



An
Bord
Pleanála

Board Direction
PL04.247978

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th June, 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the Development Plan objectives for the area and the pattern of land use in the vicinity it is considered that, subject to the conditions set out below, the proposed development will not seriously injure the amenities of the area or property in the vicinity, would not be prejudicial to public health and would not create an unacceptable risk of environmental pollution. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars submitted on the 29th day of September 2016 and by further plans and particulars submitted on the 20th day of December 2016, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Noise levels emanating from the proposed development when measured at the site boundaries shall not exceed 55 dBA (15 minute Leq) between 08.00 hours and 20.00 hours, Monday to Saturday inclusive, and shall not exceed 45 dBA (15 minute Leq) at any other time. Measurements shall be made in accordance with I.S.O. Recommendations R.1996/1 "Acoustics - Description and Measurement of Environmental Noise, Part 1: Basic quantities and procedures". If the noise contains a discrete, continuous note (whine, hiss, screech, hum, etc.), or if there are distinct impulses in the noise (bangs, clicks, clatters or thumps), or if the noise is irregular enough in character to attract attention, a penalty of +5 dBA shall be applied to the measured noise level and this increased level shall be used in assessing compliance with the specified levels. (Ref. BS 4142 Section 7.2)

Reason: To safeguard the amenities of the area.

3. (a) Chemical storage areas shall be bunded, either locally or remotely, to a volume of 110% of the largest tank within each individual bunded area.
(b) There shall be no interfering with, bridging, piping, draining, or culverting of any watercourse, its banks or bankside vegetation to facilitate this development without the prior approval of the Planning Authority.

Reason: To safeguard the amenities of the area and prevent accidental spillages.

4. (a) Foul drainage arrangements including odour control shall be in accordance with the plans and particulars submitted, and as modified by the response to clarification of further information dated the 20th day of December 2016.
(b) 24-hour emergency storage shall be provided via the adjacent decommissioned WWTP.

(c) Any existing tanks proposed to be used for emergency storage shall be either covered, or provided with arrangements to facilitate periodic emptying to retain 24-hour storage.

Reason: In the interests of orderly development, and to provide for satisfactory drainage.

5. Works shall take place in accordance with the Construction and Environmental Management Plan (CEMP) which shall be prepared prior to the commencement of any construction works onsite. The CEMP will have regard to standard best practise methods during construction (CIRIA Guidance No C532 - Control of Water Pollution From Construction Sites). A suitably qualified and experienced person shall be responsible for implementation of the CEMP including environmental protection measures, and for the supervision of the works. A copy of the CEMP will be kept on site and will be available for inspection during the construction phase.

Reason: In the interests of environmental protection.

6. (a) No construction materials or waste shall be stored within the Bandon Valley west of Bandon proposed Natural Heritage Area (pNHA 001034), which is located to the south east of the site boundary.

(b) No machinery shall have access to the Bandon Valley west of Bandon proposed Natural Heritage Area during the construction phases

Reason: In the interests of protecting the natural heritage area

Board Member

Date: 14th June, 2017

Conall Boland