

An
Coimisiún
Pleanála

Commission Order

ABP-322267-25

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

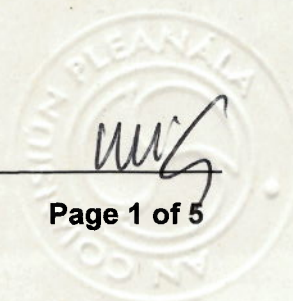
Planning Register Reference Number: 24/578

Appeal by Friends of the Irish Environment of Kilcatherine, Eyeries, County Cork against the decision made on the 14th day of March, 2025 by Cork County Council to grant subject to conditions a permission to Marigot Limited trading as Celtic Sea Minerals care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Marine sourced feed and nutritional material processing and storage facility, all at Dinish Island, Castletownbere, 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.



Reasons and Considerations

In coming to its decision, the Commission performed its functions in relation to the making of its decision, in a manner consistent with Section 15(1) of the Climate Action and Low Carbon Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, in accordance with the provisions of the Climate Action Plan 2024 and Climate Action Plan 2025, and also had regard to the following:

Having regard to the location of the proposed processing and storage facility in an established industrial area, and the nature and scale of the proposed 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. 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 the further plans and particulars received by the planning authority on the 19th day of 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

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

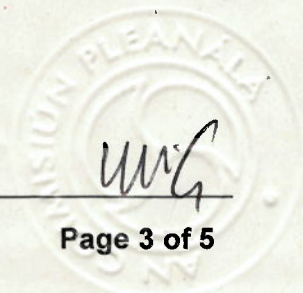
Reason: In the interest of public safety and amenity.

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 to the proposed development shall be submitted to the planning authority for written agreement.

Reason: In the interest of visual amenity.



6. Prior to commencement of development, the developer 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 shall be agreed in writing with the planning authority prior to commencement of development.

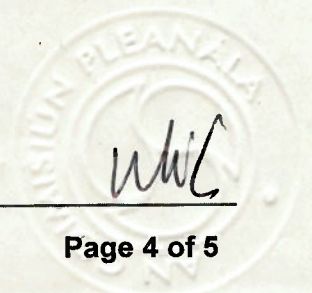
Reason: In the interest of visual amenity and to ensure the protection of biodiversity generally.

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

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

8. Prior to commencement of development, an Invasive Alien Species Management Plan shall be submitted to the planning authority for written 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 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 Coimisiún 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.



Liam McGree

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 29th day of July 2025.