

PLANNER'S REPORT
PRIMARY

APPLICATION NO.	19/04719
APPLICANT	Roadstone Ltd
DESCRIPTION	The development will consist of a waste soils recovery facility for the importation of approx. 1.4Mm3 of inert soil and stones material to fill quarry voids; final restoration and landscaping to revert the site to agricultural use; provision of internal access track linking Midleton Quarry with adjacent permitted Coppingerstown Quarry; ancillary services such as installation of a weighbridge, weighbridge office incorporating welfare facilities, wheelwash, inspection shed/quarantine area with skips; associated site development works; access to site via existing vehicular access points; all on a site of approximately 15.7ha. An Environmental Impact Assessment Report will be submitted to the Planning Authority with the application. This development comprises an activity which will require a Waste License from the EPA.
LOCATION	Midleton Quarry Castleredmond, Carrigshane and Coppingerstown Midleton Co. Cork
DECISION DUE DATE	20/05/2019

1. Site Notice and Date of Inspection

I inspected the site on 25/4/2019. On inspections the site notices (yellow) were in place and legible

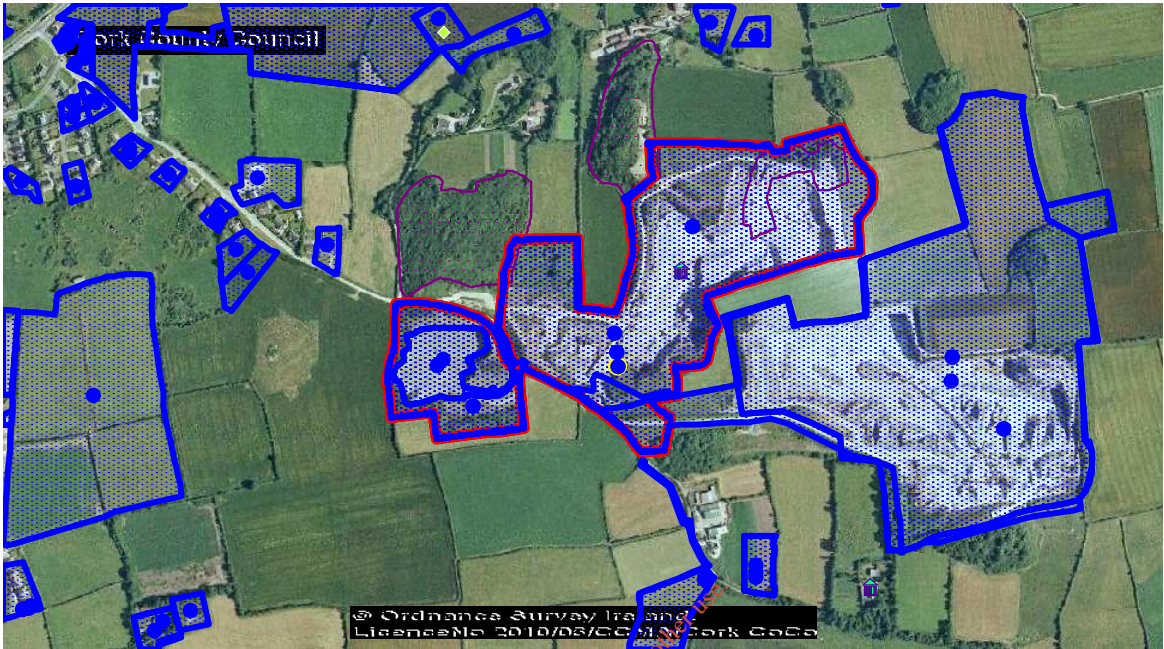


2. Site Description

The site is located in the townland of Carrigshane and Coppingerstown, approx half a kilometre to the southeast of the Midleton town boundary. The quarry is located in a rural area within the Cork Metropolitan greenbelt. The site is accessed via a narrow local road, known as the “Rocky Road”. The junction with the N25 national Primary route is approx. 600 metres to the northwest of the site. There is a quarry on the adjoining site to the South which is also operated by Roadstone and connected to the subject quarry from an overall operation perspective. This quarry area is currently subject to an application to continue quarrying (18/7131)- decision pending. The subject site is referred to as the “Midleton Quarry” with the adjoining site operation referred to as “Coppingerstown Quarry”

The predominant land use in the area is agricultural but there are one off houses sporadically located along the public road leading to the quarry entrance. The landscape is generally undulating with limestone outcropping.

3. History



On the overall site

Please note extraction began on this site pre-1963. The quarry was subsequently registered under S261 of the Act. As the site was greater than 5ha, it was necessary to prepare an application and accompany same with an EIS.

Pl Ref No. 06/10088- Subsequent to the registration process, permission was granted to John A Woods Ltd for Continuation of quarrying activities to include, processing of aggregates, landscaping, restoration and associated works. This permission was upheld on appeal to ABPP 04.224250

August 2012

Section 261A of the Planning & Development Act 2000 – The Planning Authority was required to carry out an assessment under S261A of the Planning & Development Act, 2000 for the purposes of regulating existing quarries which should have been but were not subject to Environmental Impact Assessment under the EU Environmental Impact Assessment Directive and Appropriate Assessment in accordance with the Habitats Directive. CYQYY 25 (S261A). No determination is required under S(2)(a) of S261(A) of the Act.

On the SW section of the overall site

PL Ref No. 17/4608- Permission sought by Roadstone Ltd for Establishment of and operation of an inert soil and stone waste recovery facility. The proposed development provides for the importation and re-use of naturally occurring inert soil and stone to partially backfill and restore a worked out quarry void on a 3.2 hectare site. It includes provision for temporary infrastructure including a site office, concrete slab for refuelling and a waste inspection/quarantine shed. This application was withdrawn following a request for further information.

Adjacent Site to South

PI Ref No. 18/7131- Continuation of quarrying activities at the authorised Coppingerstown Rock Quarry (Ref: 14/4146). The proposed development will authorise the continuation of extraction and processing of rock at the c.20.98HA quarry along with ancillary work including landscaping and rehabilitation of the quarry. The proposed development seeks authorisation for a welfare type office along with modifications to the site entrance, to include a new internal road, internal roundabout, weighbridge and wheel wash, along with ancillary drainage works. The application will be accompanied by an Environmental Impact Assessment Report (EIAR). The decision on this application is still pending

4. Proposed Development (including supporting material)

The development will consist of a waste soils recovery facility for the importation of approx. 1.4Mm³ of inert soil and stones material to fill quarry voids; final restoration and landscaping to revert the site to agricultural use; provision of internal access track linking Middleton Quarry with adjacent permitted Coppingerstown Quarry; ancillary services such as installation of a weighbridge, weighbridge office incorporating welfare facilities, wheelwash, inspection shed/quarantine area with skips; associated site development works; access to site via existing vehicular access points; all on a site of approximately 15.7ha. An Environmental Impact Assessment Report will be submitted to the Planning Authority with the application. This development comprises an activity which will require a Waste License from the EPA.

5. Pre-Planning

N/A

6. AA Checklist Option

7. EIAR
An EIAR has been submitted with this application.

8. Policy Context

Waste Framework Directive 2008 (2008/98/EC)

The WFD provides the overall structure for an effective and safe waste management regime in Europe and was transposed into Irish law in 2011. The Directive describes the basic concepts and definitions related to waste management, such as the definition of waste, recycling and recovery. The Directive requires Member States to adopt waste management plans and waste prevention programmes.

The Southern Region Waste Management Plan (2015-2021)

Is the framework for the prevention and management of wastes in a safe and sustainable manner.

This provides that the Region will implement EU and national waste and environmental policy, legislation, guidance and codes of practice to improve management of material resources and wastes.

County Development Plan 2014

Section 6.12

This section recognises the importance of the extractive industries to economic development in Ireland, however, the operation of quarries can give rise to land use and environmental issues which must be mitigated and controlled through the planning system (S6.12 of the CDP). This section also recognises that the nature of the extractive industry is required to be developed where the resource occurs

RCI 5-6

Recognise the requirements of long established commercial or institutional uses located entirely within the greenbelt which may make proposals for expansion/ intensification of existing uses. Such expansion proposals of an appropriate scale would only be considered in special circumstances, having regard to the overall function and open character of the greenbelt and where

development would be in accordance with proper planning and sustainable development considerations

Policy Objective G I 6-1 (landscape) states;

- (a) "Protect the visual and scenic amenities of County Cork built and natural environment..."

The site is located within a "high value landscape" as set out under Ch 13 of the CDP 2014. This landscape is also "highly sensitive" having regard to the table set out in appendix E of said plan.

9. Internal Consultants

Area engineer has reported- no objection to the proposal

10. External Consultants

EPA - it is noted that the development proposed may require a license, in accordance with the Waste Management Act. It is noted that the agency has not yet received an application for a license.

Inland Fisheries Ireland - suggest a number of conditions which should be attached in the event of a grant of planning permission.

Irish Water- no objection to the proposal

HSE- has commented on specific elements of the EIAR,

11. Public Submissions

One public submission has been received

A McCarthy

- Hours of Operation- works commence occasionally at 6.30am
- Excessive speed/ actions of the HGV drivers
- Bias of noise survey
- Monitoring of HGV movements?
- Right turning movements on N25 causing delays

12. Public Representative Submissions

None received

13. Assessment and Conclusion

The development will consist of a waste soils recovery facility for the importation of approx. 1.4Mm³ of inert soil and stones material to fill quarry voids; final restoration and landscaping to revert the site to agricultural use; provision of internal access track linking Midleton Quarry with adjacent permitted Coppingerstown Quarry; ancillary services such as installation of a weighbridge, weighbridge office incorporating welfare facilities, wheelwash, inspection shed/quarantine area with skips; associated site development works; access to site via existing vehicular access points; all on a site of approximately 15.7ha. An Environmental Impact Assessment Report will be submitted to the Planning Authority with the application. This development comprises an activity which will require a Waste License from the EPA.

The application is accompanied by an EIAR, which has been prepared by RPS consultants. A non technical summary of the EIAR is also included.

Principle of Development

At present there is no national policy for soil recovery facilities. The EPA has prepared a Draft Guidance Document (Dec. 2017) for licensed Soil Recovery facilities which addresses their licence requirement for Waste Acceptance Criteria (WAC). Public submissions were accepted until 16th March 2018 however I understand the final guidelines are not expected until late 2019. The Draft Guidelines mainly address waste acceptance criteria for backfill material and the development of soil trigger levels.

The subject site is located within and adjacent an existing long-established quarry site. It is known that there is a shortage of suitable and/or authorised sites in Cork to take waste soil from existing and future development sites. The proposal represents a beneficial reuse of such material. Given the long established permitted use of the site and the nature of the proposal i.e. restoration of the site, it is considered that the development is acceptable in principle subject to normal proper planning considerations. The infilling of this land will also lead to its ultimate restoration.

General Overview of the Proposal

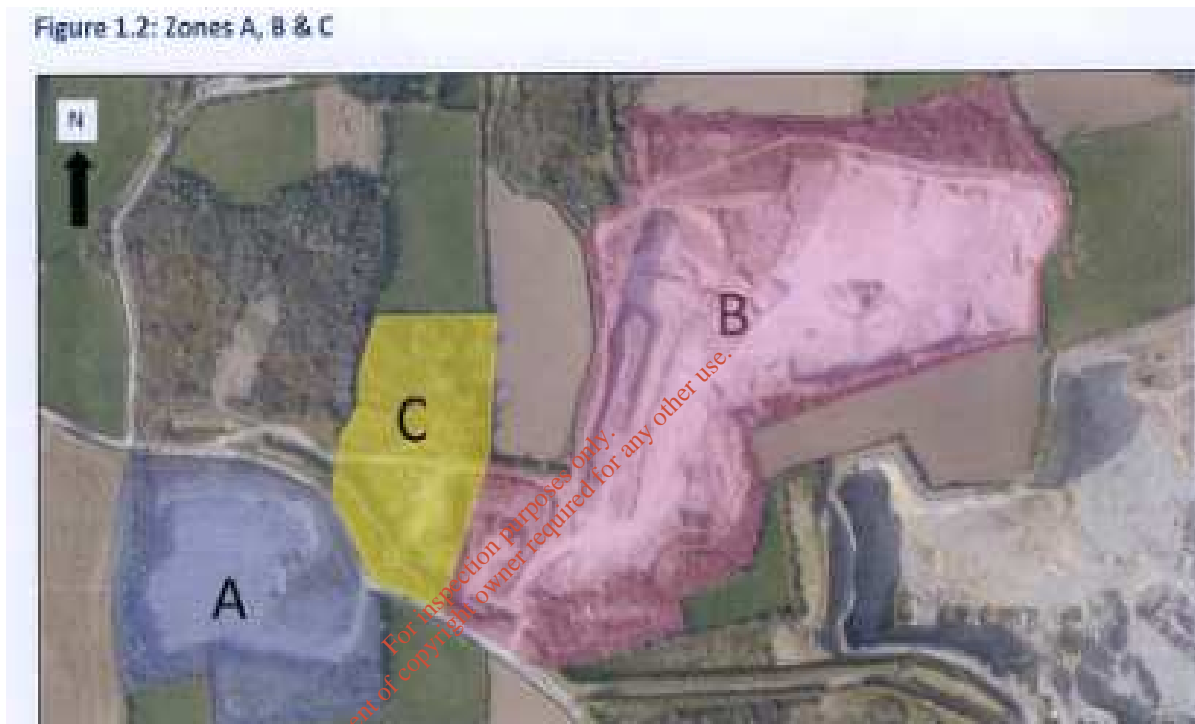
At the outset please note that the applicant is requesting an 18 year permission (15 years of importation, 3 years of monitoring) to carry out the proposed development.

The site comprises an existing operational quarry of 15.7 which is nearing exhaustion. I understand that quarrying has been taking place on this site

prior to 1963. The 2006 application which formerly regularised this process included a condition relating to restoration (condition no. 43 of 04.224250). The applicant is now proposing to restore the quarry via an alternative means- infilling of the voids created and returning the lands to agricultural use.

For ease of understanding, the application has been divided the lands into "zones" with the activity within each zone set out as follows:

Figure 1.2: Zones A, B & C



Zone A (3.2ha) - located to the SW of the overall site. Extraction within this zone is effectively exhausted. The depth to quarry floor within this zone is 15m (i.e the quarry floor is at 22mOD relative to original levels varying between 30-37mOD

Permission was previously sought to "infill" this land under 17/4608 however this application was ultimately withdrawn following a RFI. Under review, applicant indicated that a more comprehensive solution was more appropriate- hence the current proposal

Zone B- This area is still an active quarry. Limestone extraction is still underway but nearing completion. This area has a quarry floor at approx 9mOD (above the watertable as per the governing grant of permission ABP 04.224250

Zone C- Extraction is yet to be completed at zone C. This area is used for general circulation/ storage. Blasting, processing, crushing and screening also

occur within this zone. When completed, the quarry floor is expected to also be 9m OD

Material proposed be imported comprise inert soil/ stones. Approx 1.4m³ or 2.25M tonnes of material is envisaged to be imported. It is estimated that the annual intake rate will be 300, 000 tonnes. It is stated that this is less than the combined permitted extraction rates of 500,000 tonnes (from both the Middleton quarry and the Coppingerstown quarry)

Phasing

In terms of phasing, it is proposed to commence importation of fill material in zone A (capacity approx 100,000 tonnes). It is proposed to infill material to broadly tie into surrounding contours, subsoils and topsoils. Once extraction is completed in zone B, infilling will continue to this area. This zone has the largest capacity (1.1m approx). Finally infilling will move to zone C. Landscaping will occur once this area has been completed

Access/ Traffic

The two existing quarries are currently permitted 172 daily HGV movements (86 trucks in each direction). Applicant states that it is proposed to maintain this status quo and to not increase these permitted levels. There is an opportunity here to double up on uses i.e trucks used for infilling can then move onto the working quarry to be filled with resource

Cultural Heritage

There is a SMR record attached to the subject site (CO-0076-066 Ringfort) however the record states that in 1991 there was no visible trace of the structure. There are 4 further entries within 500m of the subject site. The closest protected structure (lake view house) is c. 1km to the West

Landscape and visual context

The site falls within a designated "high value landscape" as set out under the current CDP

Scenic route S51 (Middleton to Whitegate) runs approx 1km to the West of the site.

Other Issues

The nearest 3rd party residence to this site is approx 100m to the NW of zone

A

No watercourses traverse the site. The nearest stream (Ballinacura) is approx 500m to the South

There is a pNHA on vegetated land to the North and West of zones A and B. There is also a pNHA in the NE section of zone B however this area has been excavated

Natura 2000 sites are approx 1.1km to the West (Cork Harbour SPA and Great Island Channel SAC). Ballinacurra stream would provide a direct hydrogeological link

Operationally the internal road will now link the quarry to the adjacent quarry lands- "Coppingerstown quarry" also operated by Roadstone. The weighbridge, wheelwash, car parking and associated area will be located in the SE of zone B adjacent this link track. This provided efficiencies in use of infrastructure across both quarries. The applicant details that welfare facilities will be available in this location

Environmental Impact Assessment Report

Section 171 A of the Planning and Development Act 2000 (as amended) defines 'environmental impact assessment' as a process of the preparation of an environmental impact assessment report by the applicant in accordance with the Act and regulations and the examination by the planning authority of the information contained in the environmental impact assessment report. Following this assessment, a *reasoned conclusion* must be made by the planning authority on the significant effects on the environment of the proposed development.

Specifically, the Planning Authority must identify, describe and assess the direct and indirect significant effects of the proposed development on the following:

- (I) population and human health;
- (II) biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive;
- (III) land, soil, water, air and climate;
- (IV) material assets, cultural heritage and the landscape;
- (V) the interaction between the factors mentioned in clauses (I) to (IV), and

As regards the factors mentioned in above, such examination, analysis and evaluation of the expected direct and indirect significant effects on the environment must be derived from the vulnerability of the proposed development to risks of major accidents or disasters, or both major accidents and disasters, that are relevant to that development.

The Department of Housing, Planning and Local Government issued Guidelines for Planning authorities on Carrying out an Environmental Impact Assessment (Aug 2018). The information to be provided by the developer must, at least, address the matters detailed in Article 5(1)(a) to (f) of the Directive. This includes a description of the project, a description of the likely significant effects on the environment, a description of the features of the project and/or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment; a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment and a non-technical summary of the information presented.

It is a requirement of the 2014 Directive that a 'baseline scenario' must be included in the EIAR. In addition, it is a requirement that the EIAR must be prepared by competent experts.

The EIAR Structure is as follows;

- Non technical summary
- Legislative requirements
- Main Environmental assessment
- Appendices - map details, odour assessments, noise assessments photo records.

As is required under Article 3(1) of the amending Directive, the EIAR describes and assesses the direct and indirect significant effects of the project on the required environmental factors. It also considers the interaction between the factors. Article 3(2) includes a requirement that the expected effects derived from the vulnerability of the project to major accidents and/or disasters that are relevant to the project concerned are considered. This is addressed throughout the EIAR.

This EIA has had regard to the application documentation, including the EIAR and the planning assessment completed above.

Competent Experts

Section 172 (1B)) of the Planning and Development Act as amended requires that the EIAR is “prepared by experts with the competence to ensure its completeness and quality”. This EIAR was prepared by RPS consultants. *The bona fides of the qualifications of those involved in its preparation, as set out in Section 1.5 of the EIAR, are deemed acceptable.*

Reasonable Alternatives.

As per the amendment to Schedule 6 of the Regulations, the EIAR is required to provide a description of reasonable alternatives. Chapter 4 of the EIAR addresses the alternatives considered. Having regard to the existing quarry, the existing permission on same and the land reserves available to the applicant, the maximisation of the resource available at this location has been identified as the most suitable option. There is a practical logic to the restoration of this quarry via infilling as proposed.

Environmental Impact Assessment

The Guidelines issues by the Department of Housing, Planning and local Government require the assessment by the Planning Authority (the competent Authority in this case) to identify, describe and assess the direct and indirect effects of the proposed project on the following environmental factors,

- Population and human health
- Biodiversity, with particular attention to species and habitats protected under the Habitats and Birds Directives
- Land, soil, water, air and climate
- Material assets, cultural heritage and the landscape
- The interaction between the factors referred to in points (a) to (d).

An EIAR has been submitted with the proposal. The main report comprises 14 chapters under the following headings

- 1- Introduction
- 2- Project Description and the need for the Proposed Development
- 3- Planning and Waste Policy
- 4- Consideration of alternatives
- 5- Population and Human Health
- 6- Material Assets
- 7- Traffic and Transport

- 8- Noise
- 9- Air Quality and Climate
- 10- Soils, Geology and land Use
- 11- Hydrology, Hydrogeology and Flood Risk
- 12- Biodiversity
- 13- Landscape and Visual Impact
- 14- Cultural Heritage
- 15- Interaction of Impacts and Summary of Mitigation

Chapters 1-4 of the EIS provide a project overview, need for the proposal, and consideration of alternatives. The main components main project have been set out in the “general overview” earlier in this assessment. The “need” for the proposal is somewhat implicit in terms of the level of construction currently ongoing, as well as the national and indeed local policy which emphasises the importance of the extractive industry. The issue of “alternative” sites has also been discussed earlier in this assessment

Identification of the likely significant direct and indirect effects of the project on the environment

Please note that this section has been compiled in accordance with reports received from internal reporting officers.

Chapter 5- Population and Human Health

Identification of the likely significant direct and indirect effects of the project on the environment

The main impacts arising from the proposed development on Population/ Human health are increase in employment for the duration of the proposal. The Middleton quarry is due to be exhausted in approx. 3 years time thus the restoration proposals will continue employment for the duration of the project (approx 18 years)

The other outstanding impact relates to impacts on residential amenity given the extension in activity proposed on this site. The specific impacts of these issues (i.e. noise, traffic etc) are addressed elsewhere in the EIAR

There is potential for contaminated material to be deposited on the site and thus enter the aquifer. Applicant posits that this is low risk given waste acceptance protocols in place

The post restoration phase will return a benefit to the community insofar as land is restored to agricultural use

Assessment of Impacts

Section 5.6 of the EIAR outlines the mitigation measures that have been put in place. These are elaborated in more detail in further chapters which relate to specific issues (i.e. traffic, noise etc). These issues are dealt with as per each chapter heading

In terms of the more general frame of this chapter heading, subject to application of relevant mitigation, no significant impacts are expected to arise

Chapter 6- Material Assets

Identification of the likely significant direct and indirect effects of the project on the environment

Impacts on properties is dealt with under separate chapter headings

Section 6.4.1 of the EIAR indicates that the need to balance the overall traffic movements (172 movements each day), may result in a slower extraction rate for the quarry however it will not impede the overall removal of the resource

The duration of the new permission (18 years) will result in additional wear on the roadway network than may have otherwise been the case

The restoration work will impede access to any remaining resource however this impact is considered negligible

Assessment of Impacts

In the main, save for road and 3rd party properties (dealt with under separate section) no significant on material assets have been identified.

Chapter 7- Traffic and Transport

Please note this section has been reviewed by the area engineer

Identification of the likely significant direct and indirect effects of the project on the environment

The two main roads impacted by this development are the L-3626 local access road (Rocky Road) and the N25 National Road.

Section 7.4.3 of the EIAR indicates that based on the levels of infilling envisaged, 56 trucks daily will arrive on site (112 movements)

The existing quarries are permitted 172 daily truck movements daily (500,000 tonnes per annum however the current extraction rates are approx 50% of that allowance. Applicant proposed to dovetail the infilling proposal within these permitted limits

The proposed scenario is that based on cross utilisation of the truck movements, expected infilling will be completed in 8.4 years (based on trucks importing soil and then exporting stone). Under the worst case scenario prediction where this does not occur, this will last 15.3 years. This will obviously generate longer term impacts on the road network and existing road users/ residences

Assessment of Impacts

It was noted during the roads assessment of adjacent application (18/7131) that the Rocky road was upgraded in the past to accommodate the development of the Quarry at Coppingerstown/Midleton. I consider the applicant contributed to its upgrade.

The applicant proposes a haul route accessing the site from the N25 only. The development site is divided into 3 zones A, B & C. Access to A is via an existing entrance west of the L3626 while B & C are accessed from existing entrances East of the L3626. The applicant proposes to use the existing entrances and proposes to significantly cut back the vegetation and lower the boundary treatments on both sides of the access points to zones A to achieve 90m sight distance. The entrance is at the change over from the 50km/h zone, while the existing entrance to Zone B is in the 80km/h zone. Adequate sight distance at the existing entrances can be achieved. Traffic volumes on this section of road are low.

The road further to the south east beyond the main quarry entrance narrows significantly. Use of this as a haulage route would be completely unacceptable. The applicant proposes to use the route from the N25 to the north west for traffic outflow. This is acceptable. The applicant proposes to internally connect the Midleton Quarry to the Coppingerstown Quarry with a haul route. The applicant proposes a traffic inflow from the main quarry site but not via the narrow section of public road to the south east. This is satisfactory.

The applicant implies that there will be no increase per Say in traffic movements as the trucks currently return to the base after delivery of quarried stone, now they will return with Soil & stone to the proposed recovery site. The applicant details 172 daily truck movements (86 in each direction) on the L3626. It is proposed to maintain this number of HGV's as the status quo.

The applicant details measures to prevent mud being carried off site onto the public roads. This is acceptable but shall be monitored to the satisfaction of the planning authority.

The applicant proposes additional signage on the public road. This is satisfactory. A full operating traffic management plan shall be conditioned to be agreed with the local authority.

An observation submitted notes that hedge cutting along the applicants land ownership would assist with sight distance along the route. Maintenance of the roadside hedgerows on the entire landholding shall be monitored by the applicant to create improved forward visibility for all road users. Maintenance shall be undertaken in the hedge cutting season.

Please note the National Road design office reviewed the impact of the proposal on the N25 Turning movements during the assessment of 18/7131. The main conclusion was to avoid peak hour delivery's (to avoid queuing onto the N25). The proposal would require a full traffic management plan is to be agreed with the Planning Authority in this regard

Having regard to the residential nature of a section of the L3626 North West of the subject site towards the N25, the applicant shall be conditioned to provide a special contribution to the local authority for full the cost of the installation of 400m of footpath and the associated drainage works, See calculation below. A levy of 100% of the total cost shall be conditioned as the local authority would not be installing a footpath but only for the HGV movements in the area due to the proposed development. Calculation is as follows;

<i>Footpath Length</i>	= 400m
<i>Rate per Li. m</i>	=€100
<i>Footpath cost</i>	= €40,000
<i>Drainage</i>	=€10,000
<i>Total Cost</i>	=€50,000
<i>Levy 100%</i>	

Chapter 8- Noise

Identification of the likely significant direct and indirect effects of the project on the environment

Please note working hours are set out as 07-00-1800 Mon- Fri and 07-00 to 1400 Sat.

The most sensitive receptors to this development are the existing residences

The operational phase will generate the main noise impact i.e. importation of soil which will require track machines, dozers, rollers etc. It is posited that the machinery used and the nature of the work is not dissimilar to the permitted extraction development. On this basis no major new noise impacts are expected relative to existing

It is noted that the 4 noise monitoring stations were positioned in proximity to the NSR's. These have been set out under S 8.3.3 of the EIAR. These surveys have provided the baseline scenario

Please note that the governing extraction permission ABP 04.224250 including noise monitoring as a condition of permission. The results of same have been submitted.

Table 8.8 outlines noise levels at varying distances. These results indicate that anticipated noise levels operate within acceptable parameters

Assessment

The assessment undertaken has regard to the fact that traffic is not proposed to increase above permitted levels. Within this scenario, the cumulative noise impact is not expected to increase above 1dB. This increase is deemed to be largely imperceptible

Given the nature of the proposed use, no impacts in terms of vibration are expected

Chapter 9- Air Quality and Climate

Identification of the likely significant direct and indirect effects of the project on the environment

Dust and Traffic volumes expected to generate the main impacts in terms of air quality/ climate. Dust in particular could pose a risk when taken in conjunction with the existing quarry operations

Nearest 3rd party residence is approx 100m from the subject site area

It is stated that the existing quarry operations carry out dust monitoring at 7 different locations surrounding the subject site. These are shown on Figure 9.1. The highest concentration of dust is at monitoring station D4 (NE boundary of the subject site)- 347mg/m²/pd. It is stated that this is below the guidelines levels (350)

The duration of the project under the "worst case" scenario would prolong development to c. 15 years. This has potential to generate impacts on 3rd party residences

Assessment of Impacts

To mitigate the impact of dust, a dust mitigation plan has been proposed i.e cleaning of roads, wheel wash, using water spraying on dusty activities. The mitigation measures will reduce dust levels to acceptable levels. This is of course contingent on consistent monitoring being put in place

Chapter 10- Soils, Geology and land Use

Identification of the likely significant direct and indirect effects of the project on the environment

As the soil overburden has been mostly removed from the subject site area, the main impacts that could arise relate to the underlying geology through the operational phase

Assessment of Impacts

The applicant has indicated that no significant impacts to soil/ geology are expected provided proposed mitigation measures are implemented. Having regard to the permitted development on this site, this conclusion would appear reasonable

Assessment of Impacts

Chapter 11- Water Services and Hydrology

The HSE has commented on this section of the EIAR

Identification of the likely significant direct and indirect effects of the project on the environment

The floor levels of all the extraction areas within the quarry are above the water table. No dewatering mechanisms have been required. As such there are no discharges from the site

Inert soil/ stone are the constituents of the proposed infilling thus no toxins are expected. Potential threats to groundwater therefore are from operational sources, i.e. hydrocarbons, chemical spillage etc during construction.

Wastewater from the site (welfare facility) is collected via a licensed operator

No issues in terms of flood risk have been identified on the site

Section 11.5 of the EIAR states "groundwater and local wells are the primary receptors in respect of the proposed development. Based on the criteria in table 11.1, both receptors can be considered sensitive to impact. However, due to the inert nature of the proposed fill, significant impacts on groundwater are not anticipated

Section 11.6.1.3 Local well supplies state "*no direct mitigation is required in relation to inert fill and potential impact on the local wells*"

Assessment of Impacts

There is no evidence in the EIAR of the background baseline water quality monitoring of the 9 local wells that have been identified within 500m of the site. Without this baseline, it is difficult to determine the actual impact of the activities of the development on the local wells in the area

Potential for contamination of surface water does exist in the operational phase however the mitigation measures proposed under section 11.6 would appear to adequately address this concern.

Chapter 12- Biodiversity

Identification of the likely significant direct and indirect effects of the project on the environment

Assessment of Impacts

The co. ecologist has reviewed this element and has noted that the applicant was required under condition 43 of ABP (ref 04.224250) to prepare a proposal for the restoration/landscaping of the quarry site for agreement with the planning authority. That plan was to incorporate proposals for habitat creation taking account of the portion of the pNHA which had been quarried out by the time that the permission had been granted. The restoration plan as submitted makes no reference to same and does not propose any form of compliance with this outstanding condition. This matter will need to be addressed at this juncture.

Chapter 13-Landscape and Visual Impact

Identification of the likely significant direct and indirect effects of the project on the environment

The main impacts arising from this proposal relate to the infilling of the void areas remaining from the exhausted quarry. The exhausted quarry is the baseline scenario in this instance. The proposed works will not be readily visible until the restoration is nearing completion.

Assessment of Impacts

6 main viewpoints have been presented in the EIAR and impacts assessed accordingly. The results of these assessment indicate that all viewpoints will have a "minor to moderate" visual impact. Having considered the submission, these conclusions are deemed reasonable

The "do- nothing" scenario would result in a worked out quarry remaining at this location. The proposed work should help restore the land to something resembling its original condition.

The presence of a second quarry (the Coppingerstown Quarry) also impacts on the background context for the works proposed

The site will not be visible from the scenic route (S51) to the West (near Ballinacurra)

Overall, the section concludes that the restoration works will have a net beneficial impact to the wider area given the restoration of agricultural lands. Some mitigation measures have been proposed (including boundary vegetative planting) to assist in this regard.

Chapter 13-Cultural Heritage

Identification of the likely significant direct and indirect effects of the project on the environment

There is a SMR record attached to the subject site (CO-0076-066 Ringfort) however the record states that in 1991 there was no visible trace of the structure. There are 4 further entries within 500m of the subject site. The closest protected structure (lake view house) is c. 1km to the West

Assessment

The EIAR indicates that the proposed works will not result in any predicted impacts on known elements of cultural heritage during the operational and post remediation phases. The proposal does not result in any further excavations outside of the existing quarry footprint and therefore is not likely to result in any further disturbances. As a result no mitigation measures are required. Based on the detail provided, the history of the site and the nature of the proposal, this conclusion would appear reasonable. Please note that I have discussed this matter with the co. archaeologist (Mary Sleeman). The key issue relates to the fact that no further excavations/ disturbances are expected to occur outside of the existing quarry footprint

Interactions

The effects of the interactions between biodiversity, water soils and geology, air quality, noise and vibration, visual impact, and material assets, between biodiversity and water quality, hydrology, and soils, and between landscape and the natural environment and cultural heritage are implicit in the range of preceding issues listed.

Adequacy of the Environment Impact Statement

Article 94 and Schedule 6 of the Planning and Development Regulations 2001, as amended, sets out the information to be contained in an EIS and, in my opinion, the document accompanying the application technically accords with the said details with the subjects to be addressed set out therein. The applicant has been well prepared by competent personnel and presented in a clear unambiguous manner.

Appropriate Assessment

An AA screening document has been submitted by the applicant. In house screening documents also attached below

Please note no issues in relation to AA were noted during the S261A registration process (which reviewed the existing quarrying operation. Key to same rests with the fact that there is no direct hydrogeological pathways between the subject site and Natura 2000 sites (Cork Harbour SPA and Great Island Channel SAC located approx 1.1km to the West of the site)

On this basis and having regard to the planning history on the site, the screening documents as submitted and carried out, "significant impacts" on Natura 2000 sites can be ruled out

Conclusion

Overall, the subject application proposed to deal with the issue of quarry restoration by providing a waste recovery facility on these lands. The provision of such a facility will greatly assist the construction Industry while also allowing the restoration of the quarry voids to agricultural use. CCC has received a high level of applications for such facilities on greenfield sites in isolated rural locations where the road network is incapable of dealing with the level of HGV impact. This proposal is in a suitable location close to a national road as part of an existing quarry network which has been long established and operating satisfactorily. Providing the proposed use in such a location utilises the existing HGV movements for a dual purpose. In that regard, the proposal is a sensible option and appropriate land use. The impacts associated with the proposal primarily relate to the longevity of activity in this area and the negative externalities that arise on that basis. The longevity of activity is estimated at between 8 and 15 years (depending on scale/ speed of infilling). While this generates a prolonged nuisance for residences nearby, this impacts would appear to be capable of being appropriately mitigated by an operator. When complete, the land will be restored to agricultural use which will be of net benefit to the locality. Considered in that manner, the benefits outweigh the impacts.

Notwithstanding, there are some elements relating to biodiversity and hydrology that require additional consideration. **Further Information to address these issues is first recommended**

the submission of a more detailed restoration plan which would incorporate natural habitat creation measures to provide appropriate and proportionate mitigation for impacts of habitat loss which will arise as a result of the proposed removal of vegetation and sod and stone walls at the entrance point, and to provide for natural habitat creation proposals, to reflect the requirements of the ABP permission, and to provide mitigation for the habitat loss which was incurred when a portion of the Carrigshane pNHA was quarried out in the early 2000's. The plan should be prepared by a qualified and experienced ecologist, taking account of the original condition to planning (condition 43 of 04.224250).

There is no evidence in the EIAR of the background baseline water quality monitoring of the 9 local wells that have been identified within 500m of the site. Without this baseline, it is difficult to determine the actual impact of the activities of the development on the local wells in the area

Appropriate Assessment Screening

HABITATS DIRECTIVE SCREENING ASSESSMENT

Planning Application No:19/4719
 Development details in brief: Infilling of land
 Development location: Carrigshane, Midleton

Section 1: Project Information	
Development Information	
Distance of project from Natura 2000 Site	1.1km approx
Distance of project from watercourse	500m approx
List any ecological information which has been submitted	N/A
Brief description of the key components of the proposed development	
Section 2: Natura 2000 Site Data	

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PRIMARY

Site Name		Great Island Channel SAC Site Code 1058
Qualifying features of Natura 2000 sites	Habitats: Estuaries, Mudflats and sandflats not covered by seawater at low tide; Spartina swards (<i>Spartinion maritimae</i>); Atlantic salt meadows; (<i>Glauco-Puccinellietalia maritimae</i>).	
	Species: N/A	
Other Notable Features of the Natura 2000 site	This site overlaps with the Cork Harbour SPA (4030) and is an important site for overwintering birds. There is also a breeding population of Common Tern in the Harbour.	
Conservation Objectives	To maintain or restore the favourable conservation condition of the Annex I habitats: Mudflats and sandflats not covered by seawater at low tide; Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>).	
Section 3: General Impact Assessment <i>Consult with or refer file to ecology section is the answer to any of the following is yes.</i>		
Is the proposed project within the SAC?		No
Is the proposed project within 100m of the SAC?		No
Is the proposed project relating to a residential development (>5houses) within 500m of the SAC?		No
Does the proposed project involve excavation of previously undeveloped land within an area that has been identified to be at risk of flooding within the potential impact zone of the SAC?		No
Does the proposed project require the provision of an EIS where the development is within the potential impact zone of the SAC?		No
Does the proposed project involve the development or extension of buildings or other structures to be used for agricultural purposes within the potential impact zone of the SAC?		No
Does the proposed project involve a discharge from industrial sources to watercourses within the potential impact zone of the SAC?		No
Does the proposed project involve the quarrying or excavation of minerals within the potential impact zone of the SAC?		No
Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within the SAC?		No
Does the proposed project involve development in the intertidal or coastal zone within the potential impact zone of the SAC eg extensions or improvements to marine infrastructure (piers, slips, pontoons, marinas), or coastal protection works SAC?		No
Does the proposed project involve dredging of marine sediments within the potential impact zone of the SAC?		No
Does the proposed project increase the risk of spills or leaks of chemicals, hydrocarbons or any other leachate into any watercourse within the potential impact zone of the SAC, which has not been addressed in project drawings or by other information?		No

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Section 4: Assessment of Proposals for Treatment of Wastewater <i>In order to ensure that there will be no impact on water quality, the following must be certified.</i>	
For projects proposing connection to individual waste water treatment system. Does the waste water treatment system comply with EPA guidelines?	
For proposed projects connecting to public waste water treatment systems. Does the public system have the capacity to treat the proposed additional loading?	
Section 5: Screening Conclusion	
<i>Waste water treatment proposals are satisfactory, and no impacts have been identified arising from general impact assessment. Potential for significant impacts on the Great Island Channel SAC have been ruled out. No further action required.</i>	Agreed
<i>Potential impacts have been identified arising from general impact assessment as per section 3; or waste water treatment proposals do not comply with requirements as per section 4. Consult with or file to ecology section for further assessment.</i>	Consul- tation
	Referral
Comments or Notes	
Infilling of land proposal which will not impact on the water table. No surface water linkage to natura 2000 sites	
Section 6: Screening Completed By	Date
Enda Quinn, Executive Planner	17/5/2019

HABITATS DIRECTIVE SCREENING ASSESSMENT

Planning Application No: 19/4719

Development details in brief: Infilling of land

Development location: Carrigshane Middleton

Section 1: Project Information	
Pre-planning Query Ref	
Development Type	Permission
Distance of project from Natura 2000 Site	1.1km approx
Distance of project from watercourse	500m approx
Provide details of any ecological reports which have been submitted	N/A
Brief description of the key	Demolish old ruinous structure and replace with a new dwellinghouse, garage

PLANNER'S REPORT

PRIMARY

components of the proposed development	and septic tank system	
Section 2: Natura 2000 Site Data		
Site Name	Cork Harbour SPA Site Code 4030	
Qualifying features of Natura 2000 site	Cork Harbour SPA is designated for the occurrence of nationally or internationally important numbers of the following species: Cormorant; Shelduck; Oystercatcher; Golden Plover; Lapwing; Dunlin; Black-tailed Godwit; Bar-tailed Godwit; Curlew; Redshank, for a breeding population of Common Tern and for the regular occurrence of >20,000 wintering waterbirds.	
Other Notable Features of the Natura 2000 site	Areas of the harbour around the Great Island are also designated as a Special Area of Conservation (1058) and are important for the range of coastal habitats that occur including mudflats and saltmarsh. Other species that occur within and around the harbour, and for which the site is of special conservation interest include Little Grebe, Great Crested Grebe, Grey Heron, Wigeon, Teal, Pintail, Shoveler, Red-breasted Merganser, Grey Plover, Black-headed Gull and Lesser Black-backed Gull.	
Conservation Objectives	To maintain the special conservation interests for this SPA at favourable conservation status: Cormorant, Shelduck, Oystercatcher, Golden Plover, Lapwing, Dunlin, Black-tailed Godwit, Bar-tailed Godwit, Curlew, Redshank, Common Tern, 20,000 wintering waterbirds, Little Grebe, Great Crested Grebe, Grey Heron, Wigeon, Teal, Pintail, Shoveler, Red-breasted Merganser, Grey Plover, Black-headed Gull, Common Gull, Lesser Black-backed Gull, Wetland & Waterbirds.	
Section 3: General Impact Assessment		
<i>Consult with or refer file to ecology section is the answer to any of the following is yes.</i>		
Is the proposed project within the SPA?		No
Is the proposed project within 100m of the SPA?		No
Is the proposed project relating to the development or extension of a wind energy development within 1km of the SPA.		No
Is the proposed project relating to a residential development (>5houses) within 500m of the SPA?		No
Does the proposed project involve the excavation of previously undeveloped land within an area that has been identified to be at risk of flooding within the potential impact zone of the SPA?		No
Does the proposed project require the provision of an EIS where the development is within the potential impact zone of the SPA?		No
Does the proposed project involve the development or extension of buildings or other structures to be used for agricultural purposes within the potential impact zone of the SPA?		No
Does the proposed project involve a discharge from industrial sources to watercourses within the potential impact zone of the SPA?		No

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Does the proposed project involve the quarrying or excavation of minerals within the potential impact zone of the SPA?	No	
Does the proposed project involve the development, extension or upgrade of a cycleway or walkway within 200m of the SPA?	No	
Does the proposed project involve development in the intertidal or coastal zone within the potential impact zone of the SPA eg extensions or improvements to marine infrastructure (piers, slips, pontoons, marinas), or coastal protection works SPA?	No	
Does the proposed project involve dredging of marine sediments within the potential impact zone of the SPA?	No	
Could the proposed project increase the level of recreational or other use of marine or intertidal areas within the potential impact zone of the SPA?	No	
Does the proposed project increase the risk of spills or leaks of chemicals, hydrocarbons or any other leachate into any watercourse within the potential impact zone of the SPA, which has not been addressed in project drawings or by other information?	No	
Section 4: Assessment of Proposals for Treatment of Wastewater		
<i>In order to ensure that there will be no impact on water quality, the following must be certified.</i>		
For projects proposing connection to individual waste water treatment system. Does the waste water treatment system comply with EPA guidelines?	Yes	
For proposed projects connecting to public waste water treatment systems. Does the public system have the capacity to treat the proposed additional loading?		
Section 5: Screening Conclusion		
<i>Waste water treatment proposals are satisfactory, and no impacts have been identified arising from general impact assessment. Potential for significant impacts on the Cork Harbour SPA have been ruled out. No further action required.</i>	agreed	
<i>Potential impacts have been identified arising from general impact assessment as per section 3; or waste water treatment proposals do not comply with requirements as per section 4. Consult with or refer file to ecology section for further assessment.</i>	Consul- tation	
	Referral	
Comments or Notes		
Infilling of land proposal which will not impact on the water table. No surface water linkage to natura 2000 sites		
Section 6: Screening Completed By		Date
Enda Quinn, Executive Planner		17/5/2019

Contribution

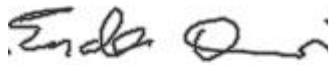
The area engineer has recommended a special contribution – rationale provided below

Having regard to the residential nature of a section of the L3626 North West of the subject site towards the N25, the applicant shall be conditioned to provide a special contribution to the local authority for full the cost of the installation of 400m of footpath and the associated drainage works, See calculation below. A levy of 100% of the total cost shall be conditioned as the local authority would not be installing a footpath but only for the HGV movements in the area due to the proposed development. Calculation is as follows;

<i>Footpath Length</i>	<i>= 400m</i>
<i>Rate per Li. m</i>	<i>=€100</i>
<i>Footpath cost</i>	<i>= €40,000</i>
<i>Drainage</i>	<i>=€10,000</i>
<i>Total Cost</i>	<i>=€50,000</i>
<i>Levy 100%</i>	

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Defer Application



Enda Quinn
Executive Planner
20/05/2019

PLANNER'S REPORT
FURTHER INFORMATION ASSESSMENT

APPLICATION NO.	04719/19
APPLICANT	Roadstone Ltd
DESCRIPTION	The development will consist of a waste soils recovery facility for the importation of approx. 1.4Mm3 of inert soil and stones material to fill quarry voids; final restoration and landscaping to revert the site to agricultural use; provision of internal access track linking Midleton Quarry with adjacent permitted Coppingerstown Quarry; ancillary services such as installation of a weighbridge, weighbridge office incorporating welfare facilities, wheelwash, inspection shed/quarantine area with skips; associated site development works; access to site via existing vehicular access points; all on a site of approximately 15.7ha. An Environmental Impact Assessment Report will be submitted to the Planning Authority with the application. This development comprises an activity which will require a Waste License from the EPA.
LOCATION	Midleton Quarry Castleredmond, Carrigshane and Coppingerstown Midleton Co. Cork
DUE DATE	01/10/2019

Further Information was issued on this file in relation to the following-

- 1. The submission of a more detailed restoration plan to incorporate natural habitat creation measures to provide appropriate and proportionate mitigation for impacts of habitat loss which will arise as a result of the proposed removal of vegetation and sod and stone walls at the entrance point, and to provide for natural habitat creation proposals, to reflect the requirements of the ABP permission, and to provide mitigation for the habitat loss which was incurred when a portion of the Carrigshane MHA was quarried out in the early 2000's. The plan should be prepared by a qualified and experienced ecologist, taking account of the original condition of planning (condition 43 of 04.224250).*

Response: A restoration plan has been submitted as per the request above. Co. ecologist has reviewed this submission and has indicated overall satisfaction with same. A bond has been recommended to ensure the measures outlined are properly implemented on the site

- 2. There is no evidence in the EIAR of the background baseline water quality monitoring of the 9 local wells that have been identified within 500m of the site. Without this baseline, it is difficult to determine the actual impact of the activities of the development on the local wells in the area. Please submit details of same.*

Response: Applicant has carried out a survey of the surrounding wells by a qualified hydrologist. The results of the assessment indicate that the wells are not experiencing any form of chemical contamination however there is evidence of microbial contamination. The assessment states that this most likely a result of farming practices in the area and affected landowners were advised as to suitable

mitigation. The report concludes that the activities of the subject development do not have any impact on the sources of drinking water

Please note that this issue had been originally highlighted in the report received from the HSE. While no updated report from HSE has been received, the original report indicated no overall objection provided the issue above was clarified in more detail. This has now been done.

Conclusion

Outstanding issues have now been addressed. A GRANT of permission is now recommended

As this is an infilling proposal, no general contribution is applicable

It is noted that the area engineer has recommended a special contribution of 50,000e towards the cost of a footpath upgrade (NW of the site linking towards the N25). The breakdown of this contribution has been provided. The area engineer has levied 100% of the cost as it is stated these works would not be carried out were it not for the additional HGV movements generated as a result of this proposal

It is noted that the quarry development permitted under PL Ref No. 18/7131 (same applicant) was not required to contribute any special contribution as the applicant had previously contributed to the road upgrade. While traffic movements under this proposal are linked to this existing quarry, the proposal is for an 18 year period and thus is a significant impact on the road network. Viewed in conjunction with the adjoining quarry, a new footpath proposal would seem a reasonable request and will return a benefit to the local community. As such the application of this contribution would appear reasonable

Conclusion

Grant

Conditions/Reasons

No.	Condition	Reason
1	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 26th March 2019 and 7th August 2019 save where amended by the terms and conditions herein.	In the interests of clarity.
2	Permission is granted for an 18 year period after which time the site shall be fully restored as per the restoration plan submitted on the 7th August 2019	In the interests of proper planning and sustainable development
3	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.
4	HGV access to the development site shall only be via the N25 and the L3626 to the north west. The local road L3626 to the south east is narrow and unsuitable for HGVs.	In the interests of public safety
5	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 special contribution of €50000.00 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 provision of 400m of footpath and associated drainage	It is considered appropriate that the developer should contribute towards these specific exceptional costs, for works which will benefit the proposed development.

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	<p>works along a section of the L3626 North West of the subject site in the residential area towards the N25. The payment of the said contribution shall be subject to the following: : - (a) where the works in question— (i) are not commenced within 5 years of the date of payment of the contribution (or final instalment if paid by phased payment), (ii) have commenced but have not been completed within 7 years of the date of payment of the contribution (or final instalment if paid by phased payment), or (iii) where the Council has decided not to proceed with the proposed works or part thereof, the contribution shall, subject to paragraph (b) below, be refunded to the applicant together with any interest which may have accrued over the period while held by the Council. (b) Where under sub-paragraphs (ii) or (iii) of paragraph (a) above, any local authority has incurred expenditure within the required period in respect of a proportion of the works proposed to be carried out, any refund shall be in proportion to those proposed works which have not been carried out. (c) payment of interest at the prevailing interest rate payable by the Council's Treasurer on the Council's General Account on the 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>	
6	<p>Sight distance of 90 m to the North and 90 m to the South shall be provided from centre point of all entrances 3 m back from public road edge. No vegetation or structure shall exceed 1m in height within the sight distance triangle.</p>	<p>To provide proper sight distance for emerging traffic in the interests of road safety.</p>
7	<p>Vegetation or any structure shall not exceed 1m in height within the sight distance triangle.</p>	<p>To provide proper sight distance for emerging traffic in the interests of road safety.</p>
8	<p>Existing inlets or drains taking</p>	<p>To prevent flooding of the public</p>

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	surface water from the public road into the site shall be preserved and maintained.	road.
9	Surface water shall not be permitted to flow onto the public road from the site.	To prevent the flooding of the public road.
10	Existing road drainage shall not be obstructed at any entrance and shall be maintained to ensure the uninterrupted flow of road surface run-off.	To maintain proper roadside drainage and to prevent the flooding of the public road.
11	Maintenance of roadside hedgrows on the entire landholding shall be monitored by the developer to ensure forward visibility on the L3626 is maintained for all road users. Maintenance shall be undertaken in the hedgecutting seasons.	In the interest of road safety
12	<p>Prior to the commencement of any works on site, the developer shall retain the services of a suitably qualified person(s) to carry out a final evaluation and quantification of all demolition works on site and submit:</p> <p>a) The types, quantities and waste codes of all solid wastes arising from demolition works and also the names of permitted waste collectors as well as facilities for off-site management shall be provided.</p> <p>b) a method statement (For Non Hazardous waste and Hazardous Waste) indicating the methods to be used in carrying out demolition works to ensure all waste streams are cleanly separated and that onsite arrangements for the storage of recyclable materials prior to collection shall be made to the satisfaction of the Planning Authority.</p> <p>c) a Demolition Plan for the works- to ensure that the sequence of operations are predetermined and documented and that an appropriately selective</p>	To encourage reuse of materials and minimize quantities of waste destined for disposal.

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	dismantling/demolition methodologies are employed.	
13	<p>Prior to the commencement of the proposed development, the developer /applicant shall submit Layout drawing (scale of at least 1:500) of the temporary site compound, giving details of materials storage areas, car parking area, machinery and equipment storage areas, fuel tanks and refilling area, and welfare facilities, bunded areas, etc.</p> <p>The following information shall be included as part of the Layout drawing:</p> <p>a) The types, quantities and waste codes of all waste arisings from portaloos, cabins, the canteen and other mixed waste arisings anticipated from the temporary site compound during the construction phase of the development.</p> <p>b) Measures to be put in place for the management of Surface water runoff from machinery & equipment areas, hydrocarbons storage areas and diesel filling areas of the temporary site compound will not result in environmental risks.</p>	To prevent soil contamination and water pollution
14	<p>Prior to the commencement of the proposed development, the developer /applicant shall retain the services of a suitably qualified person(s) to ensure that a waste register and associated documentation for record keeping, waste audits and waste audit reviews are implemented and managed onsite.</p> <p>The developer of the site shall ensure that:</p> <p>a) All waste leaving the site shall be transported by a suitably licensed/permitted contractor and taken to a licensed/permitted</p>	To prevent illegal dumping of waste

	<p>facility.</p> <p>b) any consignment of waste shall be accompanied by a daily docket which shall be signed and recorded by a waste manager on site, detailing:</p> <ul style="list-style-type: none"> i. The type, quantity and waste codes of waste ii. The source of waste iii. The name and permit number of the collector iv. The name and permit number of the licensed/permitted facility. <p>c) All waste leaving the site shall be recorded and copies of all consignment waste dockets, waste collection permits, waste facility permits and a waste register shall be retained on site and made available for inspection at any time during the development stages of the project.</p> <p>d) All records shall be maintained for all movement of all materials. Records shall also be readily available for comparison with the sites targets. At completion of the development a final report shall be prepared outlining the results of the Waste Management process and the total reuse, recycling and recovery figures for the site.</p>	
15	<p>In view of potential serious risk to ground water environmental pollution, Prior to the commencement of the proposed development, the developer /applicant shall engage a suitably qualified, experienced and professional person to carry out a risk assessment of the impermeable areas of the proposed waste facility and to submit the type, design and size & class of oil interceptor and soak ways , grit trap and inspection chamber with a sump that shall be approved by a chartered engineer</p>	<p>To prevent soil contamination and water pollution</p>

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	with certification submitted accordingly.	
16	Prior to the commencement of the development, the developer shall submit a detailed Waste Management Plan that include the information recommended in sections 3.2, 3.3 and 3.4 of the document titled "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" published by the Department of the Environment, Heritage and Local Government.	To prevent illegal dumping of waste
17	The applicant / developer / operator of the site shall ensure that operations on site, during the proposed infilling, restoration and reseeded work phases to the land, are carried out in such a manner that no polluting material enters the watercourses or groundwater in or around the site.	To safeguard the amenities of the area and prevent water pollution.
18	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.	In the interests of the maintaining the amenities of the area ,traffic safety and prevent air pollution
19	The developer / operator shall ensure that all hazardous waste arising 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
20	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	To prevent water pollution

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	<p>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</p>	
21	<p>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 inspections. The register shall be made available for inspection by the planning authority at all reasonable times</p>	<p>To ensure an appropriate contaminated wastewater monitoring regime is in place and prevent pollution of water sources and resources</p>
22	<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</p>	<p>To safeguard the amenities of the area.</p>

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	regarding this matter	
23	Construction activities shall be carried out, such that no noise nuisance is caused to local residences	To prevent Noise nuisances
24	The 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.	In the interests of orderly development and to prevent unauthorised dumping
25	The operator of the site shall ensure that emissions from any extract shall be controlled such that no odour or dust nuisance is caused to adjoining properties.	To safeguard the amenities of the area and prevent air pollution or nuisances
26	The developer / operator of the site shall take measures to ensure that no burning is allowed on site either during the construction period or in the period after construction.	To safeguard the amenities of the area and prevent nuisances.
27	The developer / operator of the site shall ensure that a wheel cleaner shall be used by all vehicles leaving the facility as required to ensure that no wastewater, waste or storm water is carried off-site. All water from the wheel cleaning area shall be directed to a vehicle wash water interceptor sump. The wheel cleaner interceptor sump shall be inspected on a weekly basis. Silt, stone and other accumulated material shall be removed as required and sent off-site for disposal or, subject to agreement by the Agency, used as fill on-site	To safeguard the amenities of the area and prevent water pollution.
28	Restoration of the quarry shall be carried out under the supervision of an ecologist, in accordance with the Restoration Plan and in accordance recommendations of the Botanical Survey, as submitted by way of further information. Prior to the commencement of any infilling at this site, or, at the	To ensure appropriate restoration of this site.

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	<p>discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing, the developer shall provide, to the satisfaction of the Planning Authority, security in the amount of €30,000 to guarantee the satisfactory implementation of the Restoration Plan. The sum lodged pursuant to this condition shall be refunded only when it is certified by the Planning Authority that the plan has been implemented to its satisfaction.</p>	
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Enda Quinn
27/09/2019

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APPLICATION NO.	19/04719
APPLICANT	Roadstone Ltd
DESCRIPTION	The development will consist of a waste soils recovery facility for the importation of approx. 1.4Mm3 of inert soil and stones material to fill quarry voids; final restoration and landscaping to revert the site to agricultural use; provision of internal access track linking Midleton Quarry with adjacent permitted Coppingerstown Quarry; ancillary services such as installation of a weighbridge, weighbridge office incorporating welfare facilities, wheelwash, inspection shed/quarantine area with skips; associated site development works; access to site via existing vehicular access points; all on a site of approximately 15.7ha. An Environmental Impact Assessment Report will be submitted to the Planning Authority with the application. This development comprises an activity which will require a Waste License from the EPA.
LOCATION	Midleton Quarry Castleredmond, Carrigshane and Coppingerstown Midleton Co. Cork
DECISION DUE DATE	20/05/2019

Assessment

Report of Senior Executive Planner

The report of the Area Planner is noted and endorsed.

The site is located outside Midleton. It is south of the N25, off the Rocky Road. The site is 15.7 hectares in area. It is a quarry which is stated to be nearing the end of its quarrying life (expected to be exhausted by 2022/2023). The application proposes to restore this quarry to agricultural use by importing 1.4 million cubic metres of inert soil and stones to fill the quarry voids.

There is an adjoining quarry to the south which is also in the applicant's ownership. It is known as Coppingerstown quarry. There is a pending application to continue the use of this quarry (ref 18/7131 - the life of the current permission for that quarry is to expire in August 2019).

An EIAR is completed, and the contents of this are summarised in the report of the Area Planner.

It is noted from the planning history, that there has been quarrying activity at this location since before the 1963 Planning Act. The quarry has been registered under S261 of the 2000 Planning & Development Act. Subsequent to registration, permission was granted for the continuation of quarrying at the site. Permission was sought in a part of the site for the operation of (a significantly smaller) waste recovery facility in 2017. It was withdrawn.

At 1.4 Million cubic metres (2.52 million tonnes), this proposal is for a large scale waste facility. The applicant points out that this capacity is appropriate in terms of the demand for such facilities in the region. A development of this scale requires a waste licence from the EPA. The permitted quarrying extraction rate for the two quarries in the applicant's ownership is stated to be 500,000 tonnes of rock per annum, while the current extraction rate is stated to be roughly half this figure. The estimated annual intake of material for filling will be 300,000 tonnes per annum delivered over an eight year timeframe. The application, however, seeks a lifetime of 18 years (15 years of importation and 3 years of monitoring) as a worst case scenario whereby the quarry and waste trucks remain separate and within the overall cap of 172 daily movements. This would allow an annual intake of c165,000 tonnes. In planning terms, the principle of filling the quarry voids with soil and stone and ultimately returning the lands to agricultural use is acceptable. There is a well documented need for waste facilities for soil and stone in the Cork region which will support construction activity. The restoration to agricultural use will ensure consistency with existing neighbouring use.

Extraction from the quarries will be co-ordinated with importation of soil/stone such that the total number of HGV movements does not exceed 172 per day. In traffic terms, the effect of the proposal is to continue the same volume of traffic movements as authorised with the current quarrying operation. Both quarries are accessed via the main entrance to the subject site (with an internal route connecting the sites). It will prolong the duration of these traffic movements into the future. The Area Engineer recommends permission noting the relatively adequate nature of the haul road between the site entrance and the N25, as well as the achievement of sightlines at the two entrances. A special contribution is recommended (of €50,000) towards the provision of a footpath along a 400m section of the road which is necessary to provide separation from HGV traffic. This portion of the Rocky Rd contains a number of dwelling houses. A traffic management plan is also conditioned.

In relation to visual impact, there will be a net beneficial impact with the proposal to restore the use to agricultural use.

With regard to amenity impacts, there is potential for nuisance associated with noise. As HGV movements will be similar to the existing quarrying operations (which is the baseline for the purpose of this assessment) and the machinery used and nature of work will also be similar to the quarry use (without blasting), no new noise impacts are expected. In relation to air, dust impacts have potential to generate nuisance. Current dust monitoring in association with the quarry

shows that readings are below the guidelines levels. A dust mitigation plan is proposed. Note that both noise and dust monitoring take place in association with the existing quarry.

In relation to biodiversity, the report of the Council's Ecologist is noted. Condition no. 43 of the Board's decision under 06/10088 (PL.04.224250) required an element of habitat creation having regard to the loss of a proposed Natural Heritage Area. This has not been included and a revised restoration plan is required to address same.

Regarding Water and Hydrology, the applicant does not propose direct mitigation in relation to potential impacts on local wells. The quarry floor is above the water table, and the proposal is to fill in the void. A comment is received from the HSE requesting details of baseline water quality monitoring. In this regard, it is noted that condition 22 of the Board's decision under 06/10088 (PL.04.224250) required a ground water quality monitoring programme.

One third party submission is received, the contents of which are noted.

Note that to date a report has not been received from the Environment Directorate.

Having regard to the comments of the Ecologist and noting the submission of the HSE, deferral is recommended.

- 1. The submission of a more detailed restoration plan to incorporate natural habitat creation measures to provide appropriate and proportionate mitigation for impacts of habitat loss which will arise as a result of the proposed removal of vegetation and sod and stone walls at the entrance point, and to provide for natural habitat creation proposals, to reflect the requirements of the ABP permission, and to provide mitigation for the habitat loss which was incurred when a portion of the Carrigshane pNHA was quarried out in the early 2000's. The plan should be prepared by a qualified and experienced ecologist, taking account of the original condition of planning (condition 43 of 04.224250).*
- 2. There is no evidence in the EIAR of the background baseline water quality monitoring of the 9 local wells that have been identified within 500m of the site. Without this baseline, it is difficult to determine the actual impact of the activities of the development on the local wells in the area. Please submit details of same.*

Conclusion

Defer Application

Conditions/Reasons



Noel Sheridan
A/Senior Planner
20/05/2019

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APPLICATION NO.	04719/19
APPLICANT	Roadstone Ltd
DESCRIPTION	The development will consist of a waste soils recovery facility for the importation of approx. 1.4Mm3 of inert soil and stones material to fill quarry voids; final restoration and landscaping to revert the site to agricultural use; provision of internal access track linking Midleton Quarry with adjacent permitted Coppingerstown Quarry; ancillary services such as installation of a weighbridge, weighbridge office incorporating welfare facilities, wheelwash, inspection shed/quarantine area with skips; associated site development works; access to site via existing vehicular access points; all on a site of approximately 15.7ha. An Environmental Impact Assessment Report will be submitted to the Planning Authority with the application. This development comprises an activity which will require a Waste License from the EPA.
LOCATION	Midleton Quarry Castleredmond, Carrigshane and Coppingerstown Midleton Co. Cork
DUE DATE	01/10/2019

Report of Senior Executive Planner

The report of the Area Planner is noted and endorsed. Note also my report of 20/05/2019.

The applicant replied to the further information request. We had deferred for two issues, namely, (i) details of site restoration/habitat creation and (ii) baseline information on wells.

With respect to (i) the Heritage Unit have reported their satisfaction with the applicant's revised more detailed restoration plan. It is recommended that a bond be attached to ensure satisfactory implementation of the restoration plan.

In relation to the detail on the wells in the vicinity of the site, the applicant has submitted a report from a hydrogeologist who carried out samples of wells in the vicinity of the site. The report concludes that the quarry site has not resulted in any contamination of wells and that the proposal (importing inert soil & stone) will pose a low risk to groundwater quality. The samples taken identified microbial drinking water quality issues with some of the wells. The causes of these are likely to be related to issues with agriculture and/or septic tanks. In respect of the subject proposal, no issues of concern arise. Note that the HSE recommend conditions.

The details of the EIAR were considered in our earlier reports (note particularly that of the Area Planner dated 20/05/2019). With the baseline water quality information now addressed, it can be concluded that the EIAR is satisfactory and satisfies the requirements of the legislation and guidelines.

To summarise from our earlier reports, this application proposes to fill quarry voids with inert materials (up to 1.4 million cubic metres) as part of a restoration

proposal for this quarry, which is nearing exhaustion. This is an acceptable use for exhausted quarry and will make a significant contribution to the identified need for additional facilities for receiving inert soil and stone for the construction industry.

A Special Contribution of €50,000 is recommended by the Area Engineer to fund the provision of a footpath which is required for pedestrian safety. Note that road safety concerns (among other issues) are raised in the third party submission. A modest general contribution also applies in respect of proposed buildings (inspection shed and office) totalling 73.7sqm. At a rate of €16.32 p/sqm, this totals €1,203.

In accordance with the above and the reports on file, permission is recommended subject to the attached conditions.

Conclusion

Grant Application

Conditions/Reasons

No.	Condition	Reason
1	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 26th March 2019 and 7th August 2019 save where amended by the terms and conditions herein.	In the interests of clarity.
2	Permission is granted for a maximum 18 year period after which time the site shall be fully restored as per the restoration plan submitted on the 7th August 2019.	In the interests of proper planning and sustainable development
3	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.

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4	<p>HGV access to the development site shall only be via the N25 and the L3626 to the north west. The local road L3626 to the south shall not be used by any HGVs associated with this development.</p>	<p>In the interests of public safety.</p>
5	<p>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 special contribution of €50000.00 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 provision of 400m of footpath and associated drainage works along a section of the L3626 North West of the subject site in the residential area towards the N25. The payment of the said contribution shall be subject to the following: : - (a) where the works in question— (i) are not commenced within 5 years of the date of payment of the contribution (or final instalment if paid by phased payment), (ii) have commenced but have not been completed within 7 years of the date of payment of the contribution (or final instalment if paid by phased payment), or (iii) where the Council has decided not to proceed with the proposed works or part thereof, the contribution shall, subject to paragraph (b) below, be refunded to the applicant together with any interest which may have accrued over the period while held by the Council. (b) Where under sub-paragraphs (ii) or (iii) of paragraph (a) above, any local authority has incurred expenditure within the required period in respect of a proportion of the works</p>	<p>It is considered appropriate that the developer should contribute towards these specific exceptional costs, for works which will benefit the proposed development.</p>

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	proposed to be carried out, any refund shall be in proportion to those proposed works which have not been carried out. (c) payment of interest at the prevailing interest rate payable by the Council's Treasurer on the Council's General Account on the 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.	
6	Sight distance of 90 m to the North and 90 m to the South shall be provided from centre point of all entrances 3 m back from public road edge. 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.
7	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.
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	Surface water shall not be permitted to flow onto the public road from the site.	To prevent the flooding of the public road.
10	Existing road drainage shall not be obstructed at any entrance and shall be maintained to ensure the uninterrupted flow of road surface run-off.	To maintain proper roadside drainage and to prevent the flooding of the public road.
11	Maintenance of roadside hedgegrows on the entire landholding shall be monitored by the developer to ensure forward visibility on the L3626 is maintained for all road users. Maintenance shall be undertaken in the hedgecutting seasons.	In the interest of road safety
12	<p>Prior to the commencement of any works on site, the developer shall retain the services of a suitably qualified person(s) to carry out a final evaluation and quantification of all demolition works on site and submit:</p> <p>a) The types, quantities and waste codes of all solid wastes</p>	To encourage reuse of materials and minimize quantities of waste destined for disposal.

	<p>arisings from demolition works and also the names of permitted waste collectors as well as facilities for off-site management shall be provided.</p> <p>b) a method statement (For Non Hazardous waste and Hazardous Waste) indicating the methods to be used in carrying out demolition works to ensure all waste streams are cleanly separated and that onsite arrangements for the storage of recyclable materials prior to collection shall be made to the satisfaction of the Planning Authority.</p> <p>c) a Demolition Plan for the works- to ensure that the sequence of operations are predetermined and documented and that an appropriately selective dismantling/demolition methodologies are employed.</p>	
<p>13</p>	<p>Prior to the commencement of the proposed development, the developer /applicant shall submit Layout drawing (scale of at least 1:500) of the temporary site compound, giving details of materials storage areas, car parking area, machinery and equipment storage areas, fuel tanks and refilling area, and welfare facilities, bunded areas, etc.</p> <p>The following information shall be included as part of the Layout drawing:</p> <p>a) The types, quantities and waste codes of all waste arisings from portaloos, the canteen and other mixed waste arisings anticipated from the temporary site compound during the construction phase of the development.</p> <p>b) Measures to be put in place for the management of Surface water runoff from machinery &</p>	<p>To prevent soil contamination and water pollution</p>

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	<p>equipment areas, hydrocarbons storage areas and diesel filling areas of the temporary site compound will not result in environmental risks.</p>	
<p>14</p>	<p>Prior to the commencement of the proposed development, the developer /applicant shall retain the services of a suitably qualified person(s) to ensure that a waste register and associated documentation for record keeping, waste audits and waste audit reviews are implemented and managed onsite.</p> <p>The developer of the site shall ensure that:</p> <p>a) All waste leaving the site shall be transported by a suitably licensed/permitted contractor and taken to a licensed/permitted facility.</p> <p>b) any consignment of waste shall be accompanied by a daily docket which shall be signed and recorded by a waste manager on site, detailing:</p> <ol style="list-style-type: none"> i. The type, quantity and waste codes of waste ii. The source of waste iii. The name and permit number of the collector iv. The name and permit number of the licensed/permitted facility. <p>c) All waste leaving the site shall be recorded and copies of all consignment waste dockets, waste collection permits, waste facility permits and a waste register shall be retained on site and made available for inspection at any time during the development stages of the project.</p> <p>d) All records shall be maintained for all movement of all materials. Records shall also be</p>	<p>To prevent illegal dumping of waste</p>

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	readily available for comparison with the sites targets. At completion of the development a final report shall be prepared outlining the results of the Waste Management process and the total reuse, recycling and recovery figures for the site.	
15	In view of potential serious risk to ground water environmental pollution, Prior to the commencement of the proposed development, the developer /applicant shall engage a suitably qualified, experienced and professional person to carry out a risk assessment of the impermeable areas of the proposed waste facility and to submit the type, design and size & class of oil interceptor and soak ways , grit trap and inspection chamber with a sump that shall be approved by a chartered engineer with certification submitted accordingly.	To prevent soil contamination and water pollution
16	Prior to the commencement of the development, the developer shall submit a detailed Waste Management Plan that include the information recommended in sections 3.2, 3.3 and 3.4 of the document titled "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" published by the Department of the Environment, Heritage and Local Government.	To prevent illegal dumping of waste
17	The applicant / developer / operator of the site shall ensure that operations on site, during the proposed infilling, restoration and reseeded work phases to the land, are carried out in such a manner that no polluting material enters the watercourses or groundwater in or around the site.	To safeguard the amenities of the area and prevent water pollution.
18	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	In the interests of the maintaining the amenities of the area ,traffic safety and prevent air pollution

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	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.	
19	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
20	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
21	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	To ensure an appropriate contaminated wastewater monitoring regime is in place and prevent pollution of water sources and resources

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	Planning Authority. The applicant shall undertake an inspection of the interceptor traps monthly and shall maintain a register of the outcome of such inspections. The register shall be made available for inspection by the planning authority at all reasonable times	
22	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	To safeguard the amenities of the area.
23	Construction activities shall be carried out, such that no noise nuisance is caused to local residences	To prevent Noise nuisances
24	The 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.	In the interests of orderly development and to prevent unauthorised dumping
25	The operator of the site shall ensure that emissions from any extract shall be controlled such that no odour or dust nuisance is caused to adjoining properties.	To safeguard the amenities of the area and prevent air pollution or nuisances
26	The developer / operator of the site shall take measures to ensure that no burning is allowed on site either during the construction period or in the period after construction.	To safeguard the amenities of the area and prevent nuisances.
27	The developer / operator of the site shall ensure that a wheel cleaner shall be used by all vehicles leaving	To safeguard the amenities of the area and prevent water pollution.

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	<p>the facility as required to ensure that no wastewater, waste or storm water is carried off-site. All water from the wheel cleaning area shall be directed to a vehicle wash water interceptor sump. The wheel cleaner interceptor sump shall be inspected on a weekly basis. Silt, stone and other accumulated material shall be removed as required and sent off-site for disposal or, subject to agreement by the Agency, used as fill on-site</p>	
28	<p>Restoration of the site shall be carried out under the supervision of an ecologist, in accordance with the Restoration Plan and in accordance recommendations of the Botanical Survey, as submitted by way of further information.</p> <p>Prior to the commencement of any infilling at this site, 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 provide, to the satisfaction of the Planning Authority, security in the amount of €30,000 to guarantee the satisfactory implementation of the Restoration Plan. The sum lodged pursuant to this condition shall be refunded only when it is certified by the Planning Authority that the plan has been implemented to its satisfaction.</p>	<p>To ensure appropriate restoration of this site.</p>
29	<p>Mitigation shall be carried out in accordance with the mitigation measures set out in the EIAR, save as amended by other conditions attached.</p>	<p>To minimise possible adverse impacts on the environment.</p>
30	<p>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 contribution of €1202.78 to Cork County Council in respect of public infrastructure and facilities benefiting development in the area</p>	<p>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 2000 Planning</p>

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	of the Planning Authority. The value of this contribution is calculated in accordance with the Council's Development Contributions Scheme on 27/09/2019, 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.	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.
31	<p>Infilling operations shall only be carried out between the hours of 7.00 to 18.00 Mondays to Fridays inclusive, between 7.00 to 14.00 on Saturdays and not at all on Sundays and Public Holidays.</p> <p>Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.</p>	In order to safeguard the amenities of adjoining residential occupiers.
32	Where the applicant proposes to connect directly or indirectly to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.	In the interests of orderly development.

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Noel Sheridan
 27/09/2019

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