

APPENDIX B.6

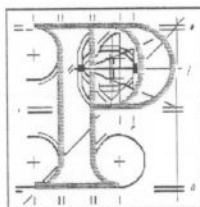
PLANNING PERMISSION

An Bord Pleanála ref. PL19.238420

(9 pages)

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An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Offaly County

Planning Register Reference Number: PL2/10/307

An Bord Pleanála Reference Number: PL 19.238420

APPEAL by the National Roads Authority of Saint Martin's House, Waterloo Road, Dublin and by the Derryclure Against Incineration Group care of Peter Sweetman and Associates of 14 Postnet, 113 Lower Rathmines Road, Rathmines, Dublin against the decision made on the 14th day of January, 2011 by Offaly County Council to grant subject to conditions a permission to Glanpower Limited care of Axis Architecture of 19 High Street, Tullamore, County Offaly in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Provision of an industrial facility to accommodate an advanced pyrolysis system for the recovery of energy from biomass and waste. The approximate output will be six megawatts of renewable electricity for export to the national grid in line with Ireland's climate change strategy and five megawatts of heat. The facility will consist of an enclosed fuel recovery area, a reception and pre-treatment area, pyrolysis area, engine areas, office and staff facilities, ancillary accommodation and maintenance areas all enclosed in one building. The building will have 19 metres and 30 metres high vent stacks. Externally the site will accommodate vehicle movement areas, staff and visitor carparking, oil and water storage tanks and flare stack. The site will be provided with an effluent treatment system and percolation area and all additional landscaping and associated site works. The site will be accessed via a new entrance onto the Offaly County Council road to Derryclure Landfill. This road will be upgraded along with the access to the N80 including all associated site works. A new substation and switchroom structure will be located on this access road, all at Derryclure, Tullamore, County Offaly. An Environmental Impact Statement will be submitted to the planning authority with the application. Development comprises or is for the purposes of an activity requiring an integrated pollution prevention or control licence or a waste licence.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to –

- (a) the National Waste Management policy framework and strategy as set out in Government Policy Statement Taking Stock and Moving Forward (2004);
- (b) the National Development Plan (2007-2013) provisions in regard to waste management;
- (c) the National Strategy on Biodegradable Waste (2006);
- (d) the Waste Management Plan for the Midlands Region, 2005 – 2010;
- (e) the policies and objectives of the current Offaly County Development Plan;
- (f) the strategic location of the proposed development vis-à-vis the centre of gravity of waste arisings of Midlands region and in terms of transport infrastructure;
- (g) the location of the proposed development at a location where there is an established landfill and recycling bring centre, and where there is a reasonable separation distance to sensitive receptors;
- (h) the submissions made in the course of the planning application and appeal, including the Environmental Impact Statement submitted for the project, which includes mitigation measures proposed by the developer to prevent and minimise environmental impacts associated with the proposed development;
- (i) the response of the Environmental Protection Agency in relation to the procedures and standards that will be applied in the environmental licensing phase of the proposed development, and
- (j) the environmental assessment carried out by the Inspector, which is considered reasonable

it is considered that, subject to compliance with the conditions set out below, the proposed development would not have any significant adverse effects on the environment, would not have an adverse effect on the ecology of any sites forming part of the 'Natura 2000' network, would not seriously injure the visual or residential amenities of the area and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by the additional information and particulars received by the planning authority on the 10th day of December, 2010, and in accordance with the provisions of the Environmental Impact Statement, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The proposed facility shall not be operated until it has been licensed by the Environmental Protection Agency under the relevant environmental legislation.

Reason: In the interest of orderly development and environmental protection.

3. All consignments of waste to the facility shall be accompanied by a waste certificate, which shall identify the following –

- (a) Waste origin, source and area in which it was produced/generated.
- (b) Weight of each consignment.
- (c) Waste collection contractor name and address.
- (d) Composition and nature of waste.

The developer shall submit to the planning authority, on a monthly basis, records of all waste delivered to the site on a daily, weekly and monthly basis. Records shall be maintained for a minimum of five years.

Reason: In the interest of orderly development, and to ensure a record is kept of the delivery of the proposed fuels in order to monitor compliance with planning conditions.

4. This permission is for acceptance and treatment by pyrolysis of a maximum of 75,000 tonnes per annum. The materials utilised shall be Municipal Solid Waste and Wood/Biomass as described in Section 2 of the Environmental Impact Statement, 'Description of Project', and shall be delivered to the site by road.

Reason: To define the scope of the permission and to ensure any changes will be assessed in the interests of orderly development.



5. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

6. (a) The effluent treatment system and raised soil polishing filter shall be revised for the proposed development using the description for an Office and/or Factory with a Canteen, in Table 3, of the EPA Manual 'Treatment Systems for Small Communities, Business, Leisure Centres and Hotels' to calculate the wastewater loading rates. Details in this regard shall be submitted to and agreed in writing with the planning authority prior to commencement of development.
- (b) A revised site layout plan and site specific longitudinal section drawing which shall indicate all the necessary revisions to the design of the effluent treatment system and raised soil polishing filter shall be submitted to and agreed in writing with the planning authority prior to commencement of development.
- (c) The trench invert level shall be set at a minimum of 0.5 metres above ground level as recommended in the site characterisation report. This shall be indicated on the revised longitudinal section drawing referred to in condition number 6 (b) above.
- (d) The developer shall submit a copy of an agreement for the maintenance of the effluent treatment system to the planning authority prior to commencement of development.
- (e) The raised soil polishing filter shall be sited and installed in accordance with the recommendations of the 2009 Environmental Protection Agency Code of Practice 'Wastewater Treatment and Disposal System Serving Single Houses (P.E.<10)'.
- (f) The wastewater treatment system shall be installed in accordance with the manufacturers' guidelines and the details provided.
- (g) All work shall be supervised and certified by a qualified and indemnified engineer.
- (h) At all times, the maintenance of the effluent treatment system shall be covered by contract.
- (i) The planning authority shall be notified in writing when the raised soil polishing filter is complete.

Reason: In the interest of public health and the proper planning and sustainable development of the area.

7. The vehicular access arrangements, internal road network, public footpaths within the proposed development site and public lighting to service the proposed development shall comply with the requirements of the planning authority.

Reason: To ensure a satisfactory standard of development.

8. (a) Prior to commencement of development, details of a Construction Traffic Management Plan for the control and operation of the proposed new junction during the construction phase, shall be submitted to and agreed in writing with the planning authority prior to commencement of development.
- (b) The proposed junction and access road, inclusive of dust free surfacing, shall be constructed and completed to the satisfaction of the planning authority in the first phase of development and prior to the commencement of any waste acceptance on site.
- (c) The Construction Traffic Management Plan shall be subject to ongoing review with the planning authority during the whole of the construction period with review periods being directly related to the levels of construction employees on site.

Reason: In the interest of development control and traffic safety.

9. (a) The deceleration lane at the junction with the N80 to the site, shall be constructed as per the documents submitted to the planning authority on the 10th day of December, 2010, except as may otherwise be required in order to comply with the conditions of this permission.
- (b) Details of an additional manhole, which shall be located at the radius bend of the entrance to allow a linear alignment for the filter drain, shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The works shall be carried out in accordance with the agreed details.

Reason: In the interest of traffic safety and the proper planning and sustainable development of the area.

10. The developer shall facilitate the planning authority in the archaeological appraisal of the site and in preserving and recording or otherwise protecting archaeological materials or features which may exist within the site. In this regard, the developer shall:-
- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and
- (b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.

The assessment shall address the following issues:-

- (i) the nature and location of archaeological material on the site, and
- (ii) the impact of the proposed development on such archaeological material.

Prior to commencement of development, a report containing the results of the assessment shall be submitted to the planning authority. Arising from this assessment, the developer shall agree with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works. In default of agreement on any of these requirements, the matter shall be determined by An Bord Pleanála.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

11. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:
 - (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
 - (b) Location of areas for construction site offices and staff facilities;
 - (c) Details of site security fencing and hoardings;
 - (d) Details of on-site car parking facilities for site workers during the course of construction;
 - (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
 - (f) Measures to obviate queuing of construction traffic on the adjoining road network;
 - (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
 - (h) Measures to control emissions of dust during construction, including monitoring arrangements;
 - (i) Measures to control noise levels during construction, including monitoring arrangements

- (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained;
- (k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- (m) A Construction Manager shall be appointed to liaise directly with the planning authority in relation to compliance with this condition.

A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.

Reason: In the interest of amenities, public health and safety.

12. Prior to commencement of development, a detailed landscaping scheme for the site, generally in accordance with the proposals submitted with the planning application, shall be submitted to and agreed in writing with the planning authority. This scheme shall include:

- (a) details of all existing trees and hedgerows on the site, specifying those proposed for retention, together with measures for their protection during the period in which the development is carried out,
- (b) details of the species and setting of all new planting, including supplementary planting around the site boundaries,
- (c) an implementation programme for planting on site and an associated maintenance programme,
- (d) provision for topsoiling and grass seeding of all berms and screening mounds as soon as practicable after construction, with provision for dust suppression as required, and
- (e) details of road frontage boundary treatment.

Reason: In the interest of the visual amenities of the area.



13. Prior to commencement of development, the developer shall submit to and agreed in writing with the planning authority, a detailed layout for lighting on site; the layout shall be provided at scale 1:1,000 and shall include provision for lighting of all internal roads, storage and hardstanding areas, circulation areas between buildings and pedestrian walks. Details to accompany the above shall include numbers and type of light fittings (which shall be selected to minimise light pollution), locations and orientation of fittings, wattages and height of lighting standards and a planned maintenance programme. The lighting plan shall include proposals to minimise lighting outside of relevant operational times.

Reason: In the interest of public safety and the amenities of property in the vicinity.

14. Prior to commencement of development details of materials colours and textures of all external finishes on site structures including site boundary demarcation structures shall be submitted to and agreed in writing with the planning authority.

Reason: In the interests of the visual amenities of the area.

15. Details of all signage associated with the proposed development shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

16. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority a proposal for a community gain scheme in relation to this development having regard to Section 4.14 of the governments waste management policy "Waste Management: Taking Stock and Moving Forward (2004)".

Reason: In the interest of the preservation of the quality and character of the rural area.

17. Prior to commencement of development, the developer shall lodge with the planning authority a bond of an insurance company, a cash deposit, or other security to secure the provision, satisfactory completion and maintenance of road entrance and junction and lighting works on the N80 and any other services required with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the provision, satisfactory completion or maintenance of any part of the said works. The security to be lodged shall be as follows -
- (a) an approved insurance company bond in the sum of €110, 200 (one hundred and ten thousand two hundred euro), or
 - (b) a cash sum of €110, 200 (one hundred and ten thousand two hundred euro) to be applied by the planning authority at its absolute discretion if such works are not carried out to its satisfaction, or
 - (c) such other security as may be accepted in writing by the planning authority.

Reason: To ensure the provision, satisfactory completion or maintenance of any part of the said works.

18. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 21st day of July 2011.

APPENDIX B.7

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OFFALY COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000 - 2010
PLANNING AND DEVELOPMENT REGULATIONS 2001 - 2010

NOTIFICATION OF DECISION TO GRANT

Planning Section
Áras an Chontae
Charleville Road
Tullamore

Phone No: (057) 9346800

TO: GLANPOWER LTD
C/O AXIS ARCHITECTURE
PENTHOUSE SUITE
CASTLE BUILDINGS
TARA STREET, TULLAMORE
CO. OFFALY

Planning Register Number: 10/307
Application Receipt Date: 01/09/2010
Further Information Received Date: 10/12/2010

Notice is hereby given that in pursuance of the powers conferred upon them by the above-mentioned Acts, Offaly County Council has by order dated 14/11/11 decided to **GRANT PERMISSION** to the above named for development of land, in accordance with the documents lodged, namely:-

DEVELOPMENT WHICH COMPRISES OR IS FOR THE PURPOSES OF AN ACTIVITY REQUIRING AN INTEGRATED POLLUTION PREVENTION OR CONTROL LICENCE OR A WASTE LICENCE. THE DEVELOPMENT WILL BE AN INDUSTRIAL FACILITY TO ACCOMMODATE AN ADVANCED PYROLYSIS SYSTEM FOR THE RECOVERY OF ENERGY FROM BIOMASS AND WASTE. THE APPROXIMATE OUTPUT WILL BE 6 MEGAWATTS OF RENEWABLE ELECTRICITY FOR EXPORT TO THE NATIONAL GRID IN LINE WITH IRELAND'S CLIMATE CHANGE STRATEGY AND 3 MEGAWATTS OF HEAT. THE FACILITY WILL CONSIST OF AN ENCLOSED FUEL RECOVERY AREA, A RECEPTION AND PRE-TREATMENT AREA, PYROLYSIS AREA, ENGINE AREAS, OFFICE AND STAFF FACILITIES, ANCILLARY ACCOMMODATION AND MAINTENANCE AREAS ALL ENCLOSED IN ONE BUILDING. THE BUILDING WILL HAVE 19M AND 30M HIGH VENT STACKS. EXTERNALLY THE SITE WILL ACCOMMODATE VEHICLE MOVEMENT AREAS, STAFF AND VISITOR CARPARKING, OIL AND WATER STORAGE TANKS AND FLARE STACK. THE SITE WILL BE PROVIDED WITH AN EFFLUENT TREATMENT SYSTEM AND PERCOLATION AREA AND ALL ADDITIONAL LANDSCAPING AND ASSOCIATED SITE WORKS. THE SITE WILL BE ACCESSED VIA A NEW ENTRANCE ON TO THE OFFALY COUNTY COUNCIL ROAD TO DERRYCLURE LANDFILL. THIS ROAD WILL BE UPGRADED ALONG WITH THE ACCESS TO THE N80 INCLUDING ALL ASSOCIATED SITE WORKS. A NEW SUBSTATION AND SWITCHROOM STRUCTURE WILL BE LOCATED ON THIS ACCESS ROAD. AN EIS WILL BE SUBMITTED TO THE PLANNING AUTHORITY WITH THE APPLICATION AT DERRYCLURE, TULLAMORE, CO OFFALY.

Subject to the 30 conditions set out in the attached schedule.

In deciding the planning application, the Planning Authority had regard to submissions or observations received in accordance with the Regulations.

Signed on behalf of said Co. Council

DATE:

14/11/2011


ADMINISTRATIVE OFFICER

Provided there is no appeal against this **DECISION**, a grant of planning permission will issue at the end of four weeks.

THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL PLANNING PERMISSION IS ISSUED.

NOTE:

Any appeal made to An Bord Pleanála, 64 Marlborough Street, Dublin 1 must be in accordance with Section 127 of the Planning and Development Act 2000. The appeal must be received by the Board within the statutory appeal period – Four weeks beginning on the date of decision (N.B. Not the date on which decision is sent or received). See attached leaflets entitled “A Guide to Making a Planning Appeal” and “Planning Appeal Form/Check List”.

In accordance with Section 130 of the Planning and Development Act 2000 any person other than a party to an appeal may make submissions or observations in writing to the Board in relation to an appeal. The fees are set out in the attached schedule entitled “Fees Payable to the Board”.

File Reference: PL2/10/307

Application for permission for development which comprises or is for the purposes of an activity requiring an Integrated Pollution Prevention or Control Licence or a Waste Licence. The development will be an industrial facility to accommodate an advanced pyrolysis system for the recovery of energy from biomass and waste. The approximate output will be 6 megawatts of renewable electricity for export to the national grid in line with Ireland's climate change strategy and 5 megawatts of heat. The facility will consist of an enclosed fuel recovery area, a reception and pre-treatment area, pyrolysis area, engine areas, office and staff facilities, ancillary accommodation and maintenance areas all enclosed in one building. The building will have 19m and 30m high vent stacks. Externally the site will accommodate vehicle movement areas, staff and visitor carparking, oil and water storage tanks and flare stack. The site will be provided with an effluent treatment system and percolation area and all additional landscaping and associated site works. The site will be accessed via a new entrance on to the Offaly County Council road to Derryclure Landfill. This road will be upgraded along with the access to the n80 including all associated site works. A new substation and switch room structure will be located on this access road. An EIS will be submitted to the Planning Authority with the application at Derryclure, Tullamore, Co Offaly - Glanpower Ltd.

FIRST SCHEDULE

Having regard to the provisions of the County Development Plan, 2009, the provisions of the Midlands Waste Management Plan, the proposals contained in the developers submissions as part of this application, third party submissions and the legislative requirement to have in place an Integrated Pollution (Prevention and) Control Licence, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area, would not be prejudicial to public health, would be acceptable in terms of traffic safety and would be in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

1. The proposed development shall be carried out in accordance with the details submitted on 1st of September 2010 as amended by the details submitted on 10th December 2010 except where conditions hereunder specify otherwise.

Reason: In the interests of clarity and the proper planning and sustainable development of the area.

- 2: This permission is for an industrial facility to accommodate an advanced pyrolysis system for the recovery of energy from biomass and municipal solid waste, only. No further change of use or intensification of use from that permitted under this permission shall take place without the granting of planning permission by the Planning Authority or An Bord Pleanala on appeal.

Reason: To clarify the extent of the permission which was assessed by Offaly County Council, in the interests of the proper planning and sustainable development of the area.

- 3: A record of each road delivery of Municipal Solid Waste and Wood Biomass shall be kept on the premises and shall include the following details:
 - Unique Tracking reference number
 - Container Number
 - Vehicle Registration number
 - Description of Material

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- Confirmation that the Material is in accordance with the materials permitted under this permission
- Dispatch date
- Delivery date
- Producer Name and Place of Origin of Material
- Name and address of carrier
- Weight delivered

The records shall be maintained on the premises and shall be made available for inspection by the Planning Authority if requested.

Reason: To ensure a record is kept of the delivery / acceptance of the proposed fuels, in the interests of the proper planning and sustainable development of the area.

4. This permission is for a **maximum** of 75,000 tonnes per annum. The materials utilised shall be Wood Biomass / Municipal Solid Waste as described in Section 2 of the EIS, *Description of Project*, to be delivered to the site by road. No more than 18 HGV deliveries of Wood Biomass / Municipal Waste shall take place **per day**.

Reason: To limit the transport of Wood Biomass / Municipal Solid Waste by road to that which has been proposed by the developer and which was assessed by Offaly County Council, in the interests of traffic safety, amenities and the proper planning and sustainable development of the area, and to define the scope of the permission and to ensure any changes will be assessed.

5. During construction, all works and operations shall be carried out in such a manner so as to avoid the generation of any nuisance by way of noise, dust fumes, odour or any other emission or discharge.

Reason: In the interests of the amenities of the area, to prevent pollution and in the interests of the proper planning and sustainable development of the area.

6. During construction, noise levels at any noise-sensitive off-site locations shall not exceed the following sound pressure limits (Leq, 15 minutes):

Daytime	55 dB(A)
Night-time	45 dB(A).

Reason: To prevent disturbance and to protect the amenities of this rural area, in the interests of the proper planning and sustainable development of the area.

7. All Wood Biomass / Municipal Solid Waste which is delivered to the site by road shall be delivered in covered containers.

Reason: In the interests of amenity and the proper planning and sustainable development of the area.

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8. The developer shall provide extra car parking on site to accommodate an increase in future demand, in the event that the permitted car parking as per layout drawing no. P02 revision 1, submitted on 10/12/10 being insufficient. Details of this additional car parking provision shall be submitted to the planning authority for written agreement, as appropriate prior to any construction taking place. The development shall be constructed in accordance with these agreed particulars.

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

9. (a) The deceleration lane at the junction with the N80 to the site, shall be constructed as per the documents submitted on the 10th December 2010, except where otherwise specified hereunder.
- (b) Details of an additional manhole, which shall be located at the radius bend of the entrance to allow a linear alignment for the filter drain shall be submitted to the planning authority for written agreement prior to the commencement of development on site. The works shall be carried out in accordance with the agreed details.

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

10. The developer shall submit details of a certified public lighting design to the Planning Authority at the detailed design stage for written approval, prior to installation. The works shall be carried out in accordance with the agreed details. Any flood lighting and signage shall be cowelled and screened to minimise light spill and glare, and distraction to road users.

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

11. Prior to commencement of development, the developer shall submit for the written agreement and consent of the Planning Authority a proposal to apply the concept of community gain to this development having regard to Section 4.14 of the governments waste management policy "Waste Management: Taking Stock and Moving Forward (2004)".

Reason: In the interest of the preservation of the quality and character of the rural area.

12. The developer shall install a wheel wash facility during the construction phase to avoid the generation of dust on the public road. Details of this wheel wash facility shall be submitted to the planning authority for written agreement prior to the commencement of development. The works shall be carried out in accordance with the agreed details.

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

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File Reference: PL2/10/307

13. (a) All development work shall be carried out in accordance with "Recommendations for Site Development Works in Housing Areas" (Department of the Environment, Heritage and Local Government).
- (b) "Guidelines for the Opening, Backfilling and Reinstating of Trenches in Public Roads, DOELG 2002" (Purple Book) shall be used for specification for trench backfill / reinstatement.
- (c) The developer shall be required to have an in date Road Opening Licence prior to any excavation works in any public space, including road carriageway, footpaths and grass verges. Applicant is required to apply to Tullamore area office for a road opening licence.

Reason: In the interests of traffic safety, public health and the proper planning and sustainable development of the area.

14. (a) All watermains shall be a minimum of 100mm in diameter.
- (b) Hydrants shall be screw down type to B.S. 750 with 2.5" round thread screwed outlets. Fire Hydrant marker plates should be marked in accordance with BS 3251: 1976. Fire Hydrant marker plates shall show the diameter of the watermain in millimeters on the upper part of the plate and the distance from the hydrant on the lower part of the plate, in accordance with "Recommendations for Site Development Works in Housing Areas"(Department of the Environment, Heritage and Local Government).
- (c) On site storage shall be provided for at least 24 hours water consumption and all water used on site except drinking water shall be drawn through storage.
- (d) Watermain within the site shall be pressure tested and sterilized to Local Authority's satisfaction and in the presence of a Water Services Water Inspector prior to connection to the Local Authority watermain. The watermain shall have a minimum nominal pressure rating of 1.5 times working pressure with saddles fitted. No drop in pressure shall be recorded over a two-hour period. The watermain shall be sterilized using a chlorine solution. Dosing shall continue until the main is full and at least 50 mg/l of free chlorine have been made available. The treated water shall be left in the main for a period as directed but not exceeding 24 hours. The sterilization process shall be repeated until the chlorine residual is not less than 10 mg/l at the end of the main furthest from the point of injection. On completion the chlorinated water shall be flushed out and the pipes filled with drinking water. The waste chlorine solution shall be disposed of in a manner that will avoid pollution of natural waters, reservoirs and water courses.
- (e) The Watermain shall be laid under a footpath or between the kerb and footpath and have a minimum cover of 0.9m measured from the top of the pipe barrel to the finished footpath surface. No other services shall be laid within 300 mm or directly over watermain.
- (f) Four days notice shall be given to the waterworks caretaker prior to a connection taking place.

Reason: In the interest of public health & orderly development.

- 15 (a) All underground services shall be overlaid at a depth of 300 mm from the surface with a marker tape containing a corrosion resistant metallic strip capable of detection from ground level.
- (b) Stainless steel bolts shall be used on all saddles.

Reason: In the interests of public health and the proper planning and sustainable development of the area.

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- 16 (a) A suitably sized Electro magnetic water meter with radio transmitter suitable for linking to Local Authorities Telemetry System shall be installed on watermain near take-off point at a location to be approved by the Water Services Authority. Chamber with minimum internal dimensions to be submitted to the planning authority for written agreement, and shall be constructed to house the meter and installation to be in accordance with Planning Authority requirements. The meter must be connected and commissioned prior to work commencing on the development.
- (b) All Toilets on site shall be dual flush units with the maximum flush to be of 6 litres.
- (c) All Showers shall be single showers operated by push button.
- (d) All Wash hand basins shall have push button taps.
- (e) All urinals shall be controlled by motion sensors to limit unnecessary flushing while building is not in use.

Reason: In the interests of public health and the proper planning and sustainable development of the area.

- 17 (a) Only clean uncontaminated surface water shall be discharged to the surface water system. No foul sewage, grease or fats, harmful chemicals and non-biodegradables shall be discharged to the surface water sewerage system.
- (b) Lockable type gully traps shall be utilised on all surface water drains to the satisfaction of the Planning Authority.
- (c) The existing open drain adjoining the site entrance shall be piped with concrete pipes of minimum 750mm diameter.
- (d) All existing open drains crossing the site shall be re-routed outside the proposed building.
- (e) Manhole covers and frames shall comply with Offaly County Council's "Code of Practice for Ironworks on Chamber & Gully Top Installations".
- (f) Storm Sewers shall be laid in roadway where possible.
- (g) A suitably sized and sited silt trap to Local Authority's specification shall be installed prior to attenuation tank. The silt in trap shall be removed at regular intervals and disposed of to the appropriate skip.
- (h) The minimum diameter of storm water pipes shall be 225 mm.

Reason: In the interests of public health and the proper planning and sustainable development of the area.

18. The development shall be carried out in accordance with the EIS. In particular the developer shall ensure that all proposed environmental mitigation measures are implemented unless otherwise specified in the planning conditions.

Reason: In the interests of public health and the proper planning and sustainable development of the area.

19. (a) The effluent treatment system and raised soil polishing filter shall be revised for the proposed development using the description for an Office and/or Factory with a Canteen, in Table 3, of the EPA Manual 'Treatment Systems for Small Communities, Business, Leisure Centres and Hotels to calculate the wastewater loading rates. The applicant shall submit revised details to support this for the written agreement of the planning authority prior to commencement of work on-site.

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- (b) The developer shall submit a revised site layout plan and site specific longitudinal section drawing which shall indicate all the necessary revisions to the design of the effluent treatment system and raised soil polishing filter for the approval of the planning authority prior to commencement of work on-site.
- (c) The trench invert level shall be set at a minimum of 0.5m above ground level as recommended in the site characterisation report. This shall be indicated on the revised longitudinal section drawing.
- (d) The applicant shall submit a copy of an agreement for the maintenance of the effluent treatment system signed by the applicant prior to commencement of works on-site.
- (e) The raised soil polishing filter shall be sited and installed in accordance with the recommendations of the 2009 EPA Code of Practice 'Wastewater Treatment and Disposal System Serving Single Houses (P.E. <10)'.
- (f) The wastewater treatment system shall be installed in accordance with the manufacturers' guidelines and the details provided.
- (g) All work shall be supervised and certified by a qualified and indemnified engineer.
- (h) At all times, the maintenance of the effluent treatment system shall be covered by contract.
- (i) The local authority shall be notified in writing when the raised soil polishing filter is complete.

Reason: In the interests of public health and the proper planning and sustainable development of the area.

20. The proposed high level overflow from the infiltration trench on the East boundary shall discharge to the proposed storm water sewer network. The applicant shall indicate this on a revised drainage layout plan for the approval of the planning authority prior to commencement of work on-site.

Reason: In the interests of public health and the proper planning and sustainable development of the area.

21. All wastes arising from/at the proposed development shall be managed in accordance with the Waste Management Acts 1996 as amended. While awaiting removal, all waste materials shall be stored in designated areas protected against spillage or leachate run-off.

Reason: In the interests of public health and the proper planning and sustainable development of the area.

22. Prior to commencement of the development, the developer shall submit a formal "Project Construction and Demolition Waste Management Plan" to the Local Authority for agreement prior to Commencement Notice Stage.

"This report shall include the following as a minimum:

Demolition works - details of waste types arising and estimated, proposed waste segregation, waste contractor to be engaged for each waste stream and final destination for each waste stream.

Construction Works - details of waste management practices to be implemented on the site including proposed segregation levels, if any, waste receptacles to be used, waste contractor to be engaged for each waste stream and final destination for each waste stream."

Reason: In the interests of public health and the proper planning and sustainable development of the area.

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23. Any environmental nuisance i.e. excessive noise, dust, construction traffic, caused during construction of the development shall be contained at an acceptable level. Construction shall take place during working hours 07.00am to 06.30pm Monday to Friday and 08.00am to 01.30pm Saturday.

Reason: In the interests of public health and the proper planning and sustainable development of the area.

24. In dry weather conditions dust abatement measures during construction shall be applied to all loads leaving the site, dampening the load, covering the load or other appropriate measures. Water spraying of roads, shall be carried out as necessary.

Reason: In the interests of public health and the proper planning and sustainable development of the area.

25. (a) Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001 shall not be carried out within the curtilage of the site without a prior grant of planning permission.
(b) Any signage associated with the proposed development shall be subject to separate planning permissions

Reason: In the interests of proper planning and sustainable development of the area

26. The developer shall give the Planning Authority two weeks notice in writing of his intention to commence development on the site.

Reason: In the interests of proper planning and sustainable development of the area.

27. Prior to commencement of development, the developer shall submit to and agree with the planning authority a revised landscape scheme. This scheme shall include:

- (a) A plan to scale of not less than 1/500 showing-
- (i) the species and setting of all new planting, including planting of native species in woodland groups in the parts of the site not affected by development works,
 - (ii) proposals for additional screen planting on the boundary with the proposed N80 road;
- (b) All planting, seeding and earthworks on the agreed landscaping scheme shall be completed in the first planting season following completion of the development.
- (c) The proposed security fencing, hard and soft landscaping, and boundary treatment as per details submitted on the 10th December 2010, shall be incorporated into revised landscape plan.

Reason: In the interest of visual amenity and to integrate the proposed development in its rural setting

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- 28. Prior to commencement of development on this site, a contribution shall be payable to Offaly County Council, in accordance with the Council's Development Contribution Scheme, in respect of public infrastructure and facilities benefiting development in Offaly County Council area, that is provided or that is intended will be provided by, or on behalf of, the Council.

The contribution payable will be based on the contribution rate applicable at the time of payment and not the rate in existence when permission is granted. The amount of the development contribution is set out below and is subject to annual revision with reference to the Wholesale Price Index (Building and Construction), and interest for late payment, in accordance with the terms of the Council's Development Contribution Scheme:-

Floor area as stated for the development sq.m. = 8612 sq.m

<i>Class of Infrastructure</i>	<i>Amount of Contribution</i>
A (Amenities)	€6.25 per sq.m.
B (Roads)	€6.25 per sq.m.
C (Waste Water)	(N/A)
D (Water Mains)	€15.00 per sq.m
<u>Total</u>	<u>€27.50 per sq.m.</u>
€27.50 per sq.m. x 8612 sq.m. =	€236,830
Total for development	€236,830

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred or proposed to be incurred by Offaly County Council in respect of the provision/improvement of public services/infrastructure benefiting development in the area of the Planning Authority.

- 29. Prior to the commencement of development the developer shall lodge with the Planning Authority a cash deposit or a bond for an insurance company or such other security as may be acceptable to the Planning Authority in the sum of **€110,200** to secure the provision, satisfactory completion and maintenance of road entrance and junction and lighting works on the N80 and any other services required with the development. In the event of the non-completion or maintenance of the services the Planning Authority shall be empowered to apply the said funds or part thereof for the satisfactory completion of and maintenance as aforesaid of any part of the development.
The bond shall remain in full force and effect until discharged by the Council.

Reason: In the interest of orderly development and to ensure satisfactory completion of the development.

- 30. Prior to commencement of the development the developer shall submit for the written agreement and consent of the Planning Authority details of all colours of all external finishes of the building. The development shall be constructed in accordance with the aforementioned particulars.

Reason: In the interest of visual amenity.
