

PLANNER'S REPORT
PRIMARY

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| APPLICATION NO. | 18/04299 |
| APPLICANT | Forge Hill Recycling Ltd. |
| DESCRIPTION | Retention of 2 no. extensions to the existing Materials Recovery facility, associated modification to the facade and all ancillary site development works. The proposed development comprises of an activity requiring a Waste Licence. |
| LOCATION | Forge Hill Ballycurreen Co. Cork |
| DECISION DUE DATE | 03/04/2018 |

Senior Executive Planner

This report should be read in conjunction with that of the Area Planner.

Background – This development on Forge Hill relates to the existing Forge Hill Recycling Ltd. facility. Under (15/6426) Forge Hill Recycling Ltd was granted planning permission for alterations to the existing Materials Recovery Facility [MRF]. The proposed works included 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. It would appear that during the implementation of that permission additional development was carried out on site. This application seeks to regularise the additional development.

Principle of Development – The site remains within the development boundary on lands designated as an 'Existing Built Up Area' (Ballincollig Carrigaline Municipal District Local Area Plan 2017). Having regard to; the nature and scale of the development to be retained and the established use on site the proposal is considered to be acceptable in principle.

Traffic, Engineering and Services – All engineering aspects of the proposal have been assessed by the relevant departments at the time of the original permission. It is considered that the proposal will not impact on the existing and permitted arrangements.

Environment – The report from the Environment Department indicates that there is no objection to grant of permission on environmental grounds subject to the conditions under planning 15/06426 fully complied with.

Design – The two extensions are minor in the context of the overall site and the design / materials etc. are in line with the existing buildings within the complex. There is no objection to the retention of the extensions.

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.

Development Contributions – Calculated on the basis of; 139.5 m² x €16.32 (other non residential uses) = €2276.64

Conclusion – In light of the above I agree with the recommendation for a grant of permission.

Grant Application

| No. | Condition | Reason |
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| 1 | The proposed development shall comply with the terms and conditions of Planning Permission Reg. No. 15/6426 which governs the overall development of the lands of which the site forms part, save where amended by the terms and conditions herein. | In the interests of clarity. |
| 2 | The proposed development shall be in accordance with plans and particulars lodged with the Planning Authority on 06/02/2018 save where amended by the terms and conditions herein. | In the interests of clarity. |
| 3 | Within one month of the date of the grant of permission 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 €2276.64 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. | 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 Planning and Development Act 2000, 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. |



Greg Simpson

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Senior Executive Planner
27/03/2018

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