

**CORK COUNTY COUNCIL**  
Planning & Development Acts 2000 – 2010 as amended

Irish Water,  
C/o Kieran Thornton,  
Byrne Looby, Building 2100,  
Cork Airport Business Park,  
Kinsale Road, Cork.

Byrne Looby Partic's Water Services	
Job No.:	
File Ref.:	
To	To
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Email	Other

Planning Register No: 20/05438

Application by: Irish Water

Of: C/o Kieran Thornton, Byrne Looby, Building 2100, Cork Airport Business Park,  
Kinsale Road, Cork

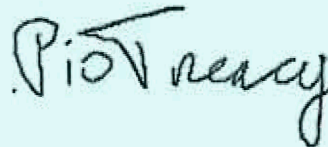
On: 09/07/2020, 11/02/2021 and 01/04/2021

For: The development will consist of the construction of a wastewater treatment scheme for the village of Inchigeelagh. Permission is sought for the following components of the scheme; 1. Below ground pumping station (PS) with emergency storage capacity, control kiosk and boundary treatment, to be located on the north bank of the River Lee, just to the east of Inchigeelagh Bridge. 2. Wastewater treatment plant (WWTP) for a population equivalent of 292 people with associated and ancillary development works including tanks, kiosks, inlet works, hardstanding and boundary fencing. 3. Outfall pipe to convey treated effluent from the WWTP to the River Lee. 4. Access road from the R584 road to the WWTP site with boundary treatment. 5. Access road from the WWTP site to the PS site. 6. All associated ancillary site development works above and below ground.

At: Townland of Carrigeigh, Inchigeelagh, Co. Cork.

Further to Notice dated the 28/04/2021 Cork County Council hereby conveys a grant of **Permission** for the application described above subject to the conditions set out in the schedule attached to the said Notice dated 28/04/2021 of its intention to grant **Permission**.

Signed on behalf of Cork County Council



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DATE: 01/06/2021

**NOTE FOR GUIDANCE OF DEVELOPERS**

A grant of Planning Permission or Permission Consequent on the grant of Outline Permission does NOT of itself empower a person to carry out a development unless that person is otherwise legally entitled to do so. Unless otherwise stated or unless it is revoked a Permission or Permission Consequent on the Grant of Outline Permission is valid for a period of five years.

Any development which takes place prior to the payment of a financial contribution required by any of the conditions attached to a Permission or Permission Consequent on the grant of Outline Permission will be unauthorized until compliance with the condition or conditions.

Please note that there is an onus on developers to ensure that there is no danger to the public as a result of the proposed development.



## Important Notice for Developers – Conditions Precedent

**The enclosed grant of permission may not automatically entitle you to commence the authorised development.** This is because many permissions contain “Conditions Precedent” i.e. conditions which must be complied with before development commences. (Such conditions usually contain the phrase ‘before development commences’ and may require further details to be submitted to and agreed with the Planning Authority). If there are such conditions on your permission please read on.

### 1) **Early Submission Of Details**

Where compliance proposals are required by condition you should make them as far in advance of your anticipated commencement date as possible. This is to enable adequate time for the Planning Authority to consider and, when satisfactory, agree the details. Such proposals may need to be revised before agreement can be reached or, in the absence of agreement, may need to be referred to An Bord Pleanala. These potential delays to starting a development can be mitigated by early submission of proposals in the first instance.

There is no statutory timeframe for responding to such compliance proposals and on an ongoing basis the Planning Authority will be dealing with other priorities including current Planning Applications with statutory decision deadlines. **Therefore, submit as early as possible and do not commence development until agreement of the Planning Authority has issued in writing.**

### 2) **Development Commenced In Advance of Compliance Proposals/Agreements**

Any development commenced in advance of full compliance with such conditions (including conditions requiring financial contributions, bonds, securities) is unauthorised and leaves a developer liable to **enforcement proceeding and heavy penalties**. Simply submitting a proposal may not in itself be sufficient compliance if the condition also requires the Agreement/Approval of the Planning Authority. This will also apply where the Planning Authority becomes aware that a development is about to start (e.g. Commencement Notice) and conditions precedent have not been complied with.

### 3) **Submission Should Be Addressed As Follows:**

Compliance with Conditions  
Planning Department, County Hall, Carrigrohane Road, Cork.

**The above information is intended for your assistance and guidance in avoiding a situation of unauthorised development and the Planning Authority wishes you every success with the development.**

Cork County Council, Planning & Development Department 2021