

An
Bord
Pleanála

Board Order
ABP-310665-21

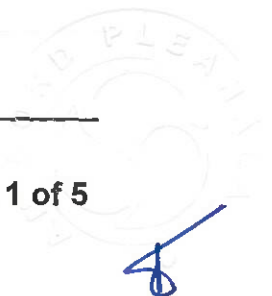
Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

Planning Register Reference Number: 20/06524

Appeal by Mary Heenan of Ballyellis House, Mallow, County Cork against the decision made on the 3rd day of June, 2021 by Cork County Council to grant subject to conditions a permission to Irish Water care of RPS Group of Innishmore, Ballincollig, County Cork in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a new treated water storage tank comprising one number 33.9 metres diameter single-celled precast underground concrete tank; ancillary structures comprising of one number underground concrete scour chamber, one number de-chlorination system and associated above-ground kiosk, and one number above ground telemetry kiosk; and other ancillary development including associated underground pipework and cabling, extension to existing hard-surfaced internal circulation area, landscaping, fencing, and all associated site development works, at Ballyellis Water Treatment Plant, Ballyellis, Mallow, 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 objectives WS 2-1 and WS 4-1 of the current Cork County Development Plan 2014, which seek to prioritise the supply of adequate drinking water and water services infrastructure in the Gateway, Hub and Main Towns to complement the overall strategy for economic and population growth, to ensure security of water supply for the town of Mallow which is a designated Hub town, to the long-established use of the site as a water treatment plant, and to the nature and extent of the development as proposed, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the visual or residential amenities of the area, would not be prejudicial to public health, and would be acceptable in terms of traffic safety and convenience of road users. The proposed development 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, as amended by the further plans and particulars submitted on the 7th day of May, 2021, 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. 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.

3. The site shall be landscaped in accordance with the Landscape Proposal received by the planning authority on the 7th day of May, 2021. Details of all landscaping shall be agreed in writing with the planning authority prior to commencement of development. Any trees or hedgerow that are removed, die or become seriously damaged or diseased, shall be replaced within the next planting season by trees or



hedging of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of biodiversity, the visual amenities of the area, and the amenities of dwellings in the vicinity.

4. Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. The existing septic tank shall be decommissioned and removed, or cleaned out and backfilled with selected granular fill, to the satisfaction of the planning authority. Details in this regard shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of public health.

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) details of the timing and routing of construction traffic to and from the construction site,
- (b) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network,



- (c) details of appropriate measures for noise, dust and vibration and monitoring of such levels, and
- (d) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

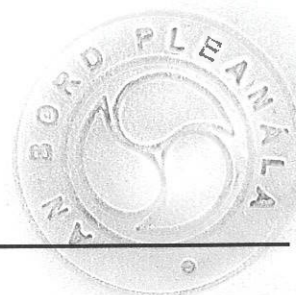
A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.

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



Terry Ó Niadh

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



Dated this 4th day of October, 2021.