

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

Reference No. in Planning Register **18/05155**

Roadstone Limited,
C/o J Sheils,
Planning & Environmental Ltd.,
31 Athlumney Castle,
Navan, Co. Meath.

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 **22/11/2018** decided to **GRANT Permission** for the development of land namely:

Development consists of restoration of part (c. 6.7 ha) of existing quarry (QR19 06/11798 & PL04.225332) by importation of up to 300,000 tonnes per annum of inert soil and stones and river dredging spoil (EWC 17-05-04 and 17-05-06). The proposed soil recovery facility will utilise the permitted quarry infrastructure including internal roads, site office, welfare facilities and other ancillaries to complete the works. Access to the site will be from the permitted main entrance on the N22 National Primary Road. A wheel wash and weighbridge will be provided as part of the proposed development and the existing workshop will be utilised as a quarantine area. A hard-stand with drainage to oil interceptor will also be provided as a designated refuelling area. The total application area including the site infrastructure covers 7.9 ha of lands. The development will be subject to the requirements of the waste management licence. An Environmental Impact Assessment Report (EIAR) will be submitted to the Planning Authority with the application.

At: Garryhesta Pit, Knockanemore, Ovens, Co. Cork
In accordance with the plans and particulars submitted by the applicant
On: 08/05/2018, as amended on 23/05/2018 and 28/09/2018

And subject to the conditions (27no.) 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



Pio Treacy
Administrative Officer
Date: 22/11/2018

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. 18/05155

Having regard to the development plan objectives for the area and the pattern of development in this rural 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 proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 8/5/18, 23/5/18 & 28/09/18 save where amended by the terms and conditions herein.	In the interests of clarity.
2	Sight distance of 120m to the West and 120m to the East shall be provided from centre point of entrance 3m back from public road edge. Sightlines are to be measured to the nearside road edge in both directions of the entrance. No vegetation or structure shall exceed 1m in height within the sight distance triangle.	To provide proper sight distance for emerging traffic in the interests of road safety.
3	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.
4	Any utility poles currently within the roadside boundary set back required by other conditions of this schedule shall be repositioned behind the new boundary, and any surface chambers or manholes within it shall be repositioned in a location or at a level to be agreed with in writing Planning Authority. The applicant shall be responsible for the costs of relocating these facilities, for notifying the relevant statutory undertakers, for obtaining any necessary licenses, and for notifying the Planning Authority of the revised locations of such utilities, prior to commencement of development, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing.	To protect existing utility infrastructure.
5	Surface water shall be disposed of within the site by means of soakaways and shall not be allowed to flow onto public road.	To prevent the flooding of the public road.
6	Existing roadside drainage arrangements shall be preserved to the satisfaction of the Planning Authority.	To preserve proper roadside drainage and to prevent the flooding of the public road.
7	Existing road drainage shall not be obstructed and any the new entrance shall be designed and constructed to ensure the uninterrupted flow of road surface run-off.	To maintain proper roadside drainage and to prevent the flooding of the public road.
8	Existing inlets or drains taking surface water from the public road into the site shall be preserved and maintained.	To prevent flooding of the public road.
9	A drainage grating, along with a discharge pipe to a soakaway located within the site, shall be installed at the entrance to the site to the satisfaction of the Planning Authority.	To prevent flooding of the public road.
10	Prior to the commencement of development, detailed biodiversity restoration proposals shall be submitted to	In the interests of ensuring appropriate restoration of the site.

	<p>the planning authority. These proposals shall include details of habitat creation/ enhancement measures to be implemented at the site, including management of grass margins, conservation of solitary bees, coppicing and planting of native trees and hedgerows and establishment of species rich hay meadow. The plan shall include a map, identifying the areas to be restored/enhanced for biodiversity, shall include details of proposed timing of implementation of the plan, as well as details of management and oversight of implementation by an ecologist. The plan shall be agreed in advance of the commencement of restoration proposals.</p>	
11	<p>In order to prevent damage to habitats of biodiversity value on the margins of this site, a temporary line of fencing shall be erected around the immediate footprint of the development site. This shall include for the protection of a minimum of a 5m buffer between the works area and the watercourse to the south of this site. The fence shall be installed before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within areas of natural value outside the works site in accordance with this condition, and the ground levels within this area shall not be altered, nor shall any excavations be made.</p>	<p>To prevent damage to the Special Area of Conservation.</p>
12	<p>Ground clearance works within the site shall take place outside the bird breeding season (1 March to 31 August).</p>	<p>To minimise potential for works to cause disturbance to breeding birds.</p>
13	<p>There shall be no interference with bridging, draining or culverting of any watercourse, its banks or bankside vegetation to facilitate this development, without the prior approval of Inland Fisheries Ireland.</p>	<p>To protect natural heritage.</p>
14	<p>The Environmental Management System for the site shall include a complaints record. The applicant shall record all complaints received relating to site operations of the proposed development. 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 Local Authority on request whether</p>	<p>To provide for information on the nature of complaints received and the company's investigation and response.</p>

	requested in writing or by a member of staff of the Local Authority at the site.	
15	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.	
16	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.	To prevent water pollution.
17	The developer / operator of the site shall ensure that all waste leaving the site shall be transported only by permit holders/waste collectors/carriers authorised in accordance with the Waste Management Act, 1996 and Waste Management (Collection Permit) Regulations 2007 as amended or else persons exempted from holding waste collection permits.	To prevent illegal dumping of waste.
18	The applicant / developer / operator of the site shall ensure that soiled water containment measures are put in place during the course of the activity to ensure that soiled water runoff from the site shall not enter into any watercourse.	To safeguard the amenities of the area and prevent water pollution.
19	The developer / operator of the site shall take measures to ensure that the site development activities do not give rise to dust, mud, dirt, litter or debris carried onto or deposited on the public road or footpath, and shall be responsible for the immediate removal from the public road or footpath, of any dust, mud, dirt, litter or debris caused by the construction works. The operator of the site shall ensure that dust deposition arising out of the demolition and construction activities on site shall not exceed 350 mg/m ² /day at the	In the interests of the maintaining the amenities of the area ,traffic safety and prevent air pollution.

	<p>site boundary averaged over 30 days. Results shall be submitted to the Planning Authority on a monthly basis from the commencement of activities until work is completed to the satisfaction of the Planning Authority.</p> <p>The applicant / developer / operator of the site shall take adequate steps to prevent dust generation in dry weather periods. The applicant / developer / operator of the site shall spray the current working area with clean water to minimise dust generation. The access road to the site shall also be sprayed during dry weather.</p>	
20	The developer / operator shall ensure that all hazardous waste arisings from the proposed development shall be disposed of in a manner agreed by the Planning Authority and shall not be presented for refuse collection or for disposal at any landfill site.	To safeguard the amenities of the area and prevent water pollution.
21	The operator of the site shall ensure that all liquids and hydrocarbons stored on site during demolition and construction phases shall be stored in a waterproof bunded area of sufficient volume to hold 110% of the volume of the largest tank within the bund. All valves on the tanks shall be contained within the bunded area. All operations involving the loading and unloading of hydrocarbon products shall take place in this bunded area in such a manner as to avoid any pollution of waters. The bunded area shall be fitted with a locking valve which shall be opened only to discharge to a sump prior to collection for treatment off site. The operator shall provide and maintain at the facility a spill kit to deal with spillages of oils, fuels and acids.	To prevent water pollution.
22	The operator of the site shall ensure that all site surface water draining from car parking/offloading areas or any site surface water contaminated with hydrocarbons shall discharge via a grit trap and appropriate interceptor before discharging to any surface water body(stream, river or lake). An inspection chamber with a sump shall be constructed between the interceptor and the surface water drain. The sump shall be of a minimum size of 500mm square and 400mm deep. The interceptor and sump shall be installed and operated to the satisfaction of the Planning Authority. The applicant shall undertake an inspection of the interceptor traps monthly and shall maintain a register of the outcome of such	To ensure an appropriate contaminated wastewater monitoring regime is in place and prevent pollution of water sources and resources.

	inspections. The register shall be made available for inspection by the planning authority at all reasonable times.	
23	<p>The applicant / developer / operator shall provide a buffer zone of 5m between the area of infilling and hedgerows/ mature trees, watercourses unless otherwise agreed in writing with the Local Authority.</p> <p>The applicant / developer / operator shall erect temporary fence(s), for the lifetime of the planning, to ensure that all buffer zone(s) are/is maintained unless otherwise agreed in writing with the Local Authority. No material is to be deposited within this area. The fence(s) shall be erected prior to the commencement of any works on the site.</p>	To safeguard the amenities of the area and control water pollution.
24	<p>Noise levels emanating from the proposed development when measured at the boundary of the nearest noise sensitive locations which require protection from disturbance, shall not exceed 55 dBa (30 minute Leq) between 08.00 hours and 20.00 hours Mondays to Saturdays 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 should 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>	To safeguard the amenities of the area and control noise emissions from the development.
25	The applicant / developer / operator of the site shall undertake a noise monitoring survey if so directed by the Local Authority. The survey and the monitoring sites used, shall be agreed with the Local Authority in advance. The results of the survey shall be submitted to the Local Authority within one month of completion of the survey.	To safeguard the amenities of the area and provide for noise monitoring.
26	If so requested by the Local Authority, the applicant / developer / operator of the site shall, at their own expense, carry out such further investigations and monitoring of the facility as required by the Local Authority. The scope, detail and programme, including report structure and	To safeguard the amenities of the area.

	<p>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>	
27	<p>The applicant / developer / operator of the site shall take adequate steps to control and eliminate the growth and spread of non-native invasive species such as Japanese Knotweed plants. The applicant / developer / operator of the site shall use best available techniques to rid the site of non-native invasive species such as Japanese Knotweed plants should they occur. The applicant / developer / operator of the site shall refer to http://www.invasivespeciesireland.com for good practice guidelines regarding this matter.</p>	<p>To safeguard the amenities of the area.</p>

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