing filters, and Figure 26.

REASON:

In the interests of public health.

10. The construction/installation of the percolation area/soil polishing filter shall be supervised by a suitable qualified competent person. This person shall certify that the percolation is in compliance with the condition(s) of the planning permission.

REASON:

In the interests of public health.

11. The dirty water holding tank shall be alarmed to allow adequate time to arrange for collection and disposal of dirty water. Dirty water in the holding tank shall be collected and disposed of only by a licensed contractor.

REASON:

In the interests of public health.

12. Permission is not granted for the shredder and shredder housing unit as originally proposed.

REASON:

For the avoidance of doubt and in the interests of amenity.

13. Silt traps shall be provided of the surface water discharge prior to discharging to the stream.

REASON:

In the interests of public health, protection of the environment and proper planning and sustainable development.

14. All activities other than office activities within the development shall be confined to the following hours only:  
Monday to Friday (excluding bank holidays) 8am to 6pm and Saturdays 8am to 1pm.

REASON:

In the interests of neighbouring amenity.

15. Boundary treatments shall be constructed in accordance with details submitted and other conditions of this permission within three months of the date of decision.

ii) the exterior of the block wall shall be painted white

unless as otherwise agreed by the Planning Authority prior to construction on site.

REASON:

In the interests of visual amenity.

17. Details of the proposed external finish to the proposed first floor office extension shall be submitted to and agreed by the Planning Authority prior to commencement of development.

REASON:

In the interests of visual amenity.

18. The site shall be landscaped in accordance with scheme submitted to the Planning Authority on 22nd June, 2005 within twelve months of the date of decision. The landscaping shall be appropriately maintained thereafter with any trees or hedging which are removed, die, become severely damaged or diseased replaced in the following planting season.

REASON:

In the interests of visual amenity.

19. Surface water attenuation shall be undertaken in accordance with a scheme which has received the prior approval of the Area Engineer. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the laneway, public road or adjoining properties. All foul and surface water shall be kept entirely separate.

REASON:

In the interests of traffic safety and public health.

20. All units shall be individually metered with a class C meter and installed in a suitable external boundary box in accordance with details which have received the prior agreement of the Area Engineer.

REASON:

In the interests of proper planning and sustainable development.

21. The noise level from this development shall not exceed 55dB(A) when measured at the boundaries of the site between the hours of 08:00 and 20:00, Monday to Friday. The noise level shall not exceed 45dB(A) at any other time.

REASON:

In the interests of the amenities of the adjoining property.

22. The site shall be maintained in a neat and tidy manner. The storage of all waste / recycled materials shall be confined to within the buildings.

REASON:

In the interests of the amenities of the adjoining properties.

25. Levels of illumination of the site shall be designed so as to minimise overall light emissions from the site and to prevent glare or dazzle on the adjoining access, public road and neighbouring properties.

REASON:

In the interests of traffic safety and neighbouring amenity.

**END OF SCHEDULE**

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# PLANNING REGISTER NUMBER 20044687

## Note to applicant:

All activities on the site shall be carried out in accordance with the relevant Waste and Waste  
Collection Permits.

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## Footnotes

1. Section 34 (13) of the Planning & Development Act 2000 reads

“A person shall not be entitled solely by reason of a Permission or Approval under this Section to carry out any development.”

This is referred to in the context of the need to avoid infringing in any way the rights of adjoining property owners.

2. The applicant/ developer is advised to consult the Building Regulations 1997 – 2000 in particular **Part M - Access for People with Disabilities**. The Building Control Section of Wexford County Council can be contacted for any advice in connection with the Building Regulations.