

**Attachment B.3(d).1 – Planning Consent from Cork County Council dated May 2006
(06/5945)**

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

Reference No. in Planning Register
REG NO. 06/5945

Onyx Ireland Ltd,
C/O Fehily Timoney & Co
Core House
Pouladuff Rd
Cork

In pursuance of the powers conferred upon them by the above mentioned Act and for the reason set out in the First Schedule hereto, The Council of the County of Cork have by Order dated

Decided to GRANT PERMISSION for the development of land namely; **23 MAY 2006**

ESB sub-station, control room building and new site entrance

At: Kinsale Rd Ballycurreen

In accordance with the plans and particulars submitted by the applicant

On: 29/03/2006

And subject to the conditions (3) set out in Column 1 of the Second Schedule attached hereto. The reasons for the imposition of the said conditions are set out in Column 2 of the schedule.

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

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

Signed on behalf of the said Council

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

Date: /

24 MAY 2006

SEE NOTES ATTACHED



FIRST SCHEDULE

Planning Ref. No. 06/5945

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, and would be in accordance with the proper planning and sustainable development of the area.

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1	The proposed development shall comply with the terms and conditions of Planning Permission Reg. No. S/02/4286 and as amended by PL04.202198 which governs the overall development of the lands of which the site forms part.	In the interests of the proper development of the site.
2	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 29/03/06, save where amended by the conditions herein.	To clarify the documents to which this permission relates in the interests of the proper development of the site.
3	A 2.0m wide footpath shall be constructed for the full frontage of the site. Details to be agreed with Cork County Council's Area Engineer, prior to commencement of development.	In the interests of orderly development.

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Attachment B.3(d).2 – Cork County Council Planners Report dated May 2006 (06/5945)

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29/3



18/05/2006

065945-18/05/2006-Area Planner's Report

1. General Details

<i>Application Number</i>	065945
<i>Applicant's Name</i>	Onyx Ireland Ltd
<i>Development Description</i>	ESB sub-station, control room building and new site entrance
<i>Location</i>	Kinsale Road, Ballycurreen

2. Policy

The site is located within an area zoned as Primarily Industrial in the 2003 County Development Plan. This application relates to the construction of a sub-station, control room building and new site entrance to a permitted development, under S/02/4286.

3. History

On-Site:

S/02/4286: Materials recovery facility to include the demolition of an office building, the extension of an existing process building and concrete yard slab, construction of a new two storey office building and waste transfer building, modification of site entrance, skip storage area, installation of site services including petrol interceptors, truck wash area and fire water retention facilities at Forge Hill, Ballycurreen – Permission granted by Cork County Council & An Bord Pleanála (PL04.202198).

4. Service Department Reports

I note the report of the Area Engineer. The AE notes that the site notice was correctly displayed.

No objection in principle. Conditions attached.

5. External Reports

None, to date

6. Submissions from the public

None

7. Public Representative submissions

None

8. Assessment

I inspected the site on 12/05/06. The site notice was correctly displayed. Permission is sought for ESB substation, control room building and new site entrance at Kinsale Road, Ballycurreen. The site is located on Forge Hill and currently has the benefit of planning permission for use as a materials recovery facility under S/02/4286 & PL04.202198 (copies of reports attached).

The proposed development consists of ancillary development to support that permitted. The first element of this application is an ESB substation and control room. This structure will be located just inside the proposed entrance to the site. This is a single storey structure, with a floor to ridge height of 2.975. The structure will have a flat roof and a floor area of 40.3sqm. This is a minor element of the overall development.

The second element of the application is a new site entrance to serve the site. The revised entrance differs from that previously permitted under S/02/4286. Sight distance is shown to be adequate. The Area Engineer has no objections to the revised entrance.

9. Conclusion

Overall, the proposed development are minor works ancillary to the overall permitted development under S/02/4286. I have no objection in principle. The permission should comply with conditions as set out under PL04.202198.

10. Recommendation

I recommend a grant of permission and for the following conditions to be complied with:

FIRST SCHEDULE: It is considered that, subject to compliance with conditions as set out under the second schedule, the proposed development would not seriously injure the amenities of the surrounding area or the property in the vicinity and would be in accordance with the proper planning and development of the surrounding area.


Maeve Dooley
Executive Planner
18/05/06

Conditions

	<i>Condition</i>	<i>Reason</i>
1	The proposed development shall comply with the terms and conditions of Planning Permission Reg. No. S/02/4286 and as amended by PL04.202198 which governs the overall development of the lands of which the site forms part.	In the interests of the proper development of the site.
2	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 29/03/06, save where amended by the conditions herein.	To clarify the documents to which this permission relates in the interests of the proper development of the site.
3	A 2.0m wide footpath shall be constructed for the full frontage of the site. Details to be agreed with Cork County Council's Area Engineer, prior to commencement of development.	In the interests of orderly development.

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First Schedule

065945

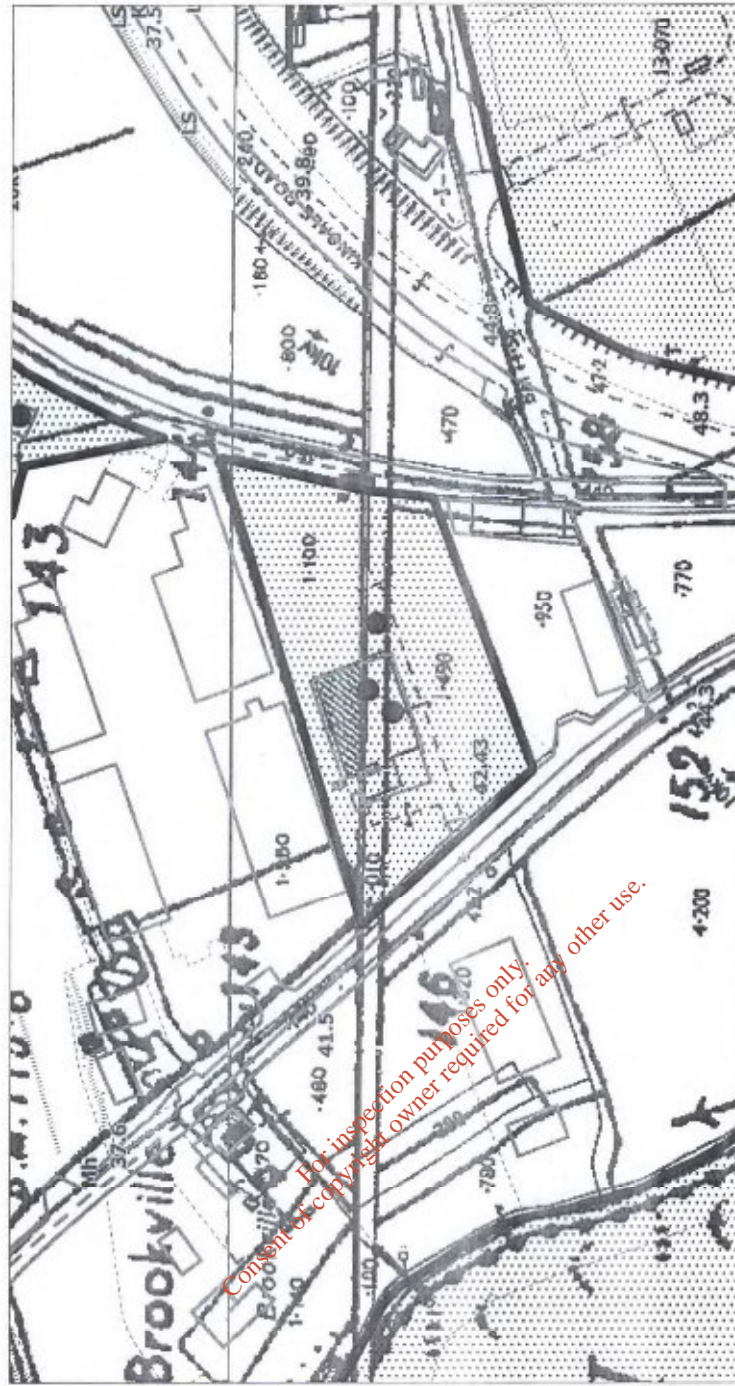
P.C

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, and would be in accordance with the proper planning and sustainable development of the area.



Date: 29/03/05

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An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS, 2000 TO 2002

Cork County

Planning Register Reference Number: S/02/4286

An Bord Pleanála Reference Number: PL 04.202198

APPEAL by City Link Park (Management) Company Limited care of W.B. O'Flaherty of 5 Wilton Villas, Glasheen, Cork and by MW Consultants of Forge House, Forge Hill, Kinsale Road, Cork against the decision made on the 17th day of February, 2003 by Cork County Council to grant subject to conditions a permission to IPODEC Ireland Limited care of Fehily Timoney and Company of Core House, Pouladuff Road, Cork in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Materials Recovery Facility including demolition of an existing office building, extension to existing process building and concrete yard slab, construction of a new two-story office building and waste transfer building, modifications to site entrance, skip storage area, installation of site services including petrol interceptors, truck wash area and firewater retention facilities at Forge Hill, Kinsale Road, Ballycurreen, County Cork.

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.

REASONS AND CONSIDERATIONS

Having regard to the zoning provisions of the current Cork County Development Plan, the established use on the site, the provisions of the Cork waste management plan and the proposed nature of the operations, including the enclosed nature of activities on the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity 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 revised details received by the planning authority on the 27th day of September, 2002 and the 23rd day of December, 2002, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. (1) The site shall be landscaped in accordance with the scheme of landscaping lodged with the planning authority on the 23rd day of December, 2002.
(2) All planting shall comply with the specifications of the landscaping scheme submitted to the planning authority and shall be maintained by the developer. If any plant should die it shall be replaced within the next planting season.

Reason: In the interest of visual amenity.

3. The developer shall lodge within one month of this order, the sum of € 5,000 (five thousand euro) to guarantee the satisfactory completion of tree and shrub planting and all other landscaping proposals for the site as required by condition number 2. The sum lodged pursuant to this condition shall be refunded only when it is certified that the planting and landscaping has been carried out to the planning authority.

Reason: To ensure the satisfactory completion of landscaping works and in the interest of visual amenity.

4. Details of colours/textures of all buildings/structures on the site shall be submitted to and agreed with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. Details of all external lighting within the curtilage of the site shall be submitted to and agreed with the planning authority prior to commencement of development.

Reason: In the interest of orderly development.

6. The developer shall provide a two metre wide public footpath along the entire frontage of the site at their own expense. Details, including a timescale of implementation, shall be agreed with the planning authority prior to commencement of development works on the site.

Reason: In the interest of the amenities of the area to safeguard the movement of pedestrians on Forge Hill.

7. Water supply and drainage arrangements, including the 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.

8. All service cables associated with the proposed development (such as electrical, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

9. The quantity of material imported into the site shall not exceed 82,000 tonnes per annum. The site shall not be used by members of the public in private vehicles for the purpose of transporting material to the site.

Reason: To control the scale of development.

10. The facility shall not open to receive waste outside of the terms as specified in the waste licence issued to the operator of the site.

Reason: In the interest of orderly development.

11. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

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

Dated this day of 2003.

I inspected this site 01/11/02, the site notice was correctly displayed.

Permission is sought for a materials recovery facility to include the demolition of an office building, the extension of an existing process building and concrete yard slab, construction of a new two storey office building and waste transfer building, modification of site entrance, skip storage area, installation of site services including petrol interceptors, truck wash area and fire water retention facilities at Forge Hill, Ballycurreen.

This site is stated as 2.54 acres in size and fronts directly onto Forge Hill. This site is located within an existing built up area of the city. This site and the surrounding area is indicated as grey in the CDP, 1996 which points to existing built up areas where uses have been established. To the immediate north of this site lies City Link Park and to the immediate south lies Forge Hill Business Park. On the opposite side of the public road lies O' Keeffe Insulations and Dan Seaman Car Sales. The nearest dwelling is located 90 m. NW of this site.

The above named applicants currently operate a business from this site. The history of users of this site has been indicated in the EIS submitted as part of this application. This site was initially used for warehouse and ancillary uses by Howard Rotavators since 1969. In the 1980s Wm. O' Brien Plant Hire operated from the site and a waste operation was conducted from the site. It is stated that IPODEC have been operating from this site since 1991. Having investigated the Planning Register the most recent application on this site was in 1979 when permission was granted from an extension to offices on this site. No subsequent applications have been made on this site.

The EIS points to the fact that waste management activities have been carried out on this site since 1987. The operators of the site currently have a waste permit, W02001 permitted in 2001 to allow for approximately 5000 tonnes of waste to be recycled on this site. There is an existing structure on this site which is used as both a garage and also as a recycling building. There is an existing small scale sorting line and baling equipment within this structure. The garage is used to service trucks and also to repair skips. At the western end of the site there is an area of offices, attached to the western end of the garage and recycling building. The remainder of the site is used largely for waste transfer activities, bin storage and yard activities. There are 2 no. portacabins also on the site at present, 1 no. to the north and west of the offices and a second adjacent to the weighbridge. The weighbridge was installed in June 2002. There is also a small security type portacabin adjacent to the southern side of the offices. There are bins and skips open stored on the site. To the rear of the site, located in the northeastern corner there is an area within which skips/loads are unloaded. This area is U-shaped and is formed by containers stacked 3 high together with some netting on top. This area is identified as a temporary structure where transfer activities are currently carried out. A hymac and a forklift were also visible in the area to the rear of the site. Bales of cardboard and plastic were also visible in the area to the eastern end of the site. There is also an existing truck wash area to the rear of the site.

There is an existing hedge at the western end of the site which partially screens the existing development from Forge Hill. There is existing palisade fencing along the southern boundary and to the rear and southeastern corner there is a high fence constructed of cladding. There are also some palm trees along the southern boundary and are located in the adjoining site. There are also palisade fencing along the northern boundary together with some trees.

It is indicated in the EIS submitted as part of the application that the use of this site has intensified since this site has been operated by IPODEC. The volume of waste treated on site has increased from 5000 tonnes per annum to 40000 tonnes per annum. It is stated that the approximate of the tonnage of waste to be transferred on this site in 2002 will be in the order of 45000 tonnes of waste. The increased intensity of use of the site has led to both increased throughput of waste and extended hours of operation. It is stated that it is proposed to increase the capacity of the site, through the proposed development, up to 80000 tonnes per annum.

As part of the proposed development it is intended to enclose and internalise waste handling on this site. At present new items have been introduced on this site and include a new weighbridge and a sorting line which have been installed to improve the efficiency of the site. This application seeks to enclose all waste handling operations. The existing structure on the site is to be used as a new materials recovery facility and an extension to the east is intended to provide for a residual waste transfer area. The existing offices are to be demolished and an extension to the western end of the

existing building would be used as a materials recovery facility. A new two storey office building is to be constructed in the southwestern corner of the site. Car parking facilities would be relatively unchanged. A dedicated skip storage area is identified to the south of the proposed residual transfer area. In the northeastern corner of the site it is proposed to construct a new truck wash area. The existing on site septic tank is to be decommissioned. Similarly, the garage would also be decommissioned and the area used as part of the recycling facilities. The gross floor space of the buildings on site currently is stated as 1368 sq. m. and the proposed gross floor area of the proposed development is stated as 3066 sq. m. in size. The proposed hours of operation are detailed as 06.00 - 24.00 Monday to Friday, 06.00 - 18.00 Saturday and 06.00 - 18.00 Sunday. Waste would be accepted from 07.00 - 19.30 Monday to Friday and 07.00 - 16.30 on Saturday. It is also stated that waste handling and transfer facilities may also take place on Sundays. The waste to be accepted would include municipal waste, commercial and industrial nonhazardous. The recyclable materials to be recovered include cardboard, metal, timber, plastic and newspaper. In enclosing the waste activities on this site accepted waste would be transferred to an intake conveyor and conveyed via a sorting line. Recyclables would be manually segregated from the waste and transferred to the sorting line and baled. Waste remaining at the end of the conveyor would be transferred to the residual waste transfer area where it would be transferred to an ejector trailer and removed from the site.

It is proposed to discharge surface water to an existing 300 mm pipeline on the western side of the site. This pipeline discharges to a stream that is located approx. 120 m. west of Forge Hill and is part of the Tramore River Valley system. It is also proposed to connect to the public sewer. However, the existing sewer has not been taken in charge and the ownership of the sewer is in doubt. Details are required in relation to the ownership, condition and capacity of the sewer are required.

The following are the main issues relating to the proposed development identified in the EIS:

NOISE: Details of a noise survey have been submitted. Noise levels above 55 dBA have been recorded, however, it is stated that the main sources of noise at the boundaries of the site relate to traffic noise primarily. There is no significant impact regarding noise anticipated, however, the increased traffic movements on site and activity of plant activity will cause noise levels at the boundary to increase. Nonetheless all future waste handling will be enclosed and will attenuate noise from the site. The main sources of noise on the site stem from intermittent activity and include noise from an excavator and a baler/compactor. The operation of the excavator was not generally audible at the public boundaries (clearly heard to the east) and the compactor, operating at 67 dBA would be audible within the building.

TRAFFIC: Details of traffic surveys on Forge Hill in 2000 and 2002 have been submitted. There was a 9% increase in traffic volume on Forge Hill with an increase in the AADT from 7400 in 2000 to 8162 in 2002. The traffic generated by IPODEC contributed 3.8% of total traffic in 2000 and increased marginally to 3.9% of total traffic in 2002. It is projected that traffic movements generated on site will increase from 20-22 movements per hour to 36-38 movements per hour (based on 80000 t.) IPODEC would contribute 5-7% of the roads AADT if processing 80000 tonnes of waste.

DUST: Increased levels of dust have been measured at site boundaries associated with the increased throughput of waste. It is proposed that the internalising of waste handling and the installation of dust curtains would reduce dust levels.

ODOUR: 80-85% of waste is non-putrescible and will not generate odours. Putrescible waste however can generate odours. It is stated that there may be short-term odours from the site when loads containing putrescible waste are deposited.

SURFACE WATER: The vulnerability for the aquifer underlying the site is considered to be high or extreme. Some sampling tests indicated elevated occurrence of suspended solids and chemical oxygen demand within the final surface water runoff. To reduce the impact of surface water runoff it is proposed to decommission the well and to connect to the public sewer. The garage is to be removed and the drainage network to be cleaned regularly. Leachate and runoff collected to a moat and is to be diverted to holding tank. Surface water drains from the truck wash area to the foul sewer will pass through a grip trap interceptor and the internalising of waste should reduce the possibility of rainwater infiltration.

There is to be no impact on climate, cultural heritage, material assets, landuse or landscape and the site is of low ecological value with little potential to sustain any flora or fauna of significance.

I note the comments of Mr. Dan Ryan, Senior Engineer regarding traffic. Mr. Ryan indicates that an approximate increase of traffic by 100 vehicles per day is acceptable. The parking indicated on the submitted plans is also acceptable.

Having regard to the existing and established use of the site, I would have no objection in principle to the proposed development which whilst increasing the intensity of use of the site also proposes to internalise all waste handling operations. The internalising of waste transfer activities should improve the appearance of the site and reduce noise and dust levels from that of the existing situation. Similarly, the existing temporary transfer facility would also be removed and internalised which again would improve the appearance of the site. Given the scale of the proposed development a waste licence would be required and the Planning Authority are precluded from assessing the impacts in relation to human health, environment, risk to waters, atmosphere, land, soil, plants, animals, noise, odour or litter. All environmental matters are dealt with by the EPA. The Planning Authority can only consider issues in relation to land use, visual and residential amenity, road safety etc.

There are a number of letters of objection submitted in relation to the proposed development. The main issues of concern identified in the letters relate to history of development on the site, intensity of development, traffic, odour, noise, nuisances, impact on property values and sewage disposal.

I note the comments of the Environmental Officer Ms. J. Sayers who points to the fact that the EPA will be responsible for attaching environmental conditions.

Accordingly, I recommend the deferral of this application for the applicant to submit the following:

1. It is proposed to discharge foul sewage to the public sewage system via a new 150 mm diameter sewer, however, the sewer into which it is proposed to connect has not been taken in charge by Cork County Council.

Details are required regarding the ownership of the existing and proposed flows and the capacity and condition of this sewer.

The written evidence of the owners of this sewer permitting the applicants to connect to same is required.

2. Having regard to the increased intensity of use of this site a landscaping plan is also required to increase the level of planting along the site boundaries, to the north, east and south in particular.

Ronnie Barry,
Executive Planner,
18/11/02.

The applicants have responded to the RL and have submitted details regarding the private sewer into which it is proposed to connect. The submitted report indicates that the sewer has the capacity to accommodate the additional flows that will result from the new facility.

Details have also been submitted regarding the proposed landscaping of the site which are acceptable.

It should also be noted that any environmental conditions relating to this development would be dealt with by the EPA.

The proposed development is acceptable, I recommend the grant of permission, subject to the following conditions:

FIRST SCHEDULE: Having regard to the existing and established use of this site, it is considered that the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and development of the area.

Ronnie Barry,
Executive Planner,
11/02/03.

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<p>CARRIED OUT AS PER PLANS LODGED ON</p> <p>The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 27/09/02 and as amended on 23/12/02, save where amended by the conditions herein.</p>	<p>To clarify the documents to which this permission relates in the interests of the proper development of the site.</p>
<p>BRICK/CLADDING/STONE FACING TO BE AGREED</p> <p>All external finishes and roof finishes shall be as per the plans and particulars submitted to the Planning Authority 27/09/02.</p>	<p>To ensure that the development will be in visual harmony with the traditional pattern of development in the area.</p>
<p>LANDSCAPING SCHEME TO BE AGREED</p> <p>The site shall be landscaped in accordance with the scheme of landscaping submitted to the Planning Authority 23/12/02.</p>	<p>In the interests of visual amenity.</p>
<p>MAINTENANCE AND REPLACEMENT OF PLANTS</p> <p>All planting carried out in accordance with the landscaping scheme agreed shall be maintained by the developer and if any plant should die it shall be replaced within the next planting season.</p>	<p>In the interests of visual amenity.</p>
<p>HEDGEROWS RETAINED/MAINTAINED AS FEATURE</p> <p>The existing trees and hedgerows along the boundaries of the site shall be retained in their entirety and shall be maintained to form a feature of the proposed development.</p>	<p>In the interests of visual amenity.</p>
<p>LANDSCAPING SECURITY</p> <p>The developer shall lodge with the Planning Authority before development commences a sum of Euro 1000 to guarantee the satisfactory completion of tree and shrub planting and all other landscaping proposals for the site as required by condition no. 3. The sum lodged pursuant to this condition shall be refunded only when it is certified by the Council's Planning Officer that the planting and landscaping has been completed to the Council's satisfaction.</p>	<p>To ensure the satisfactory completion of landscaping works in the interests of visual amenity.</p>
<p>ON-SITE CAR PARKING</p> <p>On-site car parking facilities shall be provided for 33 no. vehicles, as per the plans and particulars submitted to the Planning Authority 12/09/02.</p>	<p>To ensure adequate on-site car parking facilities and circulation aisles to serve the development.</p>
<p>HARDSTANDING SURFACE BETWEEN FENCES</p> <p>A 2 m. wide footpath shall be constructed along the entire road frontage of the site. Details shall be submitted to and agreed with the Area Engineer prior to the commencement of development.</p>	<p>In the interests of road safety.</p>
<p>NON STANDARD</p> <p>The quantity of material imported into the site shall not exceed 80,000 tonnes per annum.</p>	<p>To control the scale of development.</p>
<p>NON STANDARD</p> <p>The facility shall not be open to receive waste outside the hours of 06.30 and 20.00 Monday to Saturday inclusive.</p>	<p>To safeguard the amenities of the area.</p>
<p>NON STANDARD</p> <p>Full details of all external lighting within the</p>	<p>In the interests of visual amenity.</p>

curtilage of the site shall be submitted to and agreed with the Planning Authority prior to the commencement of development.	
SEWER CONNECTION TO CO'S SATIS. Connection shall be made to the storm sewer to the Council's satisfaction.	In the interests of orderly development and to ensure satisfactory permanent storm water drainage arrangements to serve the development.
DISPOSAL ON SITE/SOAKAWAYS+RD.DRAINAGE Storm water storage and restriction facilities shall be provided to limit discharge to stream to existing runoff rates. Details shall be submitted to and agreed with the Planning Authority prior to the commencement of development.	To maintain proper roadside drainage and to prevent the flooding of the public road.
SURFACE WATER NOT TO FLOW INTO SEWER Surface water shall not be permitted to enter the foul sewer.	To prevent overloading of the sewer.
SEWER CONNECTION TO CO'S SATIS. Details of the proposed sewer and connection to the public sewer shall be submitted to and agreed with Cork County Council Water Services Section prior to the commencement of development.	In the interests of orderly development and to ensure satisfactory permanent foul drainage arrangements to serve the development.
CONNECTION TO PUBLIC WATER SUPPLY Connection to the public water supply system and metering of supply shall be in accordance with the Sanitary Area Engineers requirements and details shall be submitted to and agreed with the Planning Authority prior to the commencement of development.	To ensure satisfactory water supply to serve the development.
EXPEND. TO BE INCURRED/AMOUNT SPECIFIED Within a period of one month prior to the date of commencement of the development, but no later than such date, the developer shall pay to Cork County Council a sum of Euro 10,43 updated in accordance with the Consumer Price Index from the date of grant of Permission to the value pertaining at the time of payment, as a contribution towards the expenditure proposed to be incurred by the Council in the provision of road improvement works which will facilitate the proposed development. The payment of the said contribution shall be subject to the following:- (a) Where the proposed works are, within a period of 7 years from the date of payment of the full contribution or final instalment payment thereof, not commenced, the return of the contribution or the instalments thereof, paid during that period. (b) Where the proposed works are, within a period of 7 years from the date of payment of the full contribution or final instalment payment thereof, carried out in part only, or in such a manner as to facilitate the proposed development to a lesser extent, the return of a proportionate part of the contribution or the instalments thereof paid during that period. (c) Payment of interest at the prevailing interest rate payable by the Council's Treasurer on the Council's General Account on the	It is considered appropriate that the developer should contribute towards the expenditure to be incurred by the Council in respect of these works which will facilitate the proposed development.

<p>contribution or any instalments thereof that have been paid, so long as and in so far as it is or they are retained unexpended by the Council.</p> <p>No development shall take place until the monies have been paid to the Council.</p>	
<p>EXPENDITURE INCURRED/AMOUNT SPECIFIED Within a period of one month prior to the date of commencement of the development, but no later than such date, the developer shall pay to Cork County Council a sum of Euro 10643 updated in accordance with the Consumer Price Index from the date of Grant of Permission, to the value pertaining at the time of payment, as a contribution towards the expenditure incurred by the Council in the provision of public water facilities which has facilitated the proposed development.</p> <p>No development shall take place until the monies have been paid to the Council.</p>	<p>It is considered appropriate that the developer should contribute towards the expenditure incurred by the Council in respect of these works which have facilitated the proposed development.</p>
<p>EXPENDITURE INCURRED/AMOUNT SPECIFIED Within a period of one month prior to the date of commencement of the development, but no later than such date, the developer shall pay to Cork County Council a sum of Euro 10643 updated in accordance with the Consumer Price Index from the date of Grant of Permission, to the value pertaining at the time of payment, as a contribution towards the expenditure incurred by the Council in the provision of foul sewage facilities which has facilitated the proposed development.</p> <p>No development shall take place until the monies have been paid to the Council.</p>	<p>It is considered appropriate that the developer should contribute towards the expenditure incurred by the Council in respect of these works which have facilitated the proposed development.</p>
<p>EXPENDITURE INCURRED/AMOUNT SPECIFIED Within a period of one month prior to the date of commencement of the development, but no later than such date, the developer shall pay to Cork County Council a sum of Euro 10643 updated in accordance with the Consumer Price Index from the date of Grant of Permission, to the value pertaining at the time of payment, as a contribution towards the expenditure incurred by the Council in the provision of storm sewage facilities which has facilitated the proposed development.</p> <p>No development shall take place until the monies have been paid to the Council.</p>	<p>It is considered appropriate that the developer should contribute towards the expenditure incurred by the Council in respect of these works which have facilitated the proposed development.</p>
<p>NON STANDARD The pipeline between MH3 and MH4, shall be repaired to the satisfaction of the Council's Sanitary Engineer and before development commences details of this work shall be submitted to and agreed with the Planning</p>	<p>In the interests of public health.</p>

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Attachment B.3(d).3 – Planning Consent from Cork County Council dated December 2006 (06/10127)

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CORK COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 - 2006
NOTIFICATION OF DECISION TO GRANT PERMISSION
(with conditions)

Reference No. in Planning Register
REG NO. 06/10127

Veolia Environmental Services
C/O Fehily Timoney & Co
Core House
Pouladuff Rd
Cork



0610127-12/12/2006-Notification of Decision

In pursuance of the powers conferred upon them by the above mentioned Act and for the reason set out in the First Schedule hereto, The Council of the County of Cork has by Order dated **11 Dec. 2006** decided to GRANT PERMISSION for the development of land namely

Demolition of existing recycling building and construction of new recycling building, extension to waste transfer building and new site exit

At: Kinsale Rd Ballycurreen

In accordance with the plans and particulars submitted by the applicant

On: 29/08/2006 and amended on 13/11/2006

And subject to the conditions (20) set out in Column 1 of the Second Schedule attached hereto. The reasons for the imposition of the said conditions are set out in Column 2 of the schedule.

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

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

Signed on behalf of the said Council

12 DEC 2006

Date:

SEE NOTES ATTACHED

FIRST SCHEDULE

Planning Ref. No. 06/10127

It is considered that subject to the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area, and would be in accordance with the proper planning and sustainable development of the area.

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	<i>Condition</i>	<i>Reason</i>
1	The proposed development shall comply with the terms and conditions of Planning Permission Reg. No. S/02/4286 and PL04.202198, which governs the overall development of the lands of which the site forms part.	In the interests of the proper development of the site.
2	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 29/08/06 and as amended on 13/11/06, save where amended by the conditions herein.	To clarify the documents to which this permission relates in the interests of the proper development of the site.
3	The site shall be landscaped in accordance with a comprehensive scheme of landscaping, full details of which shall be submitted to and agreed with the Planning Authority before development commences. The existing trees and hedgerows along the boundaries of the site shall be retained in their entirety and shall be maintained to form a feature of the site. The said scheme shall include, inter alia, a programme for the implementation of the scheme.	In the interests of visual amenity.
4	All planting shall comply with the specifications of the landscaping scheme agreed and shall be maintained by the developer and if any plant should die it shall be replaced within the next planting season.	In the interests of visual amenity.
5	Details of the colours/textures of the building/structure shall be submitted to and agreed with the Planning Authority prior to commencement of development.	In the interests of visual amenity.
6	Details of all external lighting on and within the curtilage of the site shall be submitted and agreed with the Council's Lighting Section prior to commencement of development.	In the interests of orderly development.

7	The quantity of material imported into the site shall not exceed 82,000 tonnes per annum. The site shall not be used by members of the public in private vehicles for the purposes of transporting material to the site.	To control the scale of development.
8	The facility shall not open to receive waste outside of the terms as specified in the waste licence issued to the operator of the site.	In the interests of orderly development.
9	On-site car parking facilities shall be provided for 61 no. cars and parking bays shall measure 4.9m by 2.4m with 6.1m wide circulation aisles.	To ensure adequate on-site car parking facilities and circulation aisles to serve the development.
10	Gates shall open inwards.	In the interests of road safety.
11	Vegetation or any structure shall not exceed 1m in height within the sight distance triangle.	To provide proper sight distance for emerging traffic in the interests of road safety.
12	Entrance shall be so designed, and roadside boundaries so altered, as to provide sight distances of 80 metres, in both directions, at a point 3 metres back from the edge of the public road.	In the interests of road safety.
13	Surface water run-off from roofs and hardstandings shall not be allowed to flow onto the estate/public roadway.	To ensure satisfactory disposal of surface water.
14	All proposed sewers shall be laid, aligned and jointed to the Council's satisfaction.	To provide satisfactory foul drainage arrangements.
15	Foul sewage only shall be discharged to the public sewer.	To prevent overloading of the public sewer.
16	Connection shall be made to the public sewer to the Council's satisfaction.	In the interests of orderly development and to ensure satisfactory permanent foul drainage arrangements to serve the development.
17	Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the Council's Water Services - Capital Section. Details to be	In the interests of orderly development.

	submitted and agreed prior to commencement of development.	
18	Water supply shall be metered to the Council's satisfaction.	In the interests of orderly development.
19	At least one month before commencing development, the developer shall pay a contribution of €112,936.68 to Cork County Council in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority. The value of this contribution is calculated in accordance with the Council's Development Contributions Scheme on 01/10/06, and shall be increased monthly at a rate of 8% per annum in the period between the date on which this value was calculated, and the date of payment. No development shall take place until the monies have been paid to the Council.	It is considered appropriate that the developer should contribute towards the cost of public infrastructure and facilities benefiting development in the area of the Planning Authority, as provided for in the Council's Development Contributions Scheme, made in accordance with section 48 of the 2000 Planning and Development Act, and that the level of contribution payable should increase at a rate which allows both for inflation and for phasing in of the target contribution rates, in the manner specified in that Scheme.
20	Before development commences, the developer shall lodge with the Planning Authority a sum of 1000Euro to guarantee the satisfactory completion of tree and shrub planting and all other landscaping proposals for the site as required by condition no. 3. The sum lodged pursuant to this condition shall be refunded only when it is certified by the Council's Planning Officer that the planting and landscaping has been completed to the Council's satisfaction.	To ensure the satisfactory completion of landscaping works in the interests of visual amenity.

**Attachment B.3(d).4 – Cork County Council Planners Report dated October 2006
(06/10127)**

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29/8

19/10/2006



06.10127-19/10/2006-Area Planner's Report

1. General Details

Application Number	0610127
Applicant's Name	Veolia Environmental Services
Development Description	Demolition of existing recycling building and construction of new recycling building, extension to waste transfer building and new site exit
Location	Kinsale Road, Ballycurreen

2. Policy

The site is located within an area zoned as Primarily Industrial – South Environs in the 2003 County Development Plan. The policy for these areas is set out under Chapter 9 of the Plan, as follows:

Primarily Industrial

ZON 3-13: Appropriate Uses – Industrial Areas

- (a) It is an objective to promote the development of Industrial areas as the primary locations for uses including manufacturing, repairs, warehousing, distribution, open-storage, waste materials treatment and recovery, and transport operating centres. The development of inappropriate uses, such as office based industry and retailing will not, normally, be encouraged
- (b) It is an objective that Industrial areas that are not used mainly for small to medium industry, warehousing or distribution are considered to be generally suitable for waste management activities (including the treatment and recovery of waste materials but not including landfill or contract incineration facilities). In the interests of clarity, contract incineration facilities comprise those whose primary role is to manage wastes which are not generated by the company itself.
- (c) It is an objective that subject to local considerations, civic amenity sites and waste transfer stations may be suitable on industrial sites with warehousing and / or distribution uses.

ZON 3-25: Appropriate Uses – Enterprise Areas

- (a) It is an objective to promote the development of Enterprise areas as the primary locations for the development of employment uses that are inappropriate to town centres and require environmental standards higher than those in industrial areas, such as office based industry and business parks. The development of inappropriate uses, such as industry and retailing will not, normally be encouraged. Non-retail general offices will also be discouraged unless on a case-by-case basis, it can be demonstrated that suitable premises or

sites are not available in city or town centres. Non retail commercial uses will be considered, provided that the area as a whole generally remains in enterprise uses.

- (b) Having regard to the provisions of EU Block Exemption dated 1st October 2002, the Council considers it necessary to make provision for the possible location of car showroom automall developments within the Enterprise Areas.
- (c) In assessing the suitability of any such proposal the Council will take into consideration the supply of car showroom automalls in the general area and the overall scale and design of the proposed development, together with the proximity of the proposed location to National Primary Routes and/or centres of population, provided always that any such development will not be detrimental to the predominant designation of such enterprise areas.

ZON 3-15: Building Design – Industrial Areas

It is an objective to ensure that, normally, new buildings in primarily industrial areas are single storey with high ceilings to provide versatility and adaptability to accommodate a broad range of types of plant, machinery and delivery vehicles throughout their design life.

ZON 3-16: Car Parking, Site Design & Access: Industrial and Enterprise areas

It is an objective to ensure that the likely demand for car-parking and delivery vehicle facilities are fully met within the site, to apply the highest standards design, hard and soft landscaping and to ensure that pedestrian and public transport access is provided.

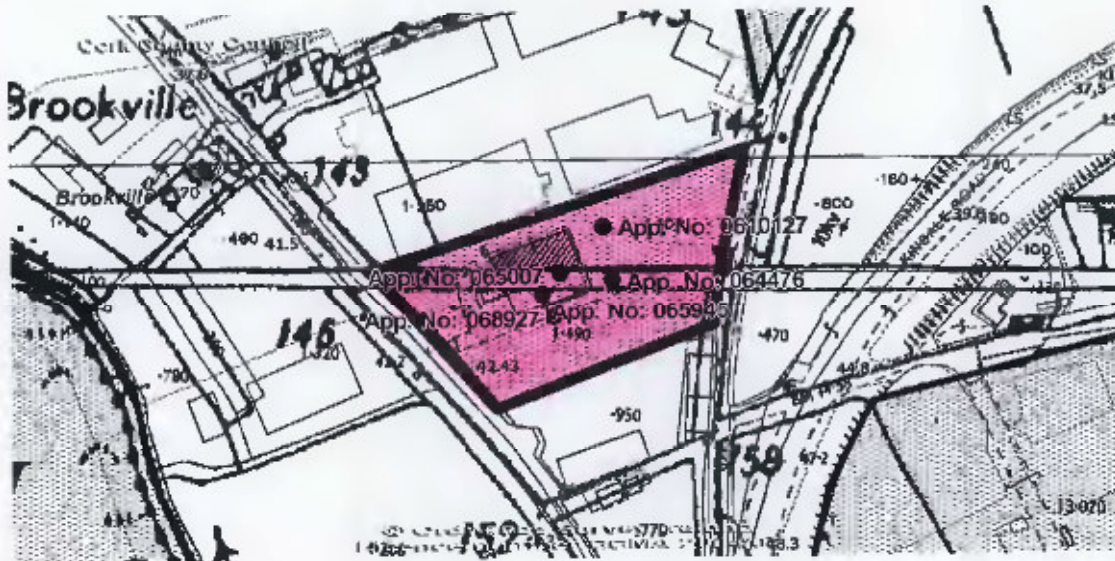
This application comes on foot of a permission granted (by Cork County Council and An Bord Pleanála) in 2002 to Ipodec Ireland (S/02/4286) for the demolition of an office building, the extension of an existing process building and concrete yard slab, construction of a new two storey office building and waste transfer building, modification of site entrance, skip storage area, installation of site services including petrol interceptors, truck wash area and fire water retention facilities at Forge Hill, Ballycurreen. No development has yet commenced on-site.

3. History

On-Site:

S/02/4286: Demolition of office building and extension of existing process building and concrete yard slab, construction of a new two storey office building and waste transfer building, modification of site entrance, skip storage area, installation of site services, including petrol interceptors, truck wash area and fire water retention facilities, Forge Hill, Ballycurreen – Permission granted to IPODEC Ireland Ltd (Upheld by An Bord Pleanála – PL04.202198)

S/06/5945: ESB sub-station, control room building and new site entrance, Kinsale Road, Ballycurreen – Permission granted to Onyx Ireland Ltd.



4. Service Department Reports

I note the report of the Area Engineer. The AE notes that the site notice was correctly displayed.

Conditions attached.

I note the report of the Environment Department. The proposed development is subject to a waste licence from the EPA and accordingly, the EPA will be attaching environmental conditions.

Awaiting report from Water Services Section.

5. External Reports

None, to date

6. Submissions from the public

None

7. Public Representative submissions

None

8. Assessment

I inspected the site on 13/10/06. The site notice was correctly displayed.

Permission is sought for demolition of existing recycling building and construction of new recycling building, extension to waste transfer building and new site exit at Kinsale Road, Ballycurreen. The site is located on Forge Hill, within an industrial/enterprise area where there is an established mix of uses within industrial estates and individual sites. The road is heavily trafficked, particularly at peak periods (morning and evening). The site is stated as 2.54 acres in area.

The site at present is in poor condition. Hard surfacing is rough, with much surface water evident on the date of inspection. There were a number of skips on the site as well as a some external machinery for use in sorting and transferring materials. The existing recycling building is in poor condition, with panels missing from the rear etc. There is a single storey office building located to the front of the recycling building.

There is a history attached to this site whereby permission was granted in 2003 to IPODEC Ireland Ltd for Demolition of office building and extension of existing process building and concrete yard slab, construction of a new two storey office building and waste transfer building, modification of site entrance, skip storage area, installation of site services, including petrol interceptors, truck wash area and fire water retention facilities (S/02/4286 & PL04.202198). Construction has not yet commenced on these structures, though I note that site clearance has begun. Permission was also recently granted on the site for an ESB sub-station, control room building and new site entrance at the front (west) boundary of the site. No works have commenced here either, to date.

The proposed development consists of 4no. elements. The first of these is the demolition of the existing recycling building due to the presence of asbestos and general state of disrepair (as per Site Layout Plan 2003-115-06-P4A-004). The second element of the proposed development is the construction of a replacement recycling building immediately adjoining the permitted waste transfer building and maintaining those dimensions. It should be noted that the offices that are also to be demolished, will be replaced by way of the permitted offices within the S/02/4286 permission. The third element of the current application is the extension to the waste transfer building. This extension is shown at the northern side of the permitted waste transfer building and has a modest floor area. However, that building has not yet been constructed and therefore, the Planning Authority are unable to consider an extension in that context. If this extension is required, then a fresh application will be required, for variations to permitted development, including the proposed extension. Alternatively, a fresh application for the extension should be made when the waste transfer building has been constructed and is occupied. The final element of the current application is the new site exit at the NW corner of the site. This will compliment the permitted entrance further south.

No detailed schedule of floor space has been submitted and the exact areas involved in the existing structures and those proposed should be set out in order to establish whether there will be a significant increase to the floor areas involved.

The proposed waste management building is consistent with the waste transfer building permitted under S/02/4286, in terms of scale, height and design. I note that the floor plans submitted do not correspond with the elevations in that the pedestrian doors are not shown on the elevations. This shall be amended.

9. Conclusion

The proposed waste management building is stated to be a replacement building for the structure currently in place. However, there is conflicting information between the cover letter attached to the application and Attachment B of the application. The cover letter states that the volumes of materials that will be handled has not changed as well as that the operations and consequent impacts on the environment have not changed. Therefore the proposed mitigation measures to reduce/eliminate the impacts on the environment remain unchanged. However, Appendix B states that the increased traffic movement on-site and activity of plant equipment will cause noise levels at the boundary of the facility to increase. Both Appendices are unreferenced and unsigned. The source of the information within these reports should be clarified, as well as the name and qualifications of the person who prepared the report. It is insufficient to attached information to justify the application, without signing or referencing same.

In order that this application be assessed adequately, it is imperative that the nature and extent of the activities proposed for the site be clarified. Will this application result in increased activities, increased volumes of waste being handled/transferred etc. Will there be additional emissions as a result of the proposed development? Will there be additional traffic movements etc?

I note that under S.257 of the 2000 Planning & Development Act, where a waste licence is required from the EPA for an activity, the Planning Authority or An Bord Pleanála may refuse an application on environmental grounds but may not impose conditions for the purpose of controlling emissions. In this regard, it is again necessary to clarify whether or not there will be any increased activity from the levels permitted under S/02/4286 & PL04.202198.

10. Recommendation

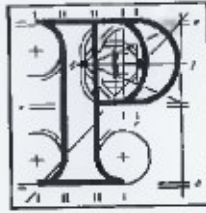
I recommend a deferral and for the following information to be submitted:

1. The proposed extension to permitted waste transfer building cannot be considered in the context of this application as the building itself has not yet been constructed. If this element is to be considered, then a fresh application is required for variations to permitted structure, as per S/02/4286 or an application for the extension may be made on completion and occupation of the permitted waste transfer building.
2. There are contradictory reports of the on-site activity in relation to this application. The cover letter states the current application will not change the original EIS as there will be no increase in the volumes of material being handled etc yet Appendix B refers to increased traffic movement on-site and activity of plant equipment. In order that this application proceed, please state clearly whether the proposed development will result in any alteration to the activity and volume of materials that will be handled on-site from that permitted under S/02/4286 (ie. additional waste materials being handled, increased emissions, increased traffic movements etc).
3. I note that the Appendices attached to the application form are not referenced. These reports are being used to justify the proposed development and yet no reference has been made to the source of the statements provided within. Please clarify the source of these documents, the name of the person who prepared them and their qualifications.
4. Please submit a detailed schedule of floor areas, stating the floor area of the existing recycling building and the existing office space, as well as the area of the proposed recycling building.
5. It is noted that the floor plans submitted do not correspond with the elevations. The pedestrian doors shown on the plans on the north and south sides of the building have not been shown on the corresponding elevations. Please clarify and amend accordingly.

Maeve Dooley
Maeve Dooley
Executive Planner
19/10/06

NS 19/10

An Bord Pleanála



Inspector's Report

PL 04. 202198

DEVELOPMENT: Materials recovery facility at Forge Hill, Kinsale Road, Ballycurreen, Co. Cork.

PLANNING APPLICATION

Planning Authority: Cork County Council

Planning Authority Reg. No: S / 02 / 4286

Applicant: IPODEC Ireland Ltd.

Application Type: Permission

Planning Authority Decision: Permission with conditions.

APPEAL

Appellants: 1. City Link (Management) Co. Ltd.
2. M.W.Consultants

Type of Appeal: 3rd Party

Observers: None

DATE OF SITE INSPECTION: 26th August 2003

INSPECTOR: Derek Daly

Attachment B.3(d).5 – Cork County Council Planners Supplementary Report dated December 2006 (06/10127)

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13/11

PO

06.10127ri

Response to RL:

The applicant has responded to the RL and has submitted a document detailing the response to the areas in which further information was required. Revised plans and elevations have also been submitted.

Point 1 of the RL related to the issue of the proposed extension, onto a building which has yet to be constructed. The applicant has submitted a copy of the invalidation letter that was attached to the previous application on the site, as well as a record of a discussion held with Ger Moore, of Registration, which states that a separate application for the extension to the permitted waste transfer station would not require a separate application.

Point 2 of the RL requested clarification of the on-site activity in relation to this application given that there was contradictory information provided. The document submitted states that there will be no increase in the volume of material being handled. The proposed operations on-site will result in the enclosure of the transfer activities as required by the Waste Licence Application. It states that the functionality and efficiency of on-site activities will be increased, but that the volume of waste will remain as per S/02/4286. It also states that the increased traffic movements will be internal only and that external traffic movements onto and off of the site will remain as per S/02/4286.

Point 3 of the RL related to the appendices attached to the initial application as part of the justification of the proposed development which were not referenced. Revised copies have been attached, showing that the documents came from the Revision to EIS, dated September 2002.

Point 4 of the RL related to the Schedule of Floor Areas, which has been submitted.

Point 5 requested clarification of plans and elevations which originally showed a number of discrepancies. Amended plans and elevations have been submitted and are satisfactory.

Overall, the response is considered to be satisfactory. The application was validated following discussions with the Registration Staff of Cork County Council and accordingly, there is no further issue in relation to the extension onto the structure that has not yet been completed. Also, the on-site activities will have to comply with the conditions attached to the Waste Licence attached to the site, which will negate any adverse impact that may have arisen. The application states that the volume of material being dealt with will not increase.

Accordingly, I have no further objection to the proposed development.

I recommend a grant of permission and for the following conditions to be attached:

FIRST SCHEDULE: Having regard to the zoning provisions of the 2003 County Development Plan, the provisions of the Waste Management Plan, the existing permission on the site and the nature of the operations, including the enclosure of existing activities on the site, it is considered that, subject to compliance with conditions as set out in the second schedule, the proposed development would not

06.10127-06/12/2006-Area Planner's Report

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seriously injure the amenities of the area or the property in the vicinity and would be in accordance with the proper planning and development of the area.

Maeve Dooley
 Maeve Dooley
 Executive Planner
 06/12/06

N.S. 06/12

Conditions:

Condition	Reason
<p>1 The proposed development shall comply with the terms and conditions of Planning Permission Reg. No. S/02/4286 and PL04.202198, which governs the overall development of the lands of which the site forms part.</p>	<p>In the interests of the proper development of the site.</p>
<p>2 The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 29/08/06 and as amended on 13/11/06, save where amended by the conditions herein.</p>	<p>To clarify the documents to which this permission relates in the interests of the proper development of the site.</p>
<p>3 The site shall be landscaped in accordance with a comprehensive scheme of landscaping, full details of which shall be submitted to and agreed with the Planning Authority before development commences. The existing trees and hedgerows along the boundaries of the site shall be retained in their entirety and shall be maintained to form a feature of the site. The said scheme shall include, inter alia, a programme for the implementation of the scheme.</p>	<p>In the interests of visual amenity.</p>
<p>4 All planting shall comply with the specifications of the landscaping scheme agreed and shall be maintained by the developer, and if any plant should die it shall be replaced within the next planting season.</p>	<p>In the interests of visual amenity.</p>

- 5 Details of the colours/textures of the building/structure shall be submitted to and agreed with the Planning Authority prior to commencement of development. In the interests of visual amenity.
- 6 Details of all external lighting on and within the curtilage of the site shall be submitted and agreed with the Council's Lighting Section prior to commencement of development. In the interests of orderly development.
- 7 The quantity of material imported into the site shall not exceed 82,000 tonnes per annum. The site shall not be used by members of the public in private vehicles for the purposes of transporting material to the site. To control the scale of development.
- 8 The facility shall not open to receive waste outside of the terms as specified in the waste licence issued to the operator of the site. In the interests of orderly development.
- 9 On-site car parking facilities shall be provided for 61 no. cars and parking bays shall measure 4.9m by 2.4m with 6.1m wide circulation aisles. To ensure adequate on-site car parking facilities and circulation aisles to serve the development.
- 10 Gates shall open inwards. In the interests of road safety.
- 11 Vegetation or any structure shall not exceed 1m in height within the sight distance triangle. To provide proper sight distance for emerging traffic in the interests of road safety.
- 12 Entrance shall be so designed, and roadside boundaries so altered, as to provide sight distances of 80 metres, in both directions, at a point 3 metres back from the edge of the public road. In the interests of road safety.
- 13 All proposed sewers shall be laid, aligned and jointed to the Council's satisfaction. To provide satisfactory foul drainage arrangements.
- 14 Foul sewage only shall be discharged to the public sewer. To prevent overloading of the public sewer.
- 15 Foul sewage only shall be discharged to the public sewer. To prevent overloading of the public sewer.
- 16 Water supply and drainage In the interests of orderly

- arrangements, including the disposal of surface water, shall comply with the requirements of the Council's Water Services – Capital Section. Details to be submitted and agreed prior to commencement of development.
- 17** Surface water run-off from roofs and hardstandings shall not be allowed to flow onto the estate/public roadway. ✓
- 18** At least one month before commencing development, the developer shall pay a contribution of €112936.68 to Cork County Council in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority. The value of this contribution is calculated in accordance with the Council's Development Contributions Scheme on 06/12/06, and shall be increased monthly at a rate of 8% per annum in the period between the date on which this value was calculated, and the date of payment. No development shall take place until the monies have been paid to the Council. ✓
- 19** Before development commences, the developer shall lodge with the Planning Authority a sum of 1000Euro to guarantee the satisfactory completion of tree and shrub planting and all other landscaping proposals for the site as required by condition no. 3. The sum lodged pursuant to this condition shall be refunded only when it is certified by the Council's Planning Officer that the planting and landscaping has been completed to the Council's satisfaction.
- development.
- To ensure satisfactory disposal of surface water.
- It is considered appropriate that the developer should contribute towards the cost of public infrastructure and facilities benefiting development in the area of the Planning Authority, as provided for in the Council's Development Contributions Scheme, made in accordance with section 48 of the 2000 Planning and Development Act, and that the level of contribution, payable should increase at a rate which allows both for inflation and for phasing in of the target contribution rates, in the manner specified in that Scheme.
- To ensure the satisfactory completion of landscaping works in the interests of visual amenity.

06/10/27.

13/11

(PC)

LOR.

as per dd 1

29/8/06 ✓

13/11/06

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Attachment B.3(d).6 – Cork County Council Decision dated March 2016 (15/06426)

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**CORK COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 - 2010
NOTIFICATION OF DECISION TO GRANT Permission**

Reference No. in Planning Register 15/06426

Forge Hill Recycling Ltd
C/O McCutcheon Halley Walsh
6 Joyce House
Barrack Square
Ballincollig
Co.Cork

McCutcheon Halley Walsh Received	
Date:	29 MAR 2016
Project:	932
Action:	SDive Chel.

In pursuance of the powers conferred upon them by the above mentioned Act and for the reason set out in the First Schedule hereto, the Council of the County of Cork has by Order dated 24/03/2016 decided to **GRANT Permission** for the development of land namely:

Alterations to the existing Materials Recovery Facility [MRF]. The Proposed works include the demolition of part of the existing MRF building, the construction of a new partial first floor and extensions to the existing MRF building, modifications to the façade of the MRF building, a new fence along the southern boundary, car parking and all associated site development works.

At: Forge Hill, Ballycurreen, Co. Cork

In accordance with the plans and particulars submitted by the applicant


On: 29/10/2015, as amended on 24/11/2015

And subject to the conditions (36no.) set out in Column 1 of the Second Schedule attached hereto. The reasons for the imposition of the said conditions are set out in Column 2 of the schedule.

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

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

Signed on behalf of the said Council



James Keane
Senior Executive Officer

Date: 24/03/2016

SEE NOTES ATTACHED

Please note that pursuant to S.34(3) of the Act, the Planning Authority has had regard to submissions or observations received in accordance with these Regulations.

In accordance with Article 20, site notice shall be removed on receipt of this notification.

FIRST SCHEDULE

Planning Ref. No. 15/06426

Having regard to the development plan objectives for the area and the pattern of development in the area, it is considered that subject to compliance with conditions attached in the Second Schedule, the proposed development would not seriously injure the amenities of the area and would not be prejudicial to public health and, therefore, would be in accordance with the proper planning and sustainable development of the area.

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SECOND SCHEDULE

No.	Condition	Reason
1	The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the documents/drawings received by the Planning Authority on the 26/02/2016 except as may otherwise be required in order to comply with the conditions herein.	In the interests of clarity.
2	The premises as outlined in red on the drawings submitted with the application shall be used as a materials recovery facility as set out in the public notice. No change in use shall be permitted without prior grant of permission of the Planning Authority.	In the interests of orderly development.
3	The site boundaries shall be constructed as per details submitted on 29/10/2015 and 26/02/2016 unless otherwise agreed in writing with the Planning Authority.	In the interests of orderly development.
4	Further signs, symbols, emblems, nameplates or other advertising devices shall not be erected or displayed on or adjacent to the premises save with the prior agreement of the Planning Authority.	In the interests of visual amenity.
5	The developer shall ensure that the development is served by adequate water and waste water facilities and shall enter into a connection agreement with Irish Water where appropriate.	In the interests of orderly development and public health.
6	The details of hours of working during construction of the development, including the hours of use of any noisy equipment to be used, and of a scheme for noise and dust control during construction shall be submitted to and agreed with the Planning Authority before the development is commenced, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing and thereafter the construction shall take place with in accordance with the agreed details.	To protect the amenities of the area.
7	During the course of construction of work the developer shall provide on site a covered skip or other such receptacle for the deposit therein of all rubbish, litter, packaging, rubble and other such materials arising from the works. The developer shall	To protect the amenities of the area.

	ensure that the site and its environs are maintained at all times in a clean and tidy condition.	
8	No dust, mud or debris from the site shall be carried onto or deposited on the public road/footpath. Public roads and footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.	To protect the amenities of the area and in the interests of road safety.
9	During construction the wheels of all trucks shall be washed prior to their exit from the site in a wheel wash facility. Details of the construction, installation and operation of this facility shall be agreed in writing with the Planning Authority prior to commencement of any development.	To protect the amenities of the area and in the interests of road safety.
10	During construction the developer shall provide adequate off carriageway parking facilities within the curtilage of the site for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road or footpath.	In the interests of road safety and to protect the amenities of the area.
11	Before first use of the proposed development, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing, car parking as described herein, shall be provided to the satisfaction of the Planning Authority.	In the interests of road safety.
12	All car parking bays shall be clearly demarcated with a material to be agreed with the Planning Authority.	In the interests of orderly development and public safety.
13	Footpath shall be re-instated at developer's expense to the satisfaction of the Council's Area Engineer.	In the interests of safety.
14	Vegetation or any structure shall not exceed 1m in height within the sight distance triangle.	To provide proper sight distance for emerging traffic in the interests of road safety.
15	At least one month before commencing development, the developer shall pay a special contribution of €10,000 to Cork County Council, updated monthly in accordance with the Consumer Price Index from the date of grant of permission to the date of payment, in respect of specific exceptional costs not covered in the Council's General Contributions Scheme, in respect of works proposed to be carried out, for the Repair of the Public Road from damage likely to be caused in the Construction and Operation of the propose facility. The	It is considered appropriate that the developer shall contribute towards these specific exceptional costs, for works which will benefit the proposed development.

	<p>payment of the said contribution shall be subject to the following:</p> <p>(a) where the Council has decided not to proceed with the works in question, the return of the contribution</p> <p>(b) where the works in question are not commenced within 5 years of the date of payment of the contribution or final instalment thereof, or have not been completed within 7 years of that date, the return of such proportion of the contribution, as shall correspond to the proportion of the works not carried out within those periods</p> <p>(c) payment of interest at the prevailing interest rate payable by the Council's Treasurer on the Council's General Account on the contribution or any instalments thereof that have been paid, so long and in so far as it is or they are retained unexpended by the Council</p> <p>No development shall take place until the monies have been paid to the Council.</p>	
16	<p>All external over ground tanks containing fuels shall be contained in a waterproof bunded area the capacity of the bund is to be the greater of the following: 110% of the largest tank size or 25% of total volume stored in the bunded area. All valves on the tank shall be contained within the bunded area. The bunded area shall be fitted with a locking valve that shall be opened only to discharge storm water. The developer shall ensure that this valve is locked at all times.</p>	To prevent water pollution.
17	<p>Any hazardous substance discovered on this site prior to or during construction shall be removed in accordance with the Planning Authority requirements.</p>	To safeguard the amenities of the area.
18	<p>All site surface water shall primarily be disposed of within the site by means outlined in application. Surface water drainage contaminated with hydrocarbons (including storm water from bunded areas and car park areas) shall be discharged via a grit trap and a hydrocarbon interceptor before being discharged to surface water system. An inspection chamber with sump to be provided between hydrocarbon</p>	To prevent water pollution.

	<p>interceptor and the discharge area. The sump shall be of a minimum size of 500mm square and 400mm deep and shall be of watertight construction. The interceptor and sump shall be installed and operated to the satisfaction of the Planning Authority.</p>	
19	<p>The applicant shall inspect the hydrocarbon interceptor(s) monthly and shall maintain on the site, at their own expense, a register for each year, which shall include details of the monthly inspections and maintenance of the interceptor. The register shall be made available for inspection by the Planning Authority at all reasonable times of operation.</p>	<p>To prevent water pollution.</p>
20	<p>Any end of life equipment or any decommissioned equipment shall not be allowed to accumulate on the site or in the environs of the site.</p>	<p>To safeguard the amenities of the area.</p>
21	<p>The applicant shall take adequate steps to ensure that no material of any sort can fall or be blown from vehicles delivering waste to or taking waste from the site.</p>	<p>To safeguard the amenities of the area.</p>
22	<p>If so requested by the Local Authority, the applicant shall, at his/her/its own expense, carry out such further investigations and monitoring of the development as required by the Local Authority. The scope, detail and programme, including report structure and reporting schedule, for any such investigations and monitoring shall be in accordance with any written instructions issued by the Local Authority. In the event of pollution of waters in the vicinity of the site, or of a leachate discharge onto adjoining lands, input of waste onto the site shall cease, and remedial measures shall be carried out immediately as directed by the Local Authority.</p>	<p>To safeguard the amenities of the area.</p>
23	<p>The applicant shall carry out a visual inspection of the surface water discharge points daily and any abnormalities in water quality shall be noted. All drains and gullies shall be kept free of any litter. In the event of any such abnormalities, the applicant shall immediately notify the Local Authority and initiate an investigation into the possible cause of the abnormality.</p>	<p>To prevent water pollution.</p>
24	<p>In the event that any observation, sampling or monitoring indicates that environmental contamination has, or may have, taken place, the</p>	<p>To safeguard the amenities of the area.</p>

	<p>applicant shall immediately:</p> <p>(a) identify the date, time and place of environmental contamination</p> <p>(b) carry out an immediate investigation to identify the nature, source and cause of the incident and any emission</p> <p>(c) isolate the source of the emission</p> <p>(d) evaluate the environmental pollution if any</p> <p>(e) identify and execute measures to minimise the emissions and effects thereof</p> <p>(f) identify and put in place measures to avoid re-occurrence</p> <p>(g) identify and put in place any other appropriate remedial action, and</p> <p>maintain a written record of the above.</p>	
25	Operations on site shall be carried out in such a manner that no polluting material enters any watercourses or groundwater around the site.	To prevent water pollution.
26	The applicant shall notify the local authority of accidental spillages of polluting matter.	To prevent water pollution.
27	Bunded areas shall not discharge to the surface water drainage or to the waste water treatment system. In the event of a spillage, arrangements shall be made for the removal and disposal of materials to the satisfaction of the Planning Authority.	To prevent water pollution.
28	Concrete aprons shall be provided at all locations where the handling of hydrocarbons is taking place.	To prevent ground contamination.
29	All flammable substances shall be stored in accordance with the Fire Officers requirements.	In the interests of orderly development.
30	All chemicals to be held in a designated, bunded area.	In the interests of public health and to safeguard the amenities of the area.
31	The operator of the site shall maintain sufficient and continuous vermin control at the site.	To safeguard the amenities of the area.
32	The applicant shall provide and maintain at the proposed development a spill kit to deal with spillages of polluting matter / waste liquids. Also the applicant shall ensure that employees are trained in the use of the spill kit.	To prevent pollution.
33	Noise levels emanating from the proposed development when measured at the site boundaries	To safeguard the amenities of the area and control noise emissions from the development.

	<p>shall not exceed 55dBa (15 minute Leq) between 08.00 hours and 20.00 hours, Monday to Saturday inclusive, and shall not exceed 45 dBa (15 minute Leq) at any other time. Measurements shall be made in accordance with I.S.O. Recommendations R.1996/1 "Acoustics - Description and Measurement of Environmental Noise, Part 1: Basic quantities and procedures"</p> <p>If the noise contains a discrete, continuous note (whine, hiss, screech, hum, etc.), or if there are distinct impulses in the noise (bangs, clicks, clatters or thumps), or if the noise is irregular enough in character to attract attention, a penalty of +5 dBA shall be applied to the measured noise level and this increased level shall be used in assessing compliance with the specified levels. (Ref. BS 4142 Section 7.2).</p>	
34	All site operations shall be carried out in such a manner as to ensure that no odour, smoke or dust nuisance occurs off-site.	To safeguard the amenities of the area.
35	The developer shall undertake a noise monitoring survey if so directed by the Planning Authority. The survey and the monitoring sites used, shall be agreed with the Planning Authority in advance.	To safeguard the amenities of the area.
36	At least one month before commencing development or at the discretion of the Planning Authority within such further period or periods of time as it may nominate in writing, the developer shall pay a contribution of €22619.52 to Cork County Council in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority. The value of this contribution is calculated in accordance with the Council's Development Contributions Scheme on 01/01/2016, and shall be increased monthly at a rate of 8% per annum in the period between the date on which this value was calculated, and the date of payment.	It is considered appropriate that the developer should contribute towards the cost of public infrastructure and facilities benefiting development in the area of the Planning Authority, as provided for in the Council's Development Contributions Scheme, made in accordance with section 48 of the 2000 Planning and Development Act, and that the level of contribution payable should increase at a rate which allows both for inflation and for phasing in of the target contribution rates, in the manner specified in that Scheme.

**Attachment B.3(d).7 – Cork County Council Planners Report dated December 2015
(15/06426)**

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PLANNER'S REPORT
PRIMARY

APPLICATION NO.	15/06426
APPLICANT	Forge Hill Recycling Ltd
DESCRIPTION	Alterations to the existing Materials Recovery Facility [MRF]. The Proposed works include the demolition of part of the existing MRF building, the construction of a new partial first floor and extensions to the existing MRF building, modifications to the façade of the MRF building, a new fence along the southern boundary, car parking and all associated site development works.
LOCATION	Forge Hill Ballycurreen Co. Cork
DECISION DUE DATE	23/12/2015

1. Site Notice and Date of Inspection

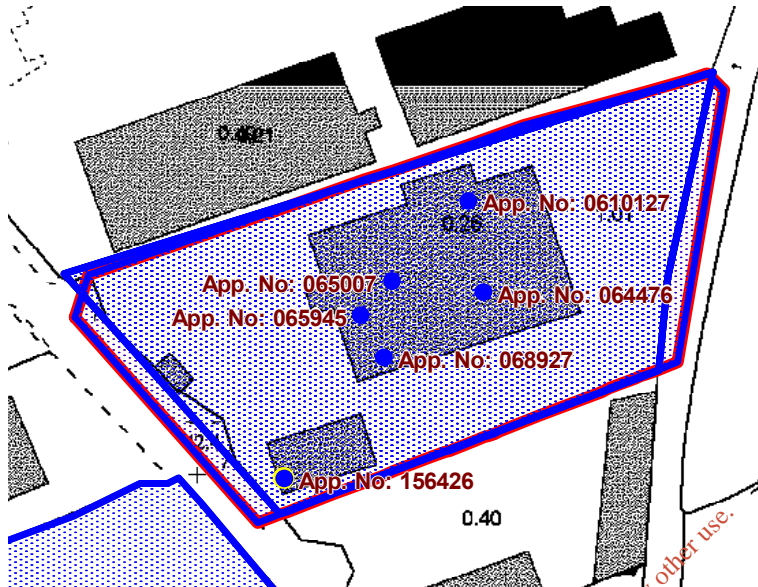
The site notices were inspected on 25/11/2015 and deemed adequately displayed. There had been an issue with vandalism according to unsolicited information by the applicants agent, where the site notices were removed but they were subsequently replaced.



2. Site Description

The site is located on Forge Hill to the south of the City Link Park (industrial estate).

3. History



06/10127

Veolia Environmental Services were granted planning permission for demolition of existing recycling building and construction of new recycling building, extension to waste transfer building and new site exit.

06/5945

Onyx Ireland Ltd were granted planning permission for ESB sub station, control room building and new site entrance.

02/4286 (PL04.202198)

IPODEC Ireland Ltd were granted planning permission for a Materials recovery facility including demolition of an existing office building, extension to existing process building and concrete yard slab, construction of a new two-storey office building and waste transfer building, modifications to site entrance, skip storage area, installation of site services including petrol interceptors, truck wash area and firewater retention facilities @ Forge Hill.

93/3042

Marina Properties Ltd were granted planning permission for construction of 9 no. warehouse units (change of plan and revised layout) at City Link Park.

4. Proposed Development (including supporting material)

Alterations to the existing Materials Recovery Facility [MRF]. The Proposed works include the demolition of part of the existing MRF building, the construction of a new partial first floor and extensions to the existing MRF building, modifications to the façade of the MRF building, a new fence along the southern boundary, car parking and all associated site development works.

5. Pre-Planning

A section 247 pre planning consultation was not undertaken.

6. AA Checklist Option

Requirement for Appropriate Assessment has been screened out for this proposed development having regard to the lack of ecological or hydrological connection between the development site and any European Site.

7. EIS

I note the submission from the EPA who outline that a waste licence was originally granted to IPODEC Ireland Ltd on the 9th September 2003 and the licence is currently held by Starrus Eco Holdings Ltd. Forge Hill Recycling Ltd is currently in discussions with the EPA in relation to the licence for this activity.

The submission also notes that the activity to which the planning application relates may be of one of the following type listed in Schedule 5 of the Planning and Development Regulations 2001:

- Part 1, Project 10. Waste disposal installations for the incineration or chemical treatment as defined in Annex IA to Directive 75/442/EEC under heading D9 of non hazardous waste with a capacity exceeding 100 tonnes per day,
- Part 2, Project 11(b) Installations for the disposal of waste with an annual intake greater than 25,000 tonnes not included in Part 1 of this schedule.

Q22 of the planning application form asks if an Environmental Impact Statement is required. The applicant has indicated no.

I also refer to the planning report which has been submitted with the application. It states that condition 9 of permission 02/4286 limited the quantity of material imported into the site to 82,000 tonnes per annum. The report states that the proposed development while seeking an increase in floor area does not seek an increase in the volume of waste entering the site.

The application is not seeking permission for use, or change in volume of waste. It is an application for alterations and extensions to building with no increase in volume proposed. Permission exists for the use of the facility to accept 82,000 tonnes of waste and there is no requirement to seek planning for the use. Therefore, it is considered that there is no requirement for an EIA.

8. Policy Context

The site is located in an 'Existing Built Up Area' as identified in the Carrigaline Electoral Area Local Area Plan 2011.

The site is located in a Landscape Character Type 1 which is described as 'City Harbour and Estuary'.

The site is located 75m to the west of Scenic Route.

Policy objectives in the County Development Plan 2014 relating to waste include objective WS 7-1 and relating to industrial areas include ZU 3-7.

9. Recreation & Amenity Compliance

NA

10. Internal Consultants

Area Engineer: Defer.

Environment Dept: Defer.

Fire Officer: Defer.

11. External Consultants

Irish Water: No objection.

EPA: Comments made in relation to potential for requirement of EIA.

12. Public Submissions

There have been three valid submissions. The issues raised are as follows:

- The presence of a waste recycling centre on Forge Hill would have very serious consequences for business particular those involved in food, and undermine business relationship with major customers because the proposed development would result in issues associated with rodents, bird dropping and smell,
- The site notices were incorrectly placed and repositioned in the latter stages of the submission period,
- When Greenstar were located on the site, there were numerous issues in relation to sickening odours, rodents and bird droppings on buildings and cars and locating a similar business at this location would have a detrimental effect on adjoining businesses,
- The proposed development would result in an increase in truck traffic on an already busy road,
- The EPA were contacted in the past in relation to the odour and bird/rodent problems.

13. Public Representative Submissions

None received.

14. Assessment

Principle

The proposed development is on a site area of 1.11 ha. The existing gross floor area in the form of the recycling facility measures 2499 sqm and there is a 33 sqm substation and 703 sqm administration building. It is proposed to construct a total new floor area of 1412 sqm. It is proposed to demolish 26 sqm. The existing facility is connected to the public mains and sewer. There will be 15 employees.

The proposed development involves alterations to the existing Materials Recovery Facility [MRF]. The proposed works include:

- The demolition of part of the existing MRF building,
- The construction of a new partial first floor and extensions to the existing MRF building,
- Modifications to the façade of the MRF building,
- A new fence along the southern boundary,
- Car parking and all associated site development works.

The site is located in an area zoned 'Existing Built Up Area' in the Carrigaline Electoral Area Local Area Plan 2011. The guidance in the LAP for this zone is that proposed development in this area should be considered **(1)** in relation to the objectives of the CDP 2009, **(2)** any general or other relevant objectives of the LAP, **(3)** the character of the surrounding area, **(4)** other planning and sustainable development considerations considered relevant to the proposal or its surroundings.

(1) & (2)

Policy objective ZU 3-7 promotes the development of industrial areas for amongst others waste materials treatment. The provision of strategic large scale waste treatment facilities will also be considered in 'industrial areas'.

Section 11.7.12 of the County Development Plan 2014 states that "The Waste Management Plan makes provision for waste collection facilities, waste transfer stations and other facilities and the Local Area Plans will continue to facilitate their development where appropriate". Objective WS 7-1 seeks to support the policy measures and actions outlined in 'A Resource Opportunity 2012-National Waste Policy'.

The County Development Policy promotes the use of industrial areas for waste facilities. In this regard, the proposed waste facility is consistent with county development plan policy. The local area plan policy does not have any specific policy in relation to waste.

(3) & (4)

The site is located in an area on Forge Hill characterised by industrial and commercial development. The site had already operated as a materials recovery facility. Permission is granted for same. The proposed alterations to the building would not be out of character with the existing buildings or those in the adjoining area.

In terms of compliance with other planning and sustainable development considerations, this will be discussed in the body of the report where engineering and environmental issues will be assessed.

Entrance/Traffic Issues

There are two existing entrances into the site from Forge Hill. The southern access point is for entry and the northern access point is for exit. There is a one way system around the site. Staff parking for 8 vehicles is proposed along the front/western side of building 3, at the front of the site. Staff parking for 7 vehicles including one disabled space is proposed along the southern boundary to the east of the administration building.

The Area Engineer notes there are adequate sightlines. The AE states that the road surface at the entrance is poor and will be further damaged by HGV's. He requires a special contribution towards repair.

The Area Engineer notes that the proposed extensions will eliminate most of the car parking at the front of the site and increase floor area significantly. He notes that the previous planning 06/10127 allowed for 61 parking spaces. The current application only has 15 parking spaces. Area Engineer notes the car parking standards in the County Development Plan 2014. For industry a parking provision of 1 space per 80 sqm is required. The proposed development would require a maximum of 58 spaces. The Area Engineer notes that the proposed allocation falls well short and he has concerns that this could lead to parking outside the site or to queues entering the site which would be detrimental to the free flow of traffic on the public road. Further information is required to ask the applicant to address this issue.

Site Services

The facility is connected to the public watermains and sewer. Irish Water has no objection to the proposed development. I do note the report of the Fire Officer. He outlines that these facilities require substantial amounts of water for fire fighting purposes. He reports that full details of how the development meets the requirements for water for fire fighting should be sought. Reference should be made to the EPA Guidance note 'Fire Precautions at Non Hazardous Waste Transfer Stations'.

In relation to surface water, the Area Engineer notes that there is no increase in the impervious area on the site. There is an existing connection to the surface water sewer and as such there is no objection to the proposal on this basis.

Environmental Issues

It is noted that there have been third party submissions in relation to environmental issues such as rodents, odour, bird droppings etc. The applicants consultants have submitted unsolicited further information which outlines that the proposed development seeks to improve the operation of the facility. The information suggests that the previous operator stored and sorted waste outside the existing building. The proposed development seeks to sort and load all waste internally. They wish to address the previous issues of bird droppings, smells and rodents.

The Environment Dept report suggests that there is insufficient information submitted and requires clarification on a number of issues such as quantities of waste, risk assessment, surface water management. The report from Environment also requires a Waste Management Plan and plans for monitoring.

Design/Layout Issues

The existing gross floor area in the form of the recycling facility measures 2499 sqm. The proposed works include an extension at the front of the building as well as extension on the northern facade. Waste would enter the MRF building at the rear where it would be loaded to the conveyor and sorted. All sorting occurs internally. Baled waste leaving the facility will be loaded internally before being transported. The total new floor area proposed is 1412 which gives a total gross floor area of 3911 sqm in terms of the Waste Recovery Building. A small section at the front/west of the building measuring 26 sqm will be demolished.

The site also contains a substation building measuring 33 sqm and an administration building measuring 703 sqm. No changes proposed to these elements.

There is no objection from a visual perspective of the proposed extensions to the building. They are in the context of an existing industrial building in a landscape characterised by these types of unit. The existing building is 11.84m in height and the proposed extensions will not exceed this level. The building/proposed works would be visible from the N27/airport road but will not be visually obtrusive.

It is proposed to construct a new fence along the southern side of the site. It consists of timber perforated panels and fence poles. It appears to vary in height from 2m to 3.5m due to levels. There is no objection to this element.

The applicant should clarify whether any signage is proposed.

Conclusion

Defer.

1. The proposed development involves a significant increase in floor area on site and a reduction in parking. This could lead to parking outside the site or to queues entering the site which would be detrimental to the free flow of traffic on the adjoining public road. The proposal for 15 car parking spaces is noted however it is not clear if this is sufficient to prevent queuing on the road and to serve the proposed development having regard to the current car parking standard for industry outlined in the Appendix D of the County Development Plan 2014 and taking into account the level of parking previously permitted on the site under 06/10127 (61 spaces). In this regard you are asked to submit revised proposals and also please allow for disabled parking and cycle parking in accordance with Appendix D.
2. The proposed development will require substantial amounts of water for fire fighting purposes. In this regard you are asked to submit full details of how the development meets the requirements for water for fire fighting. Reference should be made to the EPA Guidance note 'Fire Precautions at Non Hazardous Waste Transfer Stations'. Other documents which give specific guidance on the amount of water needed in a fire scenario at non hazardous waste transfer stations include: (a) UK Environment Agency publication 'Fire Prevention Plans' (March 2015), (b) CFEPA Europe publication 'CFEPA-E No. 32: 2014 F Treatment and Storage of Waste and combustible Raw Materials' and (c) Waste Industry Safety and Health Forum publication 'Reducing Fire Risk at Waste Management Sites - Issue 1 October 2014'.
3. Please clarify if any signage is proposed on gates or boundary of the site? If so, please submit details of same.
4. Please submit estimated quantities of waste types for each EWC Code that shall be handled on the proposed site during the operation phase of the proposed development. Insufficient details have been submitted about the type and estimated quantities of waste to be handled in the new building (3) and/or any proposed processing requirements.
5. Please carry out and submit a risk assessment to determine the requirements at the proposed facility for fire fighting. The assessment shall include provisions for the supply of water for the purpose of fire fighting as well as the provision of facilities for the containment of effluents that could result from fire fighting activities on site.
6. The site layout drawings submitted have insufficient information with respect to existing surface water drainage facilities, roof water management and foul water plans. The applicant is required to submit a detailed layout plan on the management of surface water runoff from the car park, foul water from the administration building, wash water from the truck and skip wash facility and roof water and the layout plan must include the type and location of interceptors, grit traps, sampling points, etc.

PLANNER'S REPORT
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7. Please submit a detailed Waste Management Plan for each of the site development activities associated with the proposed works. This plan shall, inter alia, include the information recommended in sections 3.2, 3.3 and 3.4 of the document titled "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" published by the Department of the Environment, Heritage and Local Government.
8. Please submit air monitoring plans and provisions for odour/vermin control in order to prevent potential off site dust /odour/vermin nuisances during the construction and operational phases of the development.

Defer Application



Susan Hurley
Executive Planner
22/12/2015

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Attachment B.3(d).8 – Cork County Council Planners Supplementary Report dated March 2016 (15/06426)

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PLANNER'S REPORT
FURTHER INFORMATION ASSESSMENT

APPLICATION NO.	06426/15
APPLICANT	Forge Hill Recycling Ltd
DESCRIPTION	Alterations to the existing Materials Recovery Facility [MRF]. The Proposed works include the demolition of part of the existing MRF building, the construction of a new partial first floor and extensions to the existing MRF building, modifications to the façade of the MRF building, a new fence along the southern boundary, car parking and all associated site development works.
LOCATION	Forge Hill Ballycurreen Co. Cork
DUE DATE	24/03/2016

Area Planners Report on Response to Further Information Submitted on 26/02/2016

Area Engineer: No further objection.

Environment Dept: No further objection.

Fire Officer: No further objection.

Item 1

The proposed development involves a significant increase in floor area on site and a reduction in parking. This could lead to parking outside the site or to queues entering the site which would be detrimental to the free flow of traffic on the adjoining public road. The proposal for 15 car parking spaces is noted. However it is not clear if this is sufficient to prevent queuing on the road and to serve the proposed development having regard to the current car parking standard for industry outlined in the Appendix D of the County Development Plan 2014 and taking into account the level of parking previously permitted on the site under 06/10127 (61 spaces). In this regard you are asked to submit revised proposals and also please allow for disabled parking and cycle parking in accordance with Appendix D.

Response

The site layout plan has been revised to provide 45 car parking spaces including 3 no. disabled spaces and 14 cycle parking spaces. The Area Engineer is satisfied with the revised site layout plan and the parking provision as proposed.

Item 2

The proposed development will require substantial amounts of water for fire fighting purposes. In this regard you are asked to submit full details of how the development meets the requirements for water for fire fighting. Reference should be made to the EPA Guidance note 'Fire Precautions at Non Hazardous Waste Transfer Stations'. Other documents which give specific guidance on the amount of water needed in a fire scenario at non hazardous waste transfer stations include: (a) UK Environment Agency publication 'Fire Prevention Plans' (March 2015), (b) CFPA Europe publication 'CFPA-E No. 32: 2014 F Treatment and Storage of Waste and combustible Raw Materials' and (c)

Waste Industry Safety and Health Forum publication 'Reducing Fire Risk at Waste Management Sites - Issue 1 October 2014'.

Response

The response outlines that the applicant intends to limit the extent of a major fire by limiting the size of stockpiles contained within the building. The incoming waste stockpiles will be limited to 100 tonnes (volume 417 cubic metres). There will be a minimum of 30m between product storage and the incoming waste stockpile.

The response considers that compartmentalization is not a practical option in the existing building. However, it is proposed to compartmentalize the extension from the existing building by way of a fire break wall. Bales of product will be transported by forklift through a door which would automatically close in the event of a fire.

Total stockpiled combustible material in the existing buildings would have a maximum volume of 859 cubic meters. It is estimated that 1031 cubic metres of water would be required to extinguish a fire that extends to all stockpiles. The source of the water would be from an underwater fire storage tank and from the water mains serving the site.

Details relating to fire water retention in terms of the existing building and proposed extension have been submitted. Total contaminated fire water is estimated at 822 cubic metres in existing buildings in a worst case scenario. The applicant proposes to provide further containment within the waste processing building to contain this volume of fire water. The proposed extension has been designed to meet the containment requirements.

The Fire Officer reports that he has no further objection to the proposed development.

The Environment Dept report outlines there is no further objection.

Item 3

Please clarify if any signage is proposed on gates or boundary of the site? If so, please submit details of same.

Response

The applicant proposes to replace the existing signage with similar sized signs. Details have been submitted.

Item 4

Please submit estimated quantities of waste types for each EWC Code that shall be handled on the proposed site during the operation phase of the proposed development.

Insufficient details have been submitted about the type and estimated quantities of waste to be handled in the new building (3) and/or any proposed processing requirements.

Response

Details have been submitted. The Environment Dept report outlines that there is no further objection.

Item 5

Please carry out and submit a risk assessment to determine the requirements at the proposed facility for fire fighting. The assessment shall include provisions for the supply of water for the purpose of fire fighting as well as the provision of facilities for the containment of effluents that could result from fire fighting activities on site.

Response

See item 2.

Item 6

The site layout drawings submitted have insufficient information with respect to existing surface water drainage facilities, roof water management and foul water plans. The applicant is required to submit a detailed layout plan on the management of surface water runoff from the car park, foul water from the administration building, wash water from the truck and skip wash facility and roof water and the layout plan must include the type and location of interceptors, grit traps, sampling points, etc.

Response

Details have been submitted. It is proposed that surface water run off from hardstanding and car park areas will be discharged via existing and proposed channel drains.

The Area Engineer has no further objection.

Item 7

Please submit a detailed Waste Management Plan for each of the site development activities associated with the proposed works. This plan shall, inter alia, include the information recommended in sections 3.2, 3.3 and 3.4 of the document titled "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" published by the Department of the Environment, Heritage and Local Government.

Response

Details have been submitted. The Environment Dept report outlines that there is no further objection.

Item 8

Please submit air monitoring plans and provisions for odour/vermin control in order to prevent potential off site dust /odour/vermin nuisances during the construction and operational phases of the development.

Response

The applicant considers that undertaking the sorting and storage of waste indoors will address the previous issues generated by the previous user who did this externally. It is outlined that they commit to the parameters of their waste licence and they have submitted a procedure for weekly housekeeping and nuisance inspection.

The Environment Dept report outlines that there is no further objection.

Conclusion

The applicant has addressed the issues raised in the further information request.

Development Contributions

New floor area of 1412 sqm. is proposed but It is also proposed to demolish 26 sqm. so this has to be taken into account.

1412 -26 = 1386 sqm

1386 x €16.32 (other non residential uses) =€22,619.52

Conclusion

Grant

Conditions/Reasons

No.	Condition	Reason
1	The development shall be carried	In the interests of clarity.

PLANNER'S REPORT
FURTHER INFORMATION ASSESSMENT

	out in accordance with the plans and particulars lodged with the application as amended by the documents/drawings received by the Planning Authority on the 26/02/2016 except as may otherwise be required in order to comply with the conditions herein.	
2	The premises as outlined in red on the drawings submitted with the application shall be used as a materials recovery facility as set out in the public notice. No change in use shall be permitted without prior grant of permission of the Planning Authority.	In the interests of orderly development.
3	The site boundaries shall be constructed as per details submitted on 29/10/2015 and 26/02/2016 unless otherwise agreed in writing with the Planning Authority.	In the interests of orderly development.
4	Further signs, symbols, emblems, nameplates or other advertising devices shall not be erected or displayed on or adjacent to the premises save with the prior agreement of the Planning Authority.	In the interests of visual amenity.
5	The developer shall ensure that the development is served by adequate water and waste water facilities and shall enter into a connection agreement with Irish Water where appropriate.	In the interests of orderly development and public health.
6	The details of hours of working during construction of the development, including the hours of use of any noisy equipment to be used, and of a scheme for noise and dust control during construction shall be submitted to and agreed with the Planning Authority before the development is commenced, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing and thereafter the construction shall take place with in accordance with the agreed details.	To protect the amenities of the area.
7	During the course of construction of	To protect the amenities of the

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	work the developer shall provide on site a covered skip or other such receptacle for the deposit therein of all rubbish, litter, packaging, rubble and other such materials arising from the works. The developer shall ensure that the site and its environs are maintained at all times in a clean and tidy condition.	area.
8	No dust, mud or debris from the site shall be carried onto or deposited on the public road/footpath. Public roads and footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.	To protect the amenities of the area and in the interests of road safety.
9	During construction the wheels of all trucks shall be washed prior to their exit from the site in a wheel wash facility. Details of the construction, installation and operation of this facility shall be agreed in writing with the Planning Authority prior to commencement of any development.	To protect the amenities of the area and in the interests of road safety.
10	During construction the developer shall provide adequate off carriageway parking facilities within the curtilage of the site for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road or footpath.	In the interests of road safety and to protect the amenities of the area.
11	Before first use of the proposed development, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing, car parking as described herein, shall be provided to the satisfaction of the Planning Authority.	In the interests of road safety.
12	All car parking bays shall be clearly demarcated with a material to be agreed with the Planning Authority.	In the interests of orderly development and public safety.
13	Footpath shall be re-instated at developer's expense to the satisfaction of the Council's Area Engineer.	In the interests of safety.
14	Vegetation or any structure shall	To provide proper sight distance for

	not exceed 1m in height within the sight distance triangle.	emerging traffic in the interests of road safety.
15	<p>At least one month before commencing development, the developer shall pay a special contribution of €10,000 to Cork County Council, updated monthly in accordance with the Consumer Price Index from the date of grant of permission to the date of payment, in respect of specific exceptional costs not covered in the Council's General Contributions Scheme, in respect of works proposed to be carried out, for the Repair of the Public Road from damage likely to be caused in the Construction and Operation of the propose facility. The payment of the said contribution shall be subject to the following:</p> <p>(a) where the Council has decided not to proceed with the works in question, the return of the contribution</p> <p>(b) where the works in question are not commenced within 5 years of the date of payment of the contribution or final instalment thereof, or have not been completed within 7 years of that date, the return of such proportion of the contribution, as shall correspond to the proportion of the works not carried out within those periods</p> <p>(c) payment of interest at the prevailing interest rate payable by the Council's Treasurer on the Council's General Account on the contribution or any instalments thereof that have been paid, so long and in so far as it is or they are retained unexpended by the Council</p> <p>No development shall take place until the monies have been paid to the Council.</p>	<p>It is considered appropriate that the developer shall contribute towards these specific exceptional costs, for works which will benefit the proposed development.</p>

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16	<p>All external over ground tanks containing fuels shall be contained in a waterproof bunded area, the capacity of the bund is to be the greater of the following; 110% of the largest tank size or 25% of total volume stored in the bunded area. All valves on the tank shall be contained within the bunded area. The bunded area shall be fitted with a locking valve that shall be opened only to discharge storm water. The developer shall ensure that this valve is locked at all times.</p>	To prevent water pollution.
17	<p>Any hazardous substance discovered on this site prior to or during construction shall be removed in accordance with the Planning Authority requirements.</p>	To safeguard the amenities of the area.
18	<p>All site surface water shall primarily be disposed of within the site by means outlined in application. Surface water drainage contaminated with hydrocarbons (including storm water from bunded areas and car park areas) shall be discharged via a grit trap and a hydrocarbon interceptor before being discharged to surface water system. An inspection chamber with sump to be provided between hydrocarbon interceptor and the discharge area. The sump shall be of a minimum size of 500mm square and 400mm deep and shall be of watertight construction. The interceptor and sump shall be installed and operated to the satisfaction of the Planning Authority.</p>	<p>To prevent water pollution.</p> <p><i>Consent of copyright owner required for any other use.</i></p>
19	<p>The applicant shall inspect the hydrocarbon interceptor(s) monthly and shall maintain on the site, at their own expense, a register for each year, which shall include details of the monthly inspections and maintenance of the interceptor. The register shall be made available for inspection by the Planning Authority at all reasonable times of operation.</p>	To prevent water pollution.
20	Any end of life equipment or any	To safeguard the amenities of the

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	decommissioned equipment shall not be allowed to accumulate on the site or in the environs of the site.	area.
21	The applicant shall take adequate steps to ensure that no material of any sort can fall or be blown from vehicles delivering waste to or taking waste from the site.	To safeguard the amenities of the area.
22	If so requested by the Local Authority, the applicant shall, at his/her/its own expense, carry out such further investigations and monitoring of the development as required by the Local Authority. The scope, detail and programme, including report structure and reporting schedule, for any such investigations and monitoring shall be in accordance with any written instructions issued by the Local Authority. In the event of pollution of waters in the vicinity of the site, or of a leachate discharge onto adjoining lands, input of waste onto the site shall cease, and remedial measures shall be carried out immediately as directed by the Local Authority.	To safeguard the amenities of the area.
23	The applicant shall carry out a visual inspection of the surface water discharge points daily and any abnormalities in water quality shall be noted. All drains and gullies shall be kept free of any litter. In the event of any such abnormalities, the applicant shall immediately notify the Local Authority and initiate an investigation into the possible cause of the abnormality.	To prevent water pollution.
24	In the event that any observation, sampling or monitoring indicates that environmental contamination has, or may have, taken place, the applicant shall immediately: <ul style="list-style-type: none"> (a) identify the date, time and place of environmental contamination (b) carry out an immediate investigation to identify the nature, 	To safeguard the amenities of the area.

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	<p>source and cause of the incident and any emission</p> <p>(c) isolate the source of the emission</p> <p>(d) evaluate the environmental pollution if any</p> <p>(e) identify and execute measures to minimise the emissions and effects thereof</p> <p>(f) identify and put in place measures to avoid re-occurrence</p> <p>(g) identify and put in place any other appropriate remedial action, and</p> <p>maintain a written record of the above.</p>	
25	Operations on site shall be carried out in such a manner that no polluting material enters any watercourses or groundwater around the site.	To prevent water pollution.
26	The applicant shall notify the local authority of accidental spillages of polluting matter.	To prevent water pollution.
27	Bunded areas shall not discharge to the surface water drainage or to the waste water treatment system. In the event of a spillage, arrangements shall be made for the removal and disposal of materials to the satisfaction of the Planning Authority.	To prevent water pollution.
28	Concrete aprons shall be provided at all locations where the handling of hydrocarbons is taking place.	To prevent ground contamination.
29	All flammable substances shall be stored in accordance with the Fire Officers requirements.	In the interests of orderly development.
30	All chemicals to be held in a designated, bunded area.	In the interests of public health and to safeguard the amenities of the area.
31	The operator of the site shall maintain sufficient and continuous vermin control at the site.	To safeguard the amenities of the area.
32	The applicant shall provide and maintain at the proposed development a spill kit to deal with spillages of polluting matter / waste liquids. Also the applicant shall ensure that employees are trained in the use of the spill kit.	To prevent pollution.
33	Noise levels emanating from the	To safeguard the amenities of the

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	<p>proposed development when measured at the site boundaries shall not exceed 55dBa (15 minute Leq) between 08.00 hours and 20.00 hours, Monday to Saturday inclusive, and shall not exceed 45 dBa (15 minute Leq) at any other time. Measurements shall be made in accordance with I.S.O. Recommendations R.1996/1 "Acoustics - Description and Measurement of Environmental Noise, Part 1: Basic quantities and procedures"</p> <p>If the noise contains a discrete, continuous note (whine, hiss, screech, hum, etc.), or if there are distinct impulses in the noise (bangs, clicks, clatters or thumps), or if the noise is irregular enough in character to attract attention, a penalty of +5 dBA shall be applied to the measured noise level and this increased level shall be used in assessing compliance with the specified levels. (Ref. BS 4142 Section 7.2).</p>	<p>area and control noise emissions from the development.</p>
34	<p>All site operations shall be carried out in such a manner as to ensure that no odour, smoke or dust nuisance occurs off-site.</p>	<p>To safeguard the amenities of the area.</p>
35	<p>The developer shall undertake a noise monitoring survey if so directed by the Planning Authority. The survey and the monitoring sites used, shall be agreed with the Planning Authority in advance.</p>	<p>To safeguard the amenities of the area.</p>



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24/03/2016

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