

**LOCAL GOVERNMENT  
(PLANNING AND DEVELOPMENT)  
REGULATIONS, 1994**

**Proposed Development  
of  
Offices and Laboratory Facilities  
at  
Inniscarra  
Waterworks**

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**Report prepared in accordance with Part X  
(Section 134(1))  
of the above regulations**

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# **LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) REGULATIONS, 1994**

## **PART X**

REQUIREMENTS IN RESPECT OF SPECIFIED DEVELOPMENT BY OR ON BEHALF OF  
LOCAL AUTHORITIES

### **Section 130 Development to which Part X applies.**

The proposed development at Inniscarra is subject to the provisions of PART X of the Regulations, as it comprises of development of the following:

- ❖ Works defined under Clause 130 (1) (k) of the regulations
  - other development, not being development consisting of the provision of sites pursuant to section 13 of the Housing Act, 1988 (No. 28 of 1988), the estimated cost of which exceeds £50,000.
- ❖ Works defined under Clause 130 (1) (d) of the regulations
  - the construction or erection a pumping station for waste water.
    - This pumping station is will only serve the development itself and the houses to the west of the site.

### **Section 131: Notice of proposed development**

In accordance with the requirements of section 131 of the LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) REGULATIONS, 1994, the Council placed an advertisement in the Cork Examiner dated 7th December 2001. A copy of the said notice is included in this report.

The notice stated that the plans would be available for inspection until 18<sup>th</sup> January 2002. This period is in excess of the minimum required by the regulations.

The notice further stated that: "Submissions or observations with respect to the proposed development, dealing with the proper planning and development of the area in which the development would be situate, may be made in writing to the local authority before 1<sup>st</sup> February 2002". This allowed for a period of two weeks after the end of the period for inspection for submissions, as required by the regulations.

### **Section 132 Notice of proposed development to certain bodies.**

The proposed development is not of such nature or in such location as would require notification of any body or bodies as set out in Sub-section 132(3) of the regulations.

Preamble.

The staff of the County Council's Environment Section is divided between the County Hall and Inniscarra. Office accommodation at both of these locations is limited and the Environmental Protection Agency have asked to take over additional space at Inniscarra. In addition the Councils Veterinary laboratory at County Hall is inadequate and new facilities are required. It is proposed to construct new offices and laboratories at Inniscarra to overcome these limitations.

The Council invited submissions from three architectural practices for the preparation of plans and for the project management of the proposed development.

The County Manager approved the appointment of Wilson and Associates as project managers for the proposed development of offices at Inniscarra on 22<sup>nd</sup> February 2001.

The initial brief was for offices to accommodate staff as proposed in draft plans prepared by the Councils Architects Department, along with Veterinary Food Science Laboratories to the requirements of the Veterinary Section.

Through the Better Local Government process, the council identified a requirement for increased staffing of the Environmental Department, particularly to deal with waste permitting and enforcement. It was necessary to enlarge the proposed design to provide for reallocation of staff.

The revised building layout and cost estimate were presented to the Management team in September 2001.. Having been accepted there, the design was put to the General Purposes Committee of the Council on 2<sup>nd</sup> October 2001 and agreed in principle.

The following pages set out the requirements of the Planning Regulations in respect of this proposed development

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### **Section 133 Availability for inspection of plans and particulars.**

The Council made all documents listed in section 133 of the regulations, available for inspection by members of the public at the following locations:

Room 708, County Hall, Cork

Inniscarra Waterworks, Inniscarra, Co. Cork

The Area Engineers office, Blarney, Co. Cork

The Area Engineers office, Ballincollig Co. Cork.

The documents were available for inspection between the hours of 9:30 and 16:30 on all working days. In addition, Mr Louis Duffy, SEE Environment, called to the residents of the houses on the west side of the site in person to show them details of the proposal. The Council sent a full set of documents by post to the neighbour immediately to the west of the proposed site.

### **Section 134 (1) Report with respect to proposed development.**

This report satisfies the requirements of section 134 of the regulations. The following pages deal with paragraphs of this section in sequence.

#### **Section 134 (2)(a):**

Cork County Council proposes to construct two buildings on its existing site at Inniscarra Water Works (Treatment Plant site). These will consist of an Office Building to accommodate the Environmental Section of Cork County Council, and an Office and Laboratory Building for the Cork County Veterinary Department. The intention is to provide central facilities for staff of the Environmental Department, some of whom are currently located in County Hall or in offices on the waterworks site. In addition it is envisaged that a staff of 6 will occupy the proposed Veterinary Building.

The Inniscarra site is part of a larger site complex occupied by Cork County Council for water treatment, administrative offices and test laboratories for the environmental and sanitary departments and by the Environmental Protection Agency for administrative and laboratory activities. Adjacent to the west of the site are four houses which were originally built by the County Council for employees at the water treatment facility. The site is located on the R618 road from Cork towards Macroom via Inniscarra, and is approximately 8 miles from Cork County Hall.

The proposed buildings will be located to the left of the main entrance to the Inniscarra Water Works site - the Environmental Department building to the south and west of the existing copse of trees, and the Veterinary Building to the north of the tree belt. The sites are both greenfield and elevated over the lake and dam at Inniscarra which lies to the south. The sites cover an area that may have been filled in the course of constructing the waterworks and the present copse of trees was originally planted as a visual screen for the treatment plant.

It is proposed to maximize the environmental approach to the site, and to take a sustainable view to the design and construction of the new facilities. Accordingly, the design team was commissioned, as part of the project, to study and report on the issues and options that were available to the Council to demonstrate compliance with industry and legislative best practice in the area of sustainable design.

The method chosen to analyse the concept ideas and proposed design strategies before commencing scheme design was Arup Consulting Engineers SPeAR (Sustainability Project Appraisal Routine) assessment methodology. This took the form of a one day design team and client workshop, with a final report which could inform the design process as it moved forward. This report is attached as an appendix to the planning submission.

The proposed Environmental Department building is 800m<sup>2</sup> over two floors, built into the contours of the site with the tree belt as a visual backdrop to minimize both its physical and visual impact on the existing landscape. The accommodation comprises an entrance and public access area, public reading room, administration facilities, offices, library, canteen, and sanitary accommodation, with storage and ancillary facilities and parking for staff and visitors.

It incorporates as part of its design strategy a double height rooflit circulation space that brings natural daylighting and ventilation benefits to the internal working environment. In response to the overall design strategy as identified in the SPeAR assessment it is further proposed to incorporate passive solar design, solar water heaters, wind energy, rainwater collection, and green roof technology into the facility. In the future thought will be given to the provision of possible BIPV (Building Integrated Photovoltaic) Technology and other environmental benefits that could be explored in the future.

The proposed Office and Laboratory Building for the Cork County Veterinary Department is 244m<sup>2</sup> over one floor, with the two functions of the building fully expressed in its massing and design. The accommodation comprises a reception and delivery area, office and meeting room, changing facilities, sanitary facilities, storage, a general laboratory and a containment laboratory, and parking facilities for staff and visitors. It is proposed to site the building to the north of the existing tree belt in order to minimize any visual confusion with the Environment Department building, and any potential visual impact from the R618.

The choice of building materials aims to strike a balance between practical requirements and the requirement to be as sustainable as possible, seeking to achieve an economic and environmental balance. Materials selection is further based on the structural adequacy for the required building geometry and layout in each case.

**Section 134(2)(b):**

Mr. Brendan Kelliher, Chief Planning Officer, reviewed the drawings and other documents relating to the proposed development on two occasions. In the first instance he advised that the proposals were acceptable and in the second instance he stated that the proposed uses of the site are, in his opinion, compatible with the development plan. Copies of Mr. Kelliher's two letters accompany this report.

**Section 134 (2)(c)**

The Council did not receive any submissions during the period commencing on the 7<sup>th</sup> December 2001 and 1<sup>st</sup> February 2002, the period specified in the notice. However, an objection to the proposal had been received on 19<sup>th</sup> October 2001, following pre-consultation with the immediate neighbours. Patrick A. Hurley & Co. Solicitors wrote on behalf of Michael and Noreen Browne, whose property adjoins the site, expressing their "grave concern". They stated that: "Our clients are in no doubt that the action of the council in constructing this commercial style development so close to their property will have a serious impact, not only on the value of our clients premises but also environmentally in relation to the area as a whole."

The development is consistent with current activities on site, in that 60 to 70 people are based there, between the Council and the Environmental Protection Agency. Many of these are working in laboratories.

The development will provide for the removal of the septic tank serving the four houses and treatment of the waste to a much higher standard in the existing wastewater treatment plant.

5. Why the Council have not seen fit to designate another less populated area for such a development.

5.1. Response

The location of the development on this site is important as it provides for all of the environment staff to work as a unit and allows for economies in the cost of servicing the required development. Were the council to move to another site, a complex of twice the size would be required to accommodate those who will remain in the existing laboratory buildings.

The fact that the Council owns the site was an important factor in deciding to locate there.

6. Mitigation

- 6.1. The design of the facility minimises the impact on the adjoining properties in the following ways:

It has been set back from the boundary

The elevation nearest the Browne property has been designed to limit any feeling of being overlooked. Only a small area of glazing has been incorporated.

Access to the new buildings would be from the current entrance only.

The grassed area to the front of the proposed office building would be reinstated and car parking and service roads located to the rear of the building.

The design provides for additional screen planting.

The design provides for replacement of the septic tank that serves the houses with a pumping station and treatment in the existing wastewater treatment system on site.

**Section 134 (2)(e)**

Variations to the plan.

Having regard to the objection and following a detailed survey of the site, the plans remain substantially as put on public display. Some alterations have been made to the arrangement of windows on the office building to improve it's environmental efficiency.

Proposal to proceed.

Having regard to the existing use of the site, to the Councils Development Plan and to the needs of the Environment and Veterinary Sections of the Council, it is proposed to proceed with the development as displayed, but subject to the above variations.

**Section 134 (3)**

Submission to the members of the Local Authority.

It is proposed that this report, prepared in accordance with sub-article 134(1) of the LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) REGULATIONS, 1994, will be submitted to the members of Cork County Council on Monday 13<sup>th</sup> May 2002.

They asked for copies of all documentation, a copy of the development plan, a copy of any Environmental Impact Statement and details of the proposed time scale. They further asked why “the Council have not seen fit to designate another less populated area for such a development as this development seems to impact directly upon a residential area and would appear to our clients, to be entirely unsuitable for the area in question”.

The Council received a further series of letters from Patrick A. Hurley & Co. Solicitors, after the period for submission. These letters reiterated the Brownes objection to the proposal and complained that the Council had not notified them directly of the period for submissions. Copies of the letters accompany this report.

## **Section 134 (2)(d)**

Issues raised.

### 1. Contravention of the current Development Plan:

#### 1.1. Response

Mr. Brendan Kelliher, Chief Planning Officer, reviewed the drawings and other documents relating to the proposed development. He advised that the proposals were acceptable and in his opinion, compatible with the development plan.

### 2. Proximity to the objectors property and loss of value.

#### 2.1. Response:

The proposed development would be located entirely within the original site of the Waterworks at Inniscarra. The waterworks site and all of the present activities thereon were established prior to the acquisition of the house by the Browne family. Indeed the house that the Brownes occupy was built as part of the original waterworks scheme.

While the objectors might argue that the building would devalue their property, it must be remembered that the waterworks facilities will be increased in size in the future. This proposed development ensures that the area that it occupies will not be used for industrial type structures such as would be constructed for a water treatment facility.

The proposed buildings would be located at a reasonable distance from the property boundary to avoid intrusion.

The proposed office building will present little obstruction to the views from the Browne property. Their view to the east is presently limited by the copse of trees.

The landscaping of the site would be carried out sensitively and if possible in consultation with the residents.

### 3. Requirement for an Environmental Impact Statement.

#### 3.1. Response

The development is not scheduled under the Environmental Impact Assessment Regulation and as such no Environmental Impact Statement is required.

### 4. Environmental Impact of the proposal.

#### 4.1. Response

The consultants have designed the building to maximise sustainability and to minimise environmental impact. A full environmental sustainability assessment was carried out. The building has been proposed to the Irish Energy Centre as an example of energy efficient design.



**County Council Environmental Department and Veterinary Department Building  
Inniscarra Water Works Site  
Curraleigh, Inniscara, Co. Cork**

**SI 86 of 1994 - Part 10- 133(a) : Availability for Inspections of Plans and Particulars**

Cork County Council proposes to construct two buildings on its existing site at Inniscarra Water Works (Treatment Plant site). These will consist of an Office Building to accommodate the Environmental Section of Cork County Council, and an Office and Food Safety testing facilities for the Cork County Council Veterinary Department. The intention is to provide central facilities for staff of the Environmental Department, some of whom are currently located in County Hall and in offices on the waterworks site. In addition it is envisaged that a staff of the County Veterinary Department will occupy the proposed Food Hygiene Building.

The Inniscarra site is part of a larger site complex which is currently used by Cork County Council for water treatment, administrative offices and test laboratories for the Council and by the Environmental Protection Agency for administrative and laboratory activities. Adjacent to the west of the site are four houses which were originally built by the County Council for employees at the water treatment facility. The site is located on the R618 road from Cork towards Macroom via Inniscarra, and is approximately 8 miles from Cork County Hall.

The proposed buildings will be located to the west of the main entrance to the Inniscarra Water Works site - the Environmental Department building to the south and west of the existing copse of trees, and the Veterinary Building to the north of the tree belt. The sites are both part of areas landscaped during construction of the waterworks and are elevated over the lake and dam at Inniscarra which lies to the south.

It is proposed to maximize the environmental approach to the site, and to take a sustainable view to the design and construction of the new facilities. Accordingly, the design team was commissioned, as part of the project, to study and report on the issues and options that were available to the Council to demonstrate compliance with industry and legislative best practice in the area of sustainable design.

The method chosen to analyse the concept ideas and proposed design strategies before commencing scheme design was Arup Consulting Engineers SPeAR (Sustainability Project Appraisal Routine) assessment methodology. This took the form of a one day design team and client workshop, with a final report which could inform the design process as it moved forward. This report is attached as an appendix to the planning submission.

The proposed Environmental Department building is 792.7m<sup>2</sup> over two floors, built into the contours of the site with the tree belt as a visual backdrop to minimize both its physical and visual impact on the existing landscape. The accommodation comprises an entrance and public access area, public reading room, administration facilities, offices, library, canteen, and sanitary accommodation, with storage and ancillary facilities and parking for staff and visitors.

It incorporates as part of its design strategy a double height rooflit circulation space which brings natural daylighting and ventilation benefits to the internal working environment. In response to the overall design strategy as identified in the SPeAR assessment it is further proposed to incorporate passive solar design, solar water heaters, wind energy, rainwater collection, and green roof technology into the facility now, with thought given to the provision of possible BIPV (Building Integrated Photovoltaic) Technology and other environmental benefits that could be explored in the future.

The proposed Office and Laboratory Building for the Cork County Council Food Hygiene Facility is 247m<sup>2</sup> over one floor, with the two functions of the building fully expressed in its massing and design. The accommodation comprises a reception and delivery area, office and meeting room, changing facilities, sanitary facilities, storage, a general laboratory and a containment laboratory, and parking facilities for staff and visitors. It is proposed to site the building to the north of the existing tree belt in order to minimize any visual confusion with the Environment Department building, and any potential visual impact from the R618.

The nature of the waste from the food hygiene laboratory will be of standard household waste.

This waste will be disposed either by air or via the drainage system on site.

Prior to discharge of any waste from the laboratory through the foul sewer all material with bacteria will be autoclaved to 121°C at appropriate pressures to achieve a complete kill. To protect against the unlikely or accidental event of an unautoclaved discharge going into the sewer a pumped holding tank will be installed outside the building. The pump on this tank will be normally on. In the event of an accidental discharge then the pump will be shut off by means of an on/off switch located in the laboratory.

The main laboratory area is equipped with a fume cupboard connected to an extract fan. This fume cupboard will be used for activities involving small dilute quantities of reagent e.g. acetone. In any resultant air discharge the amount of reagent present would be highly diluted to concentrations of negligible level. The discharge from the P3 area will be double HEPA filtered and will ensure that all bacteria are contained within the laboratory area.

The choice of building materials aims to strike a balance between practical requirements and the requirement to be as sustainable as possible, seeking to achieve an economic and environmental balance. Materials selection is further based on the structural adequacy for the required building geometry and layout in each case.

**County Council Environmental Department and Veterinary Department Building  
Inniscarra Water Works Site  
Co. Cork**

**SI 86 of 1994 - Part 10- 133 : Availability for Inspections of Plans and Particulars**

- (a) Cork County Council proposes to construct two buildings on its existing site at Inniscarra Water Works (Treatment Plant site). These will consist of an Office Building to accommodate the Environmental Section of Cork County Council, and an Office and Laboratory Building for the Cork County Veterinary Department. The intention is to provide central facilities for 20 staff of the Environmental Department, some of whom are currently located in County Hall and in offices on the waterworks site. In addition it is envisaged that a staff of 6 will occupy the proposed Veterinary Building.

The Inniscarra site is part of a larger site complex which is currently used by Cork County Council for water treatment, administrative offices and test laboratories for the environmental and veterinary departments and by the Environmental Protection Agency for administrative and laboratory activities. Adjacent to the west of the site are three houses which were originally built by the County Council for employees at the water treatment facility. The site is located on the R618 road from Cork towards Macroom via Inniscarra, and is approximately 8 miles from Cork County Hall.

The proposed buildings will be located to the left of the main entrance to the Inniscarra Water Works site - the Environmental Department building to the south and west of the existing copse of trees, and the Veterinary Building to the north of the tree belt. The sites are both greenfield and elevated over the lake and dam at Inniscarra which lies to the south.

It is proposed to maximize the environmental approach to the site, and to take a sustainable view to the design and construction of the new facilities. Accordingly, the design team was commissioned, as part of the project, to study and report on the issues and options that were available to the Council to demonstrate compliance with industry and legislative best practice in the area of sustainable design.

The method chosen to analyse the concept ideas and proposed design strategies before commencing scheme design was Arup Consulting Engineers SPeAR (Sustainability Project Appraisal Routine) assessment methodology. This took the form of a one day design team and client workshop, with a final report which could inform the design process as it moved forward. This report is attached as an appendix to the planning submission.

The proposed Environmental Department building is 725m<sup>2</sup> over two floors, built into the contours of the site with the tree belt as a visual backdrop to minimize both its physical and visual impact on the existing landscape. The accommodation comprises an entrance and public access area, public reading room, administration facilities, offices, library, canteen, and sanitary accommodation, with storage and ancillary facilities and parking for staff and visitors.

It incorporates as part of its design strategy a double height rooflit circulation space which brings natural daylighting and ventilation benefits to the internal working environment. In response to the overall design strategy as identified in the SPeAR assessment it is further proposed to incorporate passive solar design, solar water heaters, wind energy, rainwater collection, and green roof technology into the facility now, with thought given to the provision of possible BIPV (Building Integrated Photovoltaic) Technology and other environmental benefits that could be explored in the future.

The proposed Office and Laboratory Building for the Cork County Veterinary Department is 244m<sup>2</sup> over one floor, with the two functions of the building fully expressed in its massing and design. The accommodation comprises a reception and delivery area, office and meeting room, changing facilities, sanitary facilities, storage, a general laboratory and a containment laboratory, and parking facilities for staff and visitors. It is proposed to site the building to the north of the existing tree belt in order to minimize any visual confusion with the Environment Department building, and any potential visual impact from the R618.

The choice of building materials aims to strike a balance between practical requirements and the requirement to be as sustainable as possible, seeking to achieve an economic and environmental balance. Materials selection is further based on the structural adequacy for the required building geometry and layout in each case.

- (b) A location map, drawn to a scale of not less than 1:10,560 and marked or coloured so as to identify clearly the land on which it is proposed to carry out the proposed development.
- (c) A site layout plan, drawn to a scale of not less than 1:500, showing the boundary of the site on which it is proposed to carry out the proposed development and buildings or other structures, and roads or other features, in the vicinity of the site.
- (d) Such other plans and drawings, drawn to a scale of not less than 1:100, as are necessary to describe the proposed development.

**DRAFT**

(assume notice in paper on Wed, 4 June).

**NOTICE UNDER ARTICLE 81 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001**

Notice is hereby given to all persons concerned that Cork County Council proposes to undertake the following works:

Construction of a two story office building with parking for Cork County Council Environmental Department, and a single storey food hygiene laboratory building with parking for Cork County Council Veterinary Department on their existing lands at Curraleigh, Inniscarra, County Cork in accordance with the previous granted planning permission granted on ..... 2002, save as described hereunder:

It is intended to hand (mirror) the plan arrangement, and adjust the location of the single storey food hygiene laboratory building for County Cork Veterinary Department eastwards and southwards to enable common access to both buildings from the already granted access road to the Environment Department building. Except for handing the plan arrangement and adjusting its location, the building layout, form, scale and external appearance and materials will remain unchanged.

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- (a) The sites for both proposed buildings are located within the existing County Council lands at Curraleigh, Inniscarra (Water Works site) between Inniscarra and Dripsey on the R618. The development includes a proposed connection from both the Environmental Department building and the Food Hygiene facility to the existing sewage system, together with site lighting and landscaping on a site of 1.2 hectares.
  - (b) (1) Plans and particulars of the proposed development will be available for inspection at (1) the Offices of Cork County Council at Room 708, County Hall, Cork, (2) Inniscarra Water Works, Inniscarra, Co.Cork (3) Cork County Council Area Engineers Office, Ballincollig, Co.Cork and (4) Cork County Council Area Engineers Office, Riverview Estate, Blarney, between 09.30 and 16.30 on weekdays until 16 July 2003.
  - (b) (2) Submissions or observations with respect to the proposed development, dealing with the proper planning and development of the area in which the development would be situated, may be made in writing to Cork County Council, Room 708, County Hall, Cork on or before the 16 July 2003.

**4 June 2003  
Room 708  
County Hall**

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# Comhairle Contae Chorcaí Cork County Council

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Cork, Ireland.  
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*Extract from Minutes of proceedings at Council Meeting held on 25<sup>th</sup> September, 2006:*

**Blarney Area Committee:**

**REPORT UNDER ARTICLE 179 OF THE PLANNING AND DEVELOPMENT  
ACT 2000**

2/9-11

Proposed by Councillor G. Kelly,

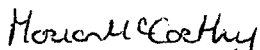
Seconded by Councillor K. Murphy.

**RESOLVED:**

Noting that in accordance with Article 81 of the Local Government (Planning and Development) Regulations 2001, notice of the proposed development was published, that no submissions were received in respect of the proposal, approval pursuant to Article 81 of the said Act is given for the following:-

**Construction of New Water and Instrument Laboratory at Inniscarra.**

*I certify the foregoing to be a true extract from the Minutes of proceedings at Council Meeting held on 25<sup>th</sup> September, 2006.*

  
\_\_\_\_\_  
**MARIAN McCARTHY**  
**A/SENIOR EXECUTIVE OFFICER**

*Dated this 25<sup>th</sup> day of September, 2006*

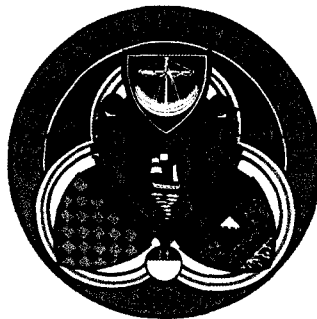


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**Comhairle Contae Chorcaí**



**Construction of new Water Laboratory at Inniscarra,  
Co Cork.**

**Manager's Report prepared pursuant to the requirements  
of Section 179 of the Planning and Development Act, 2000**

**Environment Directorate  
Inniscarra, Co Cork**

**August 2006**

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## 1 INTRODUCTION

This is the Manager's Report for the New Water Laboratory, prepared pursuant to the Requirements of Section 179 of the Planning and Development Act, 2000. This Report will be issued to each elected member of the Council in advance of a decision being taken either to proceed with the development as recommended, or to vary or modify the development other than as recommended or not to proceed with the development. Prior to submission to full Council, the report will be presented to the Blarney Area Committee meeting on 1 September 2006, to seek their recommendation to present to full Council for acceptance.

The public consultation process for the proposed development, which is required under Part 8 of the Planning and Development Regulations, 2001, commenced in June 2006, details of the process are provided in Section 5 of this report.

The justification / background for the development is outlined in Section 2.

Cork County Council appointed RPS Consulting Engineers in January 2006 to provide overall project management, design and construction services for the construction of a new Water Laboratory at Inniscarra, Co. Cork. Since commencement of design, RPS have consulted with representatives of Cork County Council's Environment Directorate, Planning Department, Fire Department and Water Laboratory staff and have carried out the following design phases:

- Review existing facilities on site
- Interview key site users
- Benchmark visits to other laboratories
- Options study
- Produced cost plan for preferred option
- Developed preferred scheme design
- Produced drawings for planning submission

## 2 JUSTIFICATION / BACKGROUND OF PROPOSED DEVELOPMENT

The Environment Directorate is located at the Inniscarra Water Works complex, Inniscarra, Co Cork. The Directorate is responsible for monitoring, analysing and reporting on the quality of air, water and wastewater in County Cork, in accordance with EU and National Legislation. The Directorate is also responsible for waste management, providing information to the public on environmental protection matters, and all issues pertaining to the functions of running a veterinary department in addition to other functions and coordination with all other statutory bodies. Consequently, the directorate is staffed by administrative, professional and technical personnel currently located in four different buildings, which include a mix of offices and laboratories.

The development of the New Water Laboratory is required to be advanced due to a current lack of laboratory capacity and facilities at Inniscarra, in order to comply with and meet the requirements of the Drinking Water Regulations and the Water Framework Directive. As part of a rationalisation of the laboratories on the site, Cork County Council propose to dispose of one of the existing buildings and locate the clean water testing facility within a new purpose built water laboratory.

In addition to the above, an external audit report identified a current lack of capacity in the existing laboratories to fulfil the needs of the drinking water monitoring programme with particular reference to:

- Lack of sample reception and preparation areas
- Alterations required to the layout of the Micro Laboratory
- Increased resources for the Quality role will require more office space adjacent to the Laboratory
- Potable Water and Non-Potable Water areas must be segregated

The Inniscarra complex also hosts the principal treatment works for the drinking water supply to Cork City hinterland.

Two new buildings have recently been completed on the site, i.e. a Food Hygiene Laboratory and an Office Building for the Environmental Directorate. The proposed new Water Laboratory has been designed to integrate with these existing new buildings, whilst also leaving room for expansion of the proposed building in the future to accommodate all related laboratory testing equipment in an enlarged building.

### 3 DESCRIPTION OF PROPOSED LABORATORY

The new Water Laboratory will comprise of the following facilities:

- Chemical laboratory
- Microbiological laboratory
- Instrumentation laboratory
- Wash-up areas
- Autoclave room
- Cold room
- Sample storage rooms (incl. provision for movement of samples between various laboratories on the complex)
- Associated offices, reception areas and toilets
- Roof level plant room

The total net internal floor area of the building is 466 sq m at ground level and 26 sq m at 1<sup>st</sup> floor plant room, i.e. a total floor area of 492 sq m.

As part of the development, the existing site car parking arrangements will be modified to accommodate the new building and expanded to cater for a further 32 new car parking spaces. The external works / landscaping for the project is designed to provide integration of the new buildings into a campus type arrangement.

Drawings of the proposed development are contained in Appendix E.

#### **4 COMPLIANCE WITH DEVELOPMENT PLAN**

In accordance with Section 179 of the Planning and Development Act, 2000, clause 3 (b) (ii), Cork County Council planning department has confirmed that the proposed development is consistent with the proper planning and sustainable development of the area and would not create any significant visual or other environmental impacts.

Please refer to Appendix B for a copy of the letter from Cork County Council Planning Department.

*For inspection purposes only.  
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## 5 PART 8 – SUBMISSIONS AND RESPONSES

The public consultation process commenced in June 2006, under Part 8 of the Planning and Development Regulations, 2001. A public Notice was placed in the **Irish Examiner, on the 9 June 2006.** (see Appendix A)

Plans and particulars of the proposed development were available for inspection by the public for a four week period beginning on the **9 June 2006** and ending on the **7 July 2006** at the following venues:

- Cork County Council, Senior Executive Officer, (Hinterland) Water Services Capital, Floor 4 (Tower) County Hall, Carrigrohane Road, Cork.
- Cork County Council Environmental Department, Inniscarra, Co Cork

On each day during which the said offices were open for the transaction of business.

Submissions / Observations had to be made in writing to Michael J Ryan, Senior Engineer, Environment Dept. Inniscarra, Co. Cork, on or before 21 July 2006.

**Please note that there were no submissions or observations received from any member of the public with respect to the proposed development.**

In accordance with Part 8, Article 82 of the Planning and Development Regulations, 2001, Cork County Council are required to notify certain relevant bodies of the proposed development. A list of the required consultees is contained in Appendix C.

As is noted in the Appendix, the only bodies that are potentially required to be consulted are Cork County Council Planning Department and the EPA. Both bodies have been consulted and both have confirmed that they have no issues with the proposed development. We conclude that there is therefore no requirement to forward copies of the proposed planning drawings to any of the statutory bodies referenced in Part 8 of the Planning Regulations.

## 6 PROJECT PROGRAMME

Design of the project commenced in February, 2006, as per the programme contained in Appendix D. Subject to a successful Part 8 Planning Application and timely Fire Certificate approval, it is intended to start construction in November, 2006 with completion of construction and building handover in June, 2007.

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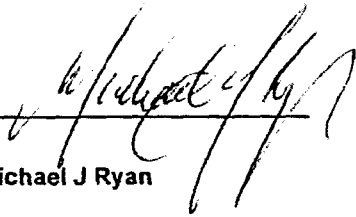


## 7 RECOMMENDATION

As the proposed development is consistent with the proper planning and sustainable development of the area to which it relates, we hereby recommend that the development should proceed as set out in the original Part 8 drawings which were put on display in June / July 2006.

A set of current layout drawings is attached in Appendix E.

Signed: \_\_\_\_\_



Michael J Ryan

Senior Engineer, Environment

Date: \_\_\_\_\_

31.8.06

Signed: \_\_\_\_\_



Patricia Power

Director of Services, Environment

Date: \_\_\_\_\_

31.8.06

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## APPENDIX A

### Part 8 Newspaper Advertisement and Site NOTICE

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# IRISH EXAMINER 9.06.06

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second place.  
Stephen Smith produced the other first-round clear, but failed to repeat his Mullingar grand prix win and placed third, four-faulting in 53.08 with Laraghlease Western Desert. Fearon and Smith shared third place in the Boswell Equestrian League on 25 points. Limerick man Paul O'Shea retains top position with 36 points, but sixth place on Monday for Tipp's Gre Broderick on Maja has seen him close the gap to five.  
● THE third leg of the Pony Advancement Grand Prix League takes place this Sunday at Newmarket Show.  
There are four categories: 128cms under-10, 128cms A/B, 138cms A/B and 148cms A/B, in the league, which is said to be garnering a lot of interest in its inaugural year.  
The league is over six rounds, with eight to qualify in each category for a final at Banteer Show in September.  
● BANDON SHOW has been rescheduled for tomorrow week, following its recent deferral. Enquiries: 023-41247.  
The show jumping included in the original schedule will now take place on Sunday, July 2.

**at Rathfriland: Final leading scores:**  
138 (-8) - P O'Hagan (Unattached) 88.....€2,000  
140 - S Thornton (Royal Co Down) 72, E Brady (Clontarf) 70, I Kerr (Canow DR) 71.  
142 - J Bolger (Kilkenny) 72, L Walker (Dundalk) 71.  
143 - G Loughrey (Roganstown) 71, K O'Donnell (Newlands) 71, P Martin (Belvoir Pk) 71, G Wardlow (Dunmurry) 71, M Collins (Charleville) 74.  
148 - P Jones (Coollatin) 70, C Mallon (Ballyiffin) 71, G Robinson (Coollatin) 71, D Mortimer (Newlands) 71, L Bowler (Wexford) 72, J Dwyer (Ashbourne) 73, E Doyle (Heath) 74.  
148 - W O'Callaghan (Carrighdown) 72, R Giles (Greenore) 74, M Manchip (GUI National Academy) 78, K McGivern (Warrenpoint) 77.  
147 - J Murray (Malahide) 74, S Kirkpatrick (Ardee) 79.

**RUGBYU**  
Tonight's fixtures (7.45 unless stated):  
South Africa U21 v Argentina U21 8.00  
Ireland U21 v France U21 8.00, Australia U21 v Scotland U21 8.00, England U21 v Fiji U21 4.00, Italy U21 v New Zealand U21 4.00, Wales U21 v Georgia U21 4.00

**SOCCER**  
Tonight's fixtures: World Cup Group A:  
Germany v Costa Rica (at Allianz Arena) (5.00) Poland v Ecuador (at Arena AufSchalke) (8.00)  
Last night: Friendly international:  
Luxembourg 0 Ukraine (Voronez) 55, Shevchenko 82, Kalinichenko 84) 3.

**SQUASH**  
European Individual squash championships, Budapest, Hungary:  
Men's 1st rd: A. P. Higgins (Lat) bt P Linehan (Hr) 9-4 3-0 9-0.

**TENNIS**  
French Open, Roland Garros, Paris:  
Women's Singles Semi-Final (8)  
Svetlana Kuznetsova (Rus) bt (16) Nicole Pietrangeli (Cze) 6-7 7-6 (7-4) 6-7.

## PLANNING NOTICE

Notice Under Article 81, Part 8 of the Planning and Development Regulations, 2001

Cork County Council proposes to undertake the following development:

Construction of a new Water and Instrumentation Laboratory and associated offices and car parking on the north side of the existing Environment Office in Iniscarra, County Cork.

Location: In the Townland of Curraleigh, Co. Cork

Description of development:

The development comprises a new Water and Instrumentation Laboratory, which will incorporate a chemical laboratory, microbiological laboratory, instrumentation laboratory, wash-up areas, autoclave room, cold room, roof mounted plant room, sample storage rooms and associated offices, reception areas and toilets.

The total floor area of the building is 493 m<sup>2</sup> (approx). The development will also involve re-arranging the current external parking and the construction of a new car parking area to accommodate a total of 32 additional car parking spaces. All site services, such as utilities, security, lighting and landscaping will be integrated into the existing facility.

The proposed development will be located north of the new Environment Building, west of the Food Hygiene Laboratory and south of the existing Water Works facility.

PLANS AND PARTICULARS OF THE PROPOSAL WILL BE AVAILABLE FOR INSPECTION AT:

- Cork County Council, Senior Executive Officer, (Hinterland), Water Services Capital, Floor 4 (Tower), County Hall, Carrigrohane Road, Cork
- Cork County Council Environmental Department, Iniscarra, Co. Cork on working days from Friday 9th June 2006 to Friday 7th July 2006, from 9.00am to 5.00pm.

Submissions and observations with respect to the proposed development, dealing with the proper and sustainable development of the area in which the development would be situated, may be made in writing to Michael J Ryan, Senior Engineer, Environment Dept., Iniscarra, Co. Cork on or before Friday 21st July 2006.

(South Cork District - Rural)

Notice under Article 81 of the Local Authority (Planning & Development) Regulations, 2001

Notice is hereby given, pursuant to the provisions of Section 179 of the Planning & Development Act, 2000 and in accordance with the requirements of Article 81 of the Planning & Development Regulations, 2001, that Cork County Council proposes to undertake the following development:

Location	Nature and Extent of Development
Dungarney, Co. Cork	Construction of mixed development consisting of social and affordable units, with associated development works: (6 No. 2 Bedroomed Houses and 3 No. 3 Bedroomed Houses)

Plans and particulars of the proposed development will be available for inspection at the Reception Area, Floor 4, County Hall and at the Cork County Council Offices at the Town Hall, Youghal, Co. Cork from 9am to 5pm on each day during which the said offices are open for the transaction of business (excluding Bank Holidays) for a period beginning on Friday, 9th June, 2006 and ending on 7th July, 2006.

Submissions and observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to the Senior Executive Officer, Housing Department (South Cork Rural), Floor 4, County Hall, Cork on or before Friday, 21st July, 2006.

DATED: 9th June, 2006  
SIGNED: Declan Daly, Director of Service

(South Cork District - Rural)

Notice under Article 81 of the Local Authority (Planning & Development) Regulations, 2001

Notice is hereby given, pursuant to the provisions of Section 179 of the Planning & Development Act, 2000 and in accordance with the requirements of Article 81 of the Planning & Development Regulations, 2001, that Cork County Council proposes to undertake the following development:

Location	Nature and Extent of Development
Shanagarry, Cork	Construction of mixed development of 12 No. Social and Affordable Units, with associated development works: (4 No. 2 Bedroomed Houses and 8 No. 3 Bedroomed Houses)

Plans and particulars of the proposed development will be available for inspection at the Reception Area, Floor 4, County Hall and at County Council Offices at Town Hall, Youghal, Co. Cork from 9am to 5pm on each day during which the said offices are open for the transaction of business (excluding Bank Holidays) for a period beginning on Friday, 9th June, 2006 and ending on 7th July, 2006.

Submissions and observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to the Senior Executive Officer, Housing Department (South Cork Rural), Floor 4, County Hall, Cork on or before Friday, 21st July, 2006.

DATED: 9th June, 2006  
SIGNED: Declan Daly, Director of Service

## PUBLIC NOTICE

(SOUTHERN DIVISION)

ASSESSMENT OF NEEDS FOR WATER SERVICES CAPITAL WORKS

The Water Services Department of Cork County Council (South) is currently undertaking an Assessment of Needs for Water Services in the Southern Division in accordance with Circular L2/06 issued by the Department of the Environment, Heritage and Local Government.

A Draft Assessment of Needs has been prepared and is on public display from 9.30am to 16.30pm Monday to Friday from Monday 12th June to Friday 16th June.

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# **CORK COUNTY COUNCIL SITE PLANNING NOTICE**

**Notice Under Article 81, Part 8 of the Planning and Development Regulations, 2001.**

**Cork County Council proposes to undertake the following development:**

Construction of a new Water and Instrumentation Laboratory and associated offices and car parking on the north side of the existing Environment Office in Inniscarra, County Cork.

**Location:** In the Townland of Curraleigh, Co. Cork

**Description of development:**

The development comprises of a new Water and Instrumentation Laboratory, which will incorporate a chemical laboratory, microbiological laboratory, instrumentation laboratory, wash-up areas, autoclave room, cold room, roof mounted plant room, sample storage rooms and associated offices, reception areas and toilets.

The total floor area of the building is 492 m<sup>2</sup> (approx). The development will also involve re-arranging the current external parking and the construction of a new car parking area to accommodate a total of 32 additional car parking spaces. All site services, such as, utilities, security, lighting and landscaping will be integrated into the existing facility.

The proposed development will be located north of the new Environment Building and Food Hygiene Laboratory and south of the existing Water Works facility.

**Plans and particulars of the proposal will be available for inspection at:**

- Cork County Council, Senior Executive Officer, (Hinterland), Water Services Capital, Floor 4 (Tower) County Hall, Carrigrohane Road, Cork
- Cork County Council Environmental Department, Inniscarra, Co. Cork

on working days from Friday 9<sup>th</sup> June 2006 to Friday 7<sup>th</sup> July 2006, from 9.00am to 5.00pm.

Submissions and observations with respect to the proposed development, dealing with the proper and sustainable development of the area in which the development would be situated, may be made in writing to Michael J Ryan, Senior Engineer, Environment Dept. Inniscarra, Co. Cork on or before Friday 21<sup>st</sup> July 2006.

**PLANNING NOTICE** as advertised in the Irish Examiner on 9 June 2006)

**Notice Under Article 81, Part 8 of the Planning and Development Regulations, 2001.**

**Cork County Council proposes to undertake the following development:**

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The proposed development will be located north of the new Environment Building and west of the Food Hygiene Laboratory and south of the existing Water Works facility.

**Plans and particulars of the proposal will be available for inspection at at:**

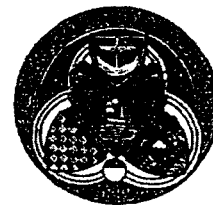
- Cork County Council, Senior Executive Officer, (Hinterland), Water Services Capital, Floor 4 (Tower), County Hall, Carrigrohane Road, Cork
- Cork County Council Environmental Department, Inniscarra, Co. Cork

on working days from Friday 9<sup>th</sup> June 2006 to Friday 7<sup>th</sup> July 2006, from 9.00am to 5.00pm.

Submissions and observations with respect to the proposed development, dealing with the proper and sustainable development of the area in which the development would be situated, may be made in writing to Michael J Ryan, Senior Engineer, Environment Dept. Inniscarra, Co. Cork on or before Friday 21<sup>st</sup> July 2006.

# Comhairle Contae Chorcaí Cork County Council

Planning Department,  
County Hall,  
Carrigrohane Road, Cork.  
Tel (021) 4276891 • Fax (021) 4867007  
Email: [planninginfo@corkcoco.ie](mailto:planninginfo@corkcoco.ie)  
Web: [www.corkcoco.ie](http://www.corkcoco.ie)



An Rannóg Pleanála,  
Halla an Chontae,  
Bóthar Charraig Ruacháin, Corcaigh.  
Fón: (021) 4276891 • Faisc: (021) 4867007  
R-phost: [planninginfo@corkcoco.ie](mailto:planninginfo@corkcoco.ie)  
Suíomh Gréasáin: [www.corkcoco.ie](http://www.corkcoco.ie)

Mr Michael Ryan  
Senior Engineer  
Environment Dept.  
Inniscarra  
Co. Cork

August 24<sup>th</sup> 2006

Re: Part VIII Application

Proposed water and instrumentation laboratory and associated offices  
and car parking on land just to the north of the Environment Office at  
Inniscarra, Co. Cork.

The proposed development comprises a building of circa 492m<sup>2</sup> and 32 additional car parking spaces to be located within a site containing an existing complex of buildings comprising the EPA Regional Offices, Cork County Council Water Works, Environment Department Offices and the Food and Hygiene Building.

In this context the proposed development should create no significant additional visual or other environmental impacts. In addition, it would comply with Objective ECO 1-3 of the County Development Plan 2003 which encourages, inter alia, the location of new employment and economic development close to other related activities so as to form clusters that will help reduce any adverse environmental impacts and reduce any unnecessary travelling.

I, therefore, declare that the proposed development is in accordance with the County Development Plan 2003 and the Blarney Electoral Area Local Area Plan 2005 and also conforms with the proper planning and sustainable development of the area.

*Tricia Treacy*

Tricia Treacy  
Senior Planner



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## APPENDIX B

### Letter from Cork County Council Planning Department

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## APPENDIX C

### NOTICE OF PROPOSED DEVELOPMENT TO CERTAIN BODIES

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Part 8, Article 82, Sub-Article 3  
 Notice of Proposed Development to Certain Bodies

Sub-Clause Relevant Body Ref	Criteria for Consultation	Notes	Consulted	
			Yes	No
(a)	Development in area of special amenity or Might obstruct view of special amenity value or special interest	N/A		
(b)	Development might obstruct or detract from value of tourist amenity	N/A		
(c)	If work would involve carrying out works to a protected structure etc or Detract from appearance of protected structure or Affect sites or features of archaeological interest etc or Affect National monument	N/A		
(d)	If an area of another Local Authority is being affected	N/A		
(e)	If proposed development contravenes regional planning guidelines	N/A		
(f)	If development causes significant abstraction of water or addition of water to surface/ground waters or If development gives rise to significant discharges of polluting matters to groundwaters or If works effects the structure of water containing structures	N/A		
(g)	If development might endanger navigation of aircraft	N/A		
(h)	If development interferes with operation of airport	N/A		
(i)	If development affects the access to a National Road or If development gives rise to significant increase in volume of traffic using a National Road	N/A		
(j)	If development impacts DTI strategy	N/A		
(k)	If development requires an IPC licence or waste licence	N/A		
(l)	If development might have significant effects in relation to nature conservation	The EPA have confirmed that no licences are required for discharges from the building		
(m)	If development is within a proposed Gaeltacht area	N/A		
(n)	If development is in vicinity of explosives factory	N/A		
(o)	If development might have significant effects on public health	N/A		
(p)	If development might impact on the foreshore	N/A		

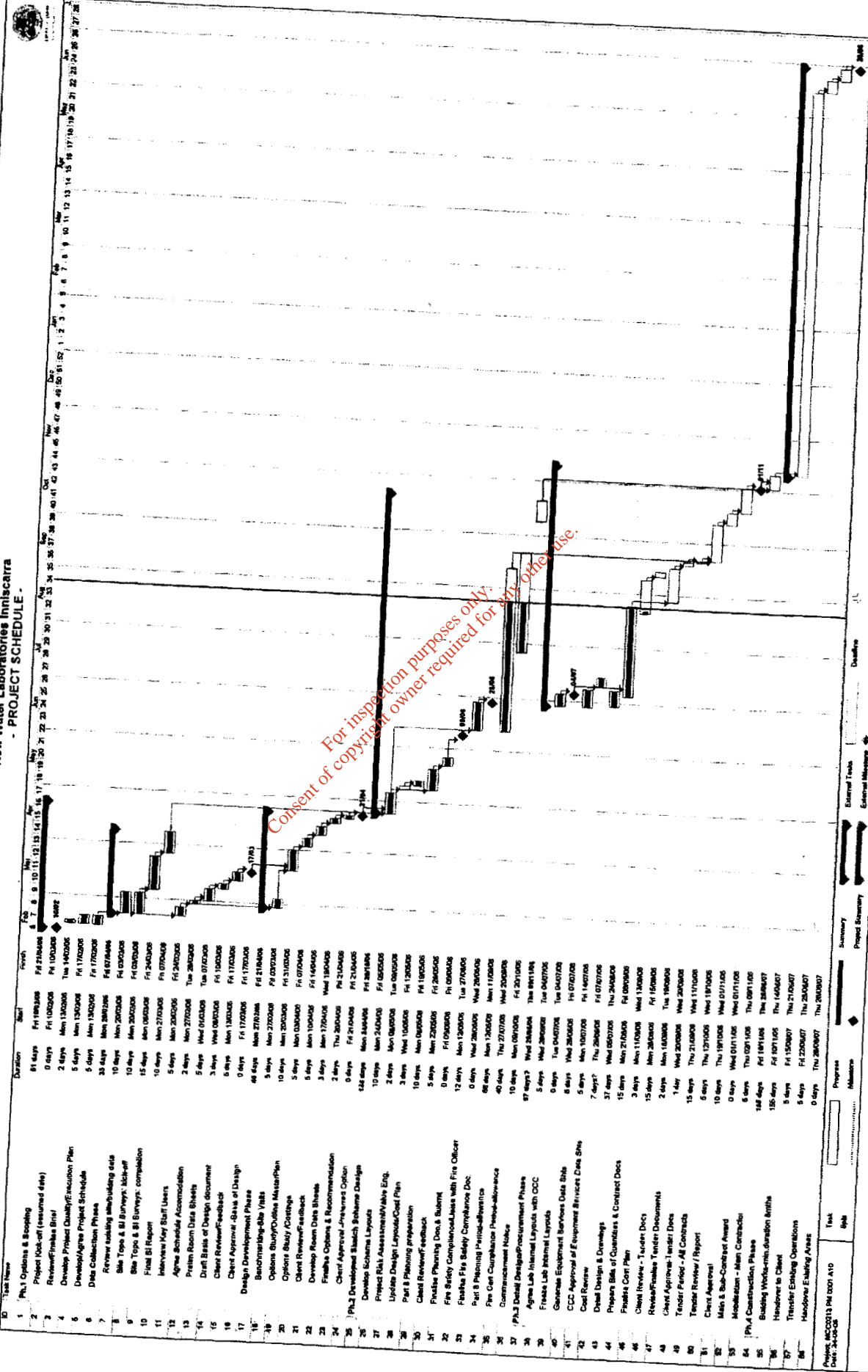
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## APPENDIX D

### Proposed Programme

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Cork County Council  
New Water Laboratories Iniscarra  
- PROJECT SCHEDULE -



NOTE: Above Outlines Project Schedule is dependent on key Client Approvals at critical milestones e.g. Part 8 Planning Stage By Council Etc.

Revision: MS2013 IM 001 A10  
Date: 24-03-13

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# APPENDIX E

## Layout Drawings

### Drawing List

DRAWING TITLE	Drawing No.	Rev.
1:10,560 OS Site Location Map	N/A	N/A
1:2,500 OS Site Location Map	N/A	N/A
Site Survey - Changes to Existing Site Layout	MCC0213-Dg0201	A01
Site Plan	MCC0213-Dg0202	A01
Ground Floor Plan, Roof Floor Plan	MCC0213-Dg0203	A01
Elevations, Site Sections	MCC0213-Dg0204	A01
Underground Services	MCC0213-Dg0003	A01
Setting Out Drawing	MCC0213-Dg0004	A01

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PT_CD	PT_TYPE	LA_NAME	RWB_TYPE	RWB_NAME	Designation	EASTING	NORTHING
GW01 Innis	Primary	Cork County Council	Groundwater	Not Applicable	Not Applicable	153950	72316
GW02 Innis	Secondary	Cork County Council	Groundwater	Not Applicable	Not Applicable	153926	72293

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For inspection purposes only.  
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PT_CD	PT_TYPE	MON_TYPE	Easting	Northing	Verified
GW01 Innis	Primary	Sampling	153950	72316	Y
aGW-1u	Primary	Sampling	153950	72316	Y
aGW-1u	Secondary	Sampling	153926	72293	Y

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## Attachment E4 Inniscarra Table E4

Sample Date	06/10/2009	
Sample		
Sample Code	GT1213	
Flow M <sup>3</sup> /Day	No result	
pH	4.9	
Temperature °C	No result	
Conductivity uS/cm 20°C	444	
Suspended Solids mg/L	12	
Ammonia-N mg/L	3	
BOD mg/L	5	
COD mg/L	36	
TN-N mg/L	30.14	
Nitrite-N mg/L	<0.1	
Nitrate-N mg/L	22.7	
TP-P mg/L	10.25	
O-PO4-P mg/L	9.46	
SO4 mg/L	38.6	
Phenols µg/L	<0.10	
Atrazine µg/L	<0.01	
Dichloromethane µg/L	<1	
Simazine µg/L	<0.01	
Toluene µg/L	<0.28	
Tributyltin µg/L	not required	
Xylenes µg/L	<0.73	
Arsenic µg/L	<0.96	
Chromium ug/L	<20	
Copper ug/L	<20	
Cyanide µg/L	<5	
Fluoride µg/L	0.391	
Lead ug/L	<20	
Nickel ug/L	<20	
Zinc ug/L	130.8	
Boron ug/L	<20	
Cadmium ug/L	<20	
Mercury µg/L	<0.03	
Selenium µg/L	<0.74	
Barium ug/L	20.9	

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