

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

Senior Executive Planner

I have read the application documents, the area planner's assessment of the proposal, and the technical reports on file. This report should be read in conjunction with the report of the Area Planner. The three submissions on file objecting to the proposal are noted (and summarised in the report of the Area Planner).

Proposed Development

The application description is set out above. This application relates to an existing Materials Recovery Facility [MRF] on Forge Hill. It is proposed to bring the building back into active use with an extension to facilitate the operations on site.

Principle of Development

The site is an established Materials Recovery Facility [MRF] and is located as an area designated as an "Existing Built Up Area" in the Carrigaline Electoral Area Local Area Plan, 2011. Given the history on site and the zoning designation, the proposal is considered to be acceptable in principle subject to normal planning and sustainable development criteria. The design is functional but is in line with the rest of the complex and surrounding buildings and in this context is considered to be acceptable.

On the issue of site notices, it is noted that there had been an issue with vandalism and the site notices were removed but they were subsequently replaced by the applicant and were in place when I visited the site.

Traffic

The proposed development is accessed via the exiting entrance arrangement. The Area Engineer (30/11/15) has a number of concerns relating to the traffic implications of the proposal. The key issue is that the construction of the proposed extension will eat into the bulk of the car parking area to the front of the site and will increase the floor area of the facility. The concern is that the loss of car parking could result in haphazard parking outside the site and also to queues entering the site which would be detrimental to the free flow of traffic on the public road. The Area Engineer also 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. Further Information is required.

Servicing Arrangements

The facility is connected to the public water mains and public sewer. The Area Engineer and Irish Water have no objection to the proposals. The Fire Officer has raised a concern about the water supply in terms of the need for an adequate supply for Fire fighting purposes; this issue is also picked up in the report from the Environment Department. It is recommended that Further Information be sought on this issue.

Environment

The Environment Department have reported (21/12/15) and seek further information in relation to a range of issues including; the types and quantities of waste involved, fire fighting assessment, details of surface water drainage proposals the report also seeks a detailed waste management plan and a 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.

EIS

The EPA submission sets out the history on site and states that discussions are underway with Forge Hill Recycling Ltd in relation to the licence for this activity. The submission also questions whether an EIS is required for the proposed development. I concur with the assessment of the Area Planner. The application is not seeking permission for use as a MRF nor is it seeking permission to increase the volume of waste. This application is for alterations to, and extension of, the existing facility on site. In this context it is considered that there is no requirement for an EIA.

Appropriate Assessment

I note the report of the Area Planner. The 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.

Conclusion

There is no objection to the broad principle of the proposed development however, there remain a number of outstanding issues and it is considered that the application should be deferred for Further Information.

Defer Application



PLANNER'S REPORT
FURTHER INFORMATION ASSESSMENT

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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

Additional Report

This planning application relates to 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 on Forge Hill, Ballycurreen.

I refer to the previous reports on file including my previous report (22/12/15). This noted that there were some concerns about the proposed development and it was considered a further information request should issue to allow the applicant to address the issues highlighted. The issues highlighted included (i) Parking arrangements, (ii) Water supply for fire fighting, (iii) Signage and (iv) Information about the operations on site from as highlighted by the Environment Department.

It is considered that information provided has addressed the issues highlighted by the Area Engineer who is now satisfied with the (i) parking proposals on site. Likewise the Fire Officer (ii) is content with the FI response and has no objection to the grant of planning permission. In relation to signage (iii) the applicant proposes to replace the existing signage with similar sized signs, this is acceptable. The Environment Department (iv) have assessed the Further information response and concludes that the proposal is acceptable subject to recommended conditions.

The Development Contributions are calculated on the basis of proposed additional floor space: $1,412\text{m}^2 - 26\text{m}^2 = 1386\text{m}^2$. The applicable category is Other non residential uses €16.32.

$$1386\text{ m}^2 \times \text{€}16.32 = \text{€}22,619.52$$

The applicant has addressed all the concerns highlighted in the initial assessment and so a Grant of permission is recommended.

Conclusion

Grant Application

Conditions/Reasons

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	To protect the amenities of the area.

PLANNER'S REPORT
FURTHER INFORMATION ASSESSMENT

	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.	
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 ensure that the site and its environs are maintained at all times in a clean and tidy condition.	To protect the amenities of the 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.

PLANNER'S REPORT
FURTHER INFORMATION ASSESSMENT

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	<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</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>

PLANNER'S REPORT
FURTHER INFORMATION ASSESSMENT

	<p>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>	<p>To prevent water pollution.</p>
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>	<p>To safeguard the amenities of the area.</p>
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>
19	<p>The applicant shall inspect the hydrocarbon interceptor(s) monthly and shall maintain on the site, at</p>	<p>To prevent water pollution.</p>

PLANNER'S REPORT
FURTHER INFORMATION ASSESSMENT

	<p>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>	
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</p>	<p>To safeguard the amenities of the area.</p>

PLANNER'S REPORT
FURTHER INFORMATION ASSESSMENT

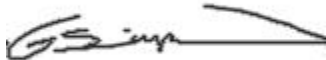
	<p>that environmental contamination has, or may have, taken place, the applicant shall immediately:</p> <p>(a) identify the date, time and place of environmental contamination</p> <p>(b) carry out an immediate investigation to identify the nature, source and cause of the incident and any emission</p> <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 style="padding-left: 40px;">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	To safeguard the amenities of the area.

PLANNER'S REPORT
FURTHER INFORMATION ASSESSMENT

	vermin control at the site.	
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 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" 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).	To safeguard the amenities of the area and control noise emissions from the development.
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	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

PLANNER'S REPORT
FURTHER INFORMATION ASSESSMENT

	<p>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 DATE, 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.</p>	<p>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.</p>
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Greg Simpson
24/03/2016

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PLANNER'S REPORT
PRIMARY

Greg Simpson
Senior Executive Planner
22/12/2015

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