

**CORK COUNTY COUNCIL**  
**Planning & Development Acts 2000 – 2010**

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

**Planning Register No: 15/06426**

**Application by: Forge Hill Recycling Ltd**

**Of: C/O McCutcheon Halley Walsh, 6 Joyce House, Barrack Square,  
Ballincollig, Co.Cork**

**On: 29/10/2015**

**For: 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,**

Further to Notice dated the 24/03/2016 Cork County Council hereby conveys a grant of **Permission** for the application described above subject to the conditions set out in the schedule attached to the said Notice dated 24/03/2016 of its intention to grant **Permission**

Signed on behalf of Cork County Council



James Keane

**DATE: 24/05/2016**

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**NOTE FOR GUIDANCE OF DEVELOPERS**

**A grant of Planning Permission or Permission Consequent on the grant of Outline Permission does NOT of itself empower a person to carry out a development unless that person is otherwise legally entitled to do so. Unless otherwise stated or unless it is revoked a Permission or Permission Consequent on the Grant of Outline Permission is valid for a period of five years.**

**Any development which takes place prior to the payment of a financial contribution required by any of the conditions attached to a Permission or Permission Consequent on the grant of Outline Permission will be unauthorized until compliance with the condition or conditions.**

**Please note that there is an onus on developers to ensure that there is no danger to the public as a result of the proposed development.**

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

24/05/2016

**Re:** *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,*  
**Reg. No. 15/06426**

A Chara,

I enclose grant of **Permission** in connection with the above.

Your attention is drawn to Condition Nos. 15 & 36 of the **Permission**, which requires that before any work commences on the site, you pay financial contributions and/or a bond to the Council. Otherwise, the **Permission** granted is of no effect.

It should be noted that the amount of the contribution is calculated in accordance with the Council's Development Contributions Scheme. Please note that the annual increase of 8% per annum will not be applied for payments made before the 31/12/2016, subject to review.

Please note that payment of development contributions by CASH or CREDIT CARD may only be made at the PAYMENTS OFFICE, COUNTY HALL. Payment by CHEQUE (*non-business customers only*)/BANK DRAFT etc. can be accepted at Planning Department South1, County Hall, Carrigrohane Road, Cork.

Is mise, le meas,



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James Keane  
Senior Executive Officer

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## Important Notice for Developers – Conditions Precedent

**The enclosed grant of permission may not automatically entitle you to commence the authorised development.** This is because many permissions contain “Conditions Precedent” i.e. conditions which must be complied with before development commences. (Such conditions usually contain the phrase ‘before development commences’ and may require further details to be submitted to and agreed with the Planning Authority). If there are such conditions on your permission please read on.

### 1) Early Submission Of Details

Where compliance proposals are required by condition you should make them as far in advance of your anticipated commencement date as possible. This is to enable adequate time for the Planning Authority to consider and, when satisfactory, agree the details. Such proposals may need to be revised before agreement can be reached or, in the absence of agreement, may need to be referred to An Bord Pleanala. These potential delays to starting a development can be mitigated by early submission of proposals in the first instance.

There is no statutory timeframe for responding to such compliance proposals and on an ongoing basis the Planning Authority will be dealing with other priorities including current Planning Applications with statutory decision deadlines. **Therefore submit as early as possible and do not commence development until agreement of the Planning Authority has issued in writing.**

### 2) Development Commenced In Advance of Compliance Proposals/Agreements

Any development commenced in advance of full compliance with such conditions (including conditions requiring financial contributions, bonds, securities) is unauthorised and leaves a developer liable to **enforcement proceeding and heavy penalties**. Simply submitting a proposal may not in itself be sufficient compliance if the condition also requires the Agreement/Approval of the Planning Authority. This will also apply where the Planning Authority becomes aware that a development is about to start (e.g. Commencement Notice) and conditions precedent have not been complied with.

### 3) Submission Should Be Addressed As Follows:

Compliance with Conditions  
Planning Department South1, County Hall, Carrigrohane Road, Cork.

**The above information is intended for your assistance and guidance in avoiding a situation of unauthorised development and the Planning Authority wishes you every success with the development.**

Cork County Council, Planning Department 2016