



An
Coimisiún
Pleanála

Direction
CD-020328-25
ABP-322267-25

The submissions on this file and the Inspector's report were considered at a meeting held on 24/07/2025.

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

Planning

Commissioner:

Liam McGree
Liam McGree

Date: 24/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the proposed processing and storage facility in an established industrial area, and to the nature and scale of the development, it is considered that, subject to compliance with the conditions set out below, the proposed processing and storage facility would not conflict with the existing pattern of development in the area, would not of itself require an environmental impact assessment and would not result in any transboundary impacts which would necessitate the carrying out of an environmental impact assessment in a

transboundary context, and therefore, is considered to be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 22nd October 2024, and on the 19th February 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interests of clarity.

2. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of proper planning and sustainable development.

3. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Environmental Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

4. All car parking bays shall be clearly demarcated with a material to be agreed with the Planning Authority.

Reason: In the interest of orderly development.

5. Prior to commencement of development, details of the materials, colours and textures of all external finishes shall be submitted to the planning authority for written agreement.

Reason: In the interest of visual amenity.

6. Prior to the commencement of the development the applicant shall submit a final Landscape Plan detailing the utilization of native species only, reflecting those species naturally occurring in the locality. The Plan shall be cognisant of the coastal location of the site and be in agreement with Cork County Council prior to the commencement of works

Reason: In the interest of visual amenity and to ensure the protection of biodiversity generally.

7. The mitigation measures contained in the submitted Ecological Impact Assessment (EclA), shall be implemented.

Reason: In the interest of protection of protected species and/or habitats of high natural value.

8. Prior to the commencement of development, an Invasive Alien Species Management Plan shall be submitted to the Planning Authority for agreement. The plan shall include details of precise site-specific methods for the eradication of Giant Rhubarb from the site.

Reason: To prevent the spread of alien invasive species.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.