



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/04550

Appeal by Eugene and Mary O’Callaghan of Fairway View, Carrigogna, Midleton, County Cork against the decision made on the 27th day of April, 2018 by Cork County Council to grant subject to conditions a permission to Grid System Services Limited care of Meridiem Renewables of Unit 5, Blacklion House, Blacklion, Greystones, County Wicklow in accordance with plans and particulars lodged with the said Council:

Proposed Development: Development of grid system services facility within a total site area of up to 0.76 hectares, to include one number single storey electrical substation building, one number customer switcher gear, electrical inverter/transformer station modules, containerised battery storage modules on concrete support structures, heating, ventilation and air conditioning units (HVAC units), access tracks and new site entrance, associated electrical cabling and ducting, security gates, perimeter security fencing, CCTV security monitoring system, animal fencing, earth bund and landscaping works and all associated ancillary infrastructure on land, all at Carrigogna, Midleton, County Cork.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the Cork County Development Plan 2014 – 2020, the policy objectives for climate change adaptation, the electricity network, and the prominent and strategic Cork Metropolitan Green Belt Area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be capable of being screened and integrated into the landscape, would not seriously injure the visual amenities of the area and would be acceptable in terms of traffic safety and convenience. Furthermore, having regard to its environmental impact, it is considered that the of the proposal would not seriously injure the amenities of adjoining and nearby properties. The proposed development would not require to be the subject of Environmental Impact Assessment and no Appropriate Assessment issues would arise and would, therefore, 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, 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 interest of clarity.

2. HGV traffic movements to and from the site shall only be undertaken via that portion of the local road to the west of the entrance to the site.

Reason: To avoid use of the Carrigogna Bridge on the local road to the east of the site, in the interest of public safety.

3. The permission shall be for a period of 30 years from the date of commissioning of the grid system services facility.

Reason: To enable the planning authority to review its operation in the light of the circumstances then prevailing.

4. Prior to the commencement of development, the sightlines to the east and to the west of the proposed entrance shown on drawing number PL-05 shall be provided and, thereafter, no structure or vegetation over one metre in height shall be placed or allowed to grow within these sightlines.

Reason: In the interest of road safety.

5. The site and adjoining land under the applicant's control shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:
- (a) A plan to scale of not less than 1:500 showing –
 - (i) existing trees, hedgerows, specifying which are proposed for retention as features of the site landscaping,
 - (ii) the measures to be put in place for the protection of these landscape features during the construction period,
 - (iii) the species, variety, number, size and locations of all proposed trees and shrubs, which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder.
 - (b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment.
 - (c) A timescale for implementation.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

6. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:
- (a) location of the site and materials compound(s) including area(s) identified for the storage of construction refuse,
 - (b) location of areas for construction site offices and staff facilities;
 - (c) details of site security fencing and hoardings,
 - (d) details of on-site car parking facilities for site workers during the course of construction,
 - (e) details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site,
 - (f) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network,
 - (g) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels,
 - (h) containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater,

- (i) off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil,
- (j) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority.

Reason: In the interest of amenities, public health and safety.

- 7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800] to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

8. (a) During the operational phase of the proposed development, the noise level arising from the development, as measured at the nearest noise sensitive location shall not exceed:-
- (i) an Leq,1h value of 50 dB(A) during the period 0800 to 2200 hours from Monday to Saturday inclusive, and
 - (ii) an Leq,15 min value of 40 dB(A) at any other time.
- (b) All sound measurement shall be carried out in accordance with ISO Recommendation 1996: 2007: Acoustics - Description and Measurement of Environmental Noise.

Reason: To protect the residential amenities of property in the vicinity of the site.

Paul Hyde
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.