

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

Reference No. in Planning Register
REG NO. 06/11798

J A Wood Ltd
Barnagore
Ovens
Co. 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 has by Order dated **13 AUG 2007** **13** **2007** decided to GRANT PERMISSION for the development of land namely;

Continuation of sand and gravel extraction and processing including extraction beneath water table by mechanical means using conveyor systems feeding the aggregate processing area, power house and control rooms, washing, screening and crushing plant, lagoons and landscaping berms and associated works and restoration

At: Knockanemore Ovens


In accordance with the plans and particulars submitted by the applicant

On: 26/10/2006 and amended on 18/06/2007

And subject to the conditions (52 No.) 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

Date: **14 AUG 2007**

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. 06/11798

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.

*For inspection purposes only.
Consent of copyright owner required for any other use.*

	Condition	Reason
1	The operation shall be carried out in accordance with the plans and particulars, including the EIS submitted to the Planning Authority dated 26/10/06 and 18/06/07 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.
2	All plant and surface equipment shall be removed from the site within six months of the date of cessation of operations.	To ensure the rehabilitation of the site, in the interests of visual amenity and to facilitate reinstatement / restoration of the site.
3	Child and stock-proof fencing shall be provided and maintained along the perimeter of the quarry to the planning authority's satisfaction.	In the interests of public safety.
4	The existing landscaped and planted berms around the site shall be retained and maintained in perpetuity to the satisfaction of the planning authority.	In the interests of visual amenity and to control emissions.
5	The site shall be landscaped and restored fully in accordance with the detailed restoration plan received by the Planning Authority dated 18/06/07.	To ensure the rehabilitation of the site, in the interests of visual amenity and to facilitate reinstatement / restoration of the site.
6	The depth of excavation shall not go deeper than minus 6 metres OD.	In the interests of orderly development and environmental protection.
7	No extraction of material is permitted within 50 metres of the boundary with residential property.	To control emissions in the interest of residential amenity.
8	On-site works shall be carried out in such a manner as to prevent spoil or material heaps of such height as to be visible from the adjoining public road.	In the interest of visual amenity.
9	<p>In relation to traffic safety, the applicant shall be responsible for carrying out the following detailed requirements of the County Council:</p> <ul style="list-style-type: none"> a) Installation of Ghost Island with dedicated Right Hand Turning Lane on the N22 in accordance with NRA DMRB 42/95 at the junction of N22 and main entrance. b) Installation of 4No. Combined type signs, inclusive of poles and foundations, (RSS-W2TR-02 as shown in National Roads Authority Road Safety Engineering Handbook). Sign details and locations to be agreed in advance with National Roads Design Office. c) N22 Pavement to be strengthened and resurfaced along the full width of the N22 to coincide with the installation of road marking associated with Right Hand Turning Lane. An additional depth 	In the interest traffic safety.

	<p>of pavement (roadbase, basecourse, wearing course) in the order of 200mm will be required. Hard shallers may require full depth of road construction. Tie in to existing pavement shall be agreed in advance with National Roads Design Office.</p> <p>d) Shrubs/trees 8m, or more if deemed necessary, back from nearside edge of hard shaller to the west of the main entrance to be cleared to provide the required visibility in accordance with TD9/00.</p> <p>e) A Road Safety Audit shall be carried out at the junction of N22 and main pit entrance in accordance with the NRA DMRB. Any recommendations arising there from shall be included in the works.</p> <p>f) The cost of all such works, including all roadworks, structural works, supervision and traffic management, shall be borne in full by the developer.</p> <p>g) The details of all such works shall be agreed in the first instance with the Cork County Council NRDO and approved by the National Roads Authority prior to construction commencing.</p> <p>h) All of the works on the national road network shall be supervised on a full-time basis by an experienced Resident Engineer to the satisfaction of the National Roads Authority. The CV of the proposed person shall be submitted to and approved by the Authority prior to the works commencing.</p> <p>i) All works relating to the national road network shall comply fully with the NRA Design Manual for Roads and Bridges, including all structural approvals where applicable.</p> <p>j) All works relating to the national road network shall comply fully with the NRA Manual of Contract Documents for Road Works.</p> <p>k) The road markings and signage shall comply with the Traffic Signs Manual, TS4 and Guidelines and Tender Documentation for Road Marking Materials or any amendments / additions to these</p>	
--	--	--

Copyright © 2019. All rights reserved. For personal use only. No part of this document may be reproduced without the prior written permission of the copyright owner.

	<p>documents laid down by the National Roads Authority. The delineation and signage schemes shall be approved by the Authority prior to installation.</p> <p>l) The Developer shall issue a certificate of compliance to the National Roads Authority at the completion of the works confirming that the said works have been constructed in accordance with the design drawings and specification.</p> <p>m) The Developer shall be responsible for the maintenance of the works for a period of one year after the Developer issues the certificate of compliance in 12 above.</p> <p>n) The works shall be phased and carried out in accordance with any restrictions laid down by the Gardai and / or Cork County Council in order to minimise disruption to traffic.</p>	
10	In accordance with the application details, the access onto the local road to the south of the site (L6226) shall not be used by hgvs in association with quarrying or processing activities at the site.	In the interest traffic safety.
11	Within two months of the date of this order, a revised restoration plan shall be submitted for agreement by the Planning Authority which shows the area of the future lake corresponding with the extent of the extraction area inside the site's northern boundary.	In the interest of orderly development.
12	Within two months of the date of this order, a revised extraction plan at a scale no smaller than 1:2,000 shall be submitted for the agreement of the Planning Authority.	In the interest of orderly development.
13	Dust deposition levels arising out of activities on site shall not exceed 350 milligrammes per square metre per day, averaged over 30 days, when measured at the site boundaries. The location and monitoring stations shall be agreed with the planning authority and the monitoring stations shall be installed and operational within two months of grant of planning permission.	In the interest of orderly development.
14	A fixed water spray system shall be installed to include the access road, all internal roads, any processing areas, storage yards / storage bays and bins. Mobile water browsers/sprayers shall be operated in locations where it is impractical or inappropriate to use a fixed water spray system	In the interest of orderly development.

15	All water contaminated with hydrocarbons including storm water from bunded areas shall be discharged via a grit trap and appropriate hydrocarbon interceptor. Inspection chamber with sump to be provided between the hydrocarbon interceptor and the Drainage system. The sump shall be of a minimum size of 500mm by 500mm and 400mm deep and shall be of watertight construction.	In the interest of orderly development.
16	All over ground tanks containing liquids other than water shall be contained in a waterproof bunded area of sufficient volume to hold 110% of the value of the largest tank within the bund. All valves on the tank shall be contained within the bunded area. The bunded area shall be fitted with a locking penstock valve which shall be opened only to discharge storm water to the interceptor. The developer shall ensure that this valve is locked at all times.	In the interest of orderly development.
17	All inflammable substances shall be stored in accordance with the fire officer's requirements.	In the interest of orderly development.
18	All storage tank areas and drum storage areas shall be rendered impervious to the materials stored therein. In addition, storage tank areas shall be bunded, either locally or remotely, to a volume of 110% of the largest tank within each individual bunded area. Drum storage areas shall be bunded to a volume equal to 110% of the sum of the volumes of the largest five drums likely to be stored therein. The height of the bund for any drum storage area shall not be less than 300 millimetres.	In the interest of orderly development.
19	Concrete aprons that drain to a hydrocarbon interceptor shall be provided at all locations where the handling of hydrocarbons will take place. These shall be installed and operated to the satisfaction of the Planning Authority. All operations involving the loading and unloading of hydrocarbon products shall take place on these aprons in such a manner as to avoid pollution to waters including ground waters.	In the interest of orderly development.
20	The operator shall inspect the hydrocarbon interceptors monthly and shall maintain on site at his own expense a register for each year which shall include details of monthly inspections. The register shall be made available for inspection by the Planning Authority at all reasonable times.	In the interest of orderly development.
21	All soiled water shall be directed to settlement tanks. All tanks shall be suitably sized and of secure construction and maintained to the Planning Authority's	In the interest of orderly development.

	satisfaction so as to ensure that no soiled water is discharged to the nearby water course. A system shall be installed for recycling water for further use. The system shall be such that waters in the tanks shall be recycled for further use in the process	
22	The development shall not impact in any way upon the water supplies of the properties in the vicinity. In the event of any such impacts, the developer shall be responsible for the restoration of the supplies to their original quantity or quality or for the provision of a replacement supply to the satisfaction of the planning authority.	In the interest of orderly development.
23	A ground water monitoring programme shall be undertaken by the operator to ensure ground water levels and quality in the vicinity of the site will not be impacted by the proposed development. The first ground water survey shall be carried out within four months of the date of this decision and at intervals thereafter to be agreed with the planning authority.	In the interest of orderly development.
24	A suitably qualified competent person carrying out the survey shall prepare a report within 1 month of the date of the survey, of their findings and conclusions. The report shall identify any non compliance with this condition and condition 22 above and shall set out proposals and time frame for ensuring the said conditions shall be complied with in all operations carried out on the premises, within the time frame set out, unless otherwise directed by Cork County Council.	In the interest of orderly development.
25	After the first report every subsequent report shall include details of the progress with implementing proposals for ensuring that this condition and condition 10 above shall be complied with in all operations carried out on the premises.	In the interest of orderly development.
26	The report shall also identify all reports of water pollution/impacts on water quality/quantity received by the operator of the facility and shall include details of the operator's investigation and response.	In the interest of orderly development.
27	All reports shall be kept on the premises by the operator for a period of 5 years and copies shall be made available to any member of the public or any officer of Cork County Council who requests them.	In the interest of orderly development.
28	All reports which contain details of a non compliance with this condition and condition above or reports of water pollution/impact on water quality/quantity received by the operator shall be	In the interest of orderly development.

	forwarded to Cork County Council.	
29	No substance shall be discharged in contravention of Water Quality (Dangerous Substance Regulations) Statutory Instrument, 12, 2001 from any activity arising on site.	In the interest of orderly development.
30	No polluting matter shall be allowed drain from the site and enter any water on, adjacent to or around the site.	In the interest of orderly development.
31	Hours of operation shall be restricted to the following hours: 07.00 to 18.00hrs Monday to Friday and between 07.00 and 14.00 hrs Saturday. No operations shall take place on Sundays and Bank or Public holidays.	In the interest of orderly development.
32	Noise levels emanating from the development when measured at the site boundaries shall not exceed 55dBA (60 minute LAeq) between 07.00 and 18.00 hours, Monday to Friday and between 07.00 and 14.00 hours Saturday, excluding public and bank holidays. Noise emissions shall not exceed 45 dBA (15 minute LAeq) at any other time. Measurements shall be made in accordance with ISO recommendation R.1996/1 "Acoustics - Description and Measurement of Environmental Noise, Part 1: Basic Quantities and Procedures." If the noise contains a discrete, continuous tone (whine, hiss screech, hum etc.), or if there are distinctive impulses in the noise (bangs, clicks, clatters or thumps), or if the noise is irregular enough in character to attract attention, a penalty of + 5dbA will be applied to the measured noise level and this increased level shall be used in checking compliance with the specified levels.	In the interest of orderly development.
33	A noise monitoring survey shall be carried out by the developer. The extent and timing of the survey and monitoring sites used shall be agreed with the planning Dept. in advance. Monitoring points shall be located so as to ensure that monitoring is reflective of the noise emanating from the development.	In the interest of orderly development.
34	All solid wastes arising on site shall be recycled as far as possible. Materials exported from the site for recovery, recycling or disposal shall be managed at an approved facility. Adequate on site arrangements shall be made to the satisfaction of the planning authority for the storage of recyclable materials prior to collection.	In the interest of orderly development.
35	Any hazardous waste generated on site	In the interest of orderly development.

	shall be disposed of through licensed collection and disposal contractors. The applicant shall maintain records of the quantities generated and the routes, quantities and dates of removal of the materials off site. All records shall be made available to the planning authority whether requested in writing or by a member of staff of the planning authority at the site	
36	Any waste oil shall be stored in a waterproof bunded area and capacity of the bund to be 110% of the tank size. The bunded area shall be fitted with a locking penstock valve which shall be opened only to discharge storm water to the interceptor. The developer shall ensure that the valve is locked at all times.	In the interest of orderly development.
37	Any waste oil shall be disposed off to the planning authorities satisfaction i.e. to be recycled. Records shall be kept of the volume of waste oil produced and disposed off and the names of persons to whom such waste is transferred. The register shall be made available for inspection by the planning authority at all reasonable times.	In the interest of orderly development.
38	In the event of any spillage of polluting matter on site whether accidental or otherwise, the developer shall notify the planning authority immediately.	In the interest of orderly development.
39	An Environmental Management system shall be put in place within 6 months from the date of grant of this permission and shall be made available to the planning authority on request whether requested in writing or by a member of staff of the planning authority at the site.	In the interest of orderly development.
40	The applicant shall put in place a programme to ensure that members of the public can obtain information concerning all emissions from this activity. The programme shall be agreed with the Planning Authority and in place within 3 months from the date of grant of this permission.	In the interest of orderly development.
41	The applicant shall record all complaints received relating to site operations. The record shall contain the name of the complainant, nature, time and date and a summary of the company's investigation and response including the name of the person who investigated the complaint and their relationship to the developer or operator of the site. All records of complaints shall be made available to the planning authority on request whether requested in writing or by a member of staff of the planning authority at the site.	In the interest of orderly development.
42	The applicant shall ensure that a	In the interest of orderly development.

	<p>responsible and suitably qualified person is available on the site at all times during which emissions to the environment are occurring. A designated member of the company's staff shall interface with the Planning Authority or member of the public in the event of complaints or queries in relation to environmental emissions. Details of the name and contact details and the relationship to the operator of this person shall be available at all times to the planning authority on request whether requested in writing or by a member of staff of the planning authority at the site. There shall also be available for inspection by the planning authority at the site the full name and address of who the operator of the site is, who is the occupier of the site and the full name and contact details of any other person or persons who are carrying out activities on the site.</p>	
43	<p>All results of monitoring required by this permission shall be submitted to the Planning Authority within one calendar month, or as specified by the Planning Authority. The format for presentation of the results shall be agreed with the Planning Authority. Alternative reporting arrangements may be agreed with the Planning Authority.</p>	<p>In the interest of orderly development.</p>
44	<p>The operator of the site shall keep records of all monitoring carried out and shall retain such records for a minimum period of five years. These records shall state clearly the full name and address of the occupier, the full name and address of the owner of the site, a full list of activities being carried out on the site and who is responsible for each activity. These records shall also have details of any other person or persons carrying out activity on the site and who is responsible for complying with the permission in relation to all activities. These records shall be available for inspection by authorised personnel representing any statutory body involved in pollution control at all reasonable times. Any non-compliance with the terms of the permission shall be high-lighted and the reason why this occurred shall also be outlined.</p>	<p>In the interest of orderly development.</p>
45	<p>Before March 1st of each calendar year, the applicant shall submit a summary report of all monitoring carried out in the previous year. This report shall evaluate the operation of the facilities available on-site in the light of the results achieved in the previous year. The report shall also outline the intentions of the applicant with regard to the upgrading of treatment</p>	<p>In the interest of orderly development.</p>

	<p>methods or operations shall these results not fully comply with the terms of this permission. All monthly and annual reports shall be certified accurate and representative by the Plant Manager or other senior officer designated by him. Provision shall be made for the transfer of atmospheric monitoring data and related information to the Planning Authority's computer system, on request.</p>	
46	<p>An annual survey for breeding Sand Martin shall be carried out within the quarry site by an experienced ornithologist. Survey reports shall be submitted to the Planning Authority. Restrictions on quarrying activity around breeding colonies of these species may be required in any given year shall this species be found to be utilising parts of the quarry. These shall be agreed between all parties as required.</p>	<p>To limit the impact of the development on the amenities of the area and to ensure appropriate restoration of the site to a beneficial use.</p>
47	<p>All mitigation measures relating to protection of habitats of ecological value cited in the Further Information report submitted to the Heritage Unit on 28/06/2007 shall be implemented.</p>	<p>To limit the impact of the development on the amenities of the area and to ensure appropriate restoration of the site to a beneficial use.</p>
48	<p>All restoration measures and habitat management measures cited in the Further Information Report submitted to the Heritage Unit on 28/06/2007 shall be implemented. Hedgerows and mature trees shall be removed from the site outside the breeding/growing season from 31st August-1st March. Management of existing habitats and implementation of the restoration plan shall be planned, supervised and monitored by an ecologist. Where possible old field hedgerow boundaries shall be re-instated.</p>	<p>To limit the impact of the development on the amenities of the area and to ensure appropriate restoration of the site to a beneficial use.</p>
49	<p>The site will be surveyed by an ecologist every five years during the operational period of the quarry, and five years after the quarry has ceased to operate, to review success of habitat management and restoration measures to be implemented. Reports shall be submitted to the Planning Authority in relation to same.</p>	<p>To limit the impact of the development on the amenities of the area and to ensure appropriate restoration of the site to a beneficial use.</p>
50	<p>Surface water shall not be permitted to flow onto the public road</p>	<p>To prevent the flooding of the public road.</p>
51	<p>The treatment system to be used on site shall not have a higher BOD value higher than 20mg/litre and suspended solids value higher than 30 mg/litre before discharge to the percolation area.</p>	<p>In the interest of orderly development.</p>
52	<p>Within 3 months of the date of this order, the operator shall lodge with the planning authority a bond of an insurance company, a cash deposit, or other security to secure the provision and satisfactory completion</p>	<p>To ensure satisfactory completion of the development.</p>

<p>and restoration of the site, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory reinstatement of the site.</p> <p>The security to be lodged shall be as follows:-</p> <ul style="list-style-type: none">an approved insurance company bond in the sum of €250,000 ora cash sum of €250,000 to be applied by the planning authority at its absolute discretion if such reinstatement is not carried out to its satisfaction, ora letter of guarantee by any body approved by the planning authority for the purpose in respect of the development in accordance with the guarantee scheme agreed with the planning authority and such lodgement in any case has been acknowledged in writing by the planning authority.	
---	--

*For inspection purposes only.
Consent of copyright owner required for any other use.*