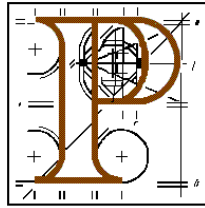


# An Bord Pleanála



## Inspector's Report

**PL01.245749**

**DEVELOPMENT:-** Construct a stone importing and distribution facility consisting of a storage unit with ancillary office space, proposed signage and wastewater treatment system at Cloghcristic, Milford. Co. Carlow.

### PLANNING APPLICATION

**Planning Authority:** Carlow County Council  
**Planning Authority Reg. No:** 15/151  
**Applicant:** Keystone Suppliers Limited  
**Application Type:** Permission  
**Planning Authority Decision:** Grant

### APPEAL

**Appellant:** Ivan Daly  
**Type of Appeal:** 3rd-V-Grant  
**DATE OF SITE INSPECTION:** 18<sup>th</sup> February 2016  
**Inspector:** Colin McBride

## 1. SITE DESCRIPTION

- 1.1 The appeal site, which has a stated area of 2.1 hectares is located approximately 7km to the south of Carlow Town. The site is located at Milford at the junction of the R448 and the L1003. At present the site is a vacant site that was previously used for some sort of commercial use (storage of scaffolding). The site is a flat with a compacted gravel surface bounded by palisade fencing along all boundaries. The site has an existing entrance from the L1300. Adjoining uses include a vacant site to the west that also appears to have been used for some sort of commercial activity in the past. To the north is a strip of land with access from the R448 to agricultural lands and north of this is a recently constructed two-storey dwelling. To the south of the site is a two-storey dwelling (opposite side of L1300) and to the south west is a playing pitch and clubhouse facilities (also on the opposite side of the L1300). There is an existing stream running along the northern boundary of the site.

## 2. PROPOSED DEVELOPMENT

- 2.1 Permission is sought to construct a stone importing storage and distribution facility consisting of a storage unit with ancillary office space, proposed signage, wastewater treatment system and polishing filter, bored well and all associated site works. The proposal entails the provision a two-storey building with a floor area of 435sqm and a ridge height of 7.515m. The proposal entails the provision of a car parking area surfaced with crushed stone with 19 car parking spaces, and a new vehicular entrance off the L1003. A concrete surfaced external area is to be provided on the eastern side of the building on site.

## 3. LOCAL AND EXTERNAL AUTHORITY REPORTS

### 3.1

- a) Roads (16/06/15): Grant of permission recommended.
- b) Irish Water (25/06/15): No objection.
- c) Environment Section (23/06/15): Further information requested including a drawing in relation to the polishing filter of the wastewater treatment system, verification of the material to be used to construct the polishing filter, submission of drawing illustrating details of surface water, verification of flow control rate of hydrobrake and the type and class of proposed interceptor.
- d) Planning report (17/07/15): Further information requested, in addition to that requested by the environment section it was also requested that details of

proposed traffic types and volumes on a daily and weekly basis be sought as well as details of a turning area for HGV's on site.

- e) Roads (19/08/15): No further recommendations.
- f) Executive Engineer (19/08/15): It is noted that the road edge is not shown on any of the site layout plans.
- g) Environment Section (08/09/15): Grant of permission recommended subject to conditions.
- h) Planning report (14/09/15): Clarification of further information sought including details of tracking movements modelled to demonstrate that there is adequate provision for HGV turning movements on site.
- i) Planning report (12/10/15): It was considered that the proposal would not seriously injure the amenity of the adjoining rural settlement area and be in accordance with the proper planning and sustainable development of the area. A grant of permission was recommended subject to the conditions outlined below.

#### 4. DECISION OF THE PLANNING AUTHORITY

- 4.1 Permission granted subject to 30 conditions. Of note is the following condition.

Condition no. 1(b): Use confined to storage and distribution with no stone cutting permitted.

#### 5. PLANNING HISTORY

- 5.1 05/655: Split decision including a grant of permission for use of site for storage of scaffolding and associated material and permission refused to retain unauthorised filling of the western boundary of the site.
- 5.2 CW9543: Permission granted for raising existing site level with hardcore filling.

#### 6. PLANNING POLICY

- 6.1 The relevant development plan is the Carlow County Development Plan 2015-2021.

#### 7. GROUNDS OF APPEAL

- 7.1 A third party appeal has been lodged by Dermot F. Geoghegan Architects Ltd on behalf of Ivan Daly, Ballybannon, Milford, Co. Carlow. The grounds of appeal are as follows...

- The appellant owns an existing dwelling located to the north of the site. The appellant raises concerns regarding the impact of the proposed development on residential amenity and the amenities of the adjoining rural community.
- The appellant notes that the proposal is in a rural area and that the proposal is industrial in nature and would be out of character at this location and more appropriately sited on suitably zoned lands.
- The appellant notes that the proposal would be detrimental to the local environment and ecology of the area with it also noted that the information submitted in regards to appropriate assessment is insufficient to assess the environmental impact of the proposal.
- The appellant notes that the proposal would constitute a traffic hazard at this location and emphasises the rural location of the proposal.
- The appellant notes that the proposal if permitted would set an undesirable precedent for similar development in this rural location.

## 8. RESPONSES

### 8.1 Response by Carlow County Council.

- The Planning Authority has no submission or observation in regards to the appeal.

### 8.2 Response by Peter Bolger Consulting on behalf the applicant, Keystone Suppliers Ltd.

- The applicant clarifies that the proposal relates to stone importing, storage and distribution and no cutting, carving or shaping of stone will be carried out on site with a condition attached to the permission restricting such.
- The onsite wastewater treatment system has been designed in accordance with EPA standards.
- The Council's Roads and Environmental departments reviewed the case and were satisfied with the proposal.
- The proposal has been designed with regard to the protection of the residential amenities of properties in the vicinity.

## 9. ASSESSMENT

### 9.1 Having inspected the site and examined the associated documentation, the following are the relevant issues in this appeal.

Principle of the proposed development  
 Visual amenity/rural character

Adjoining/residential amenity  
Traffic  
Wastewater Treatment  
Appropriate Assessment

## **9.2 Principle of the proposed development:**

9.2.1 The proposal is for a stone importing and distribution facility consisting of a storage unit with ancillary office space. The site is in a rural location and the proposal is commercial in nature. The appeal submission raises concerns that the rural location of the site is not appropriate for an industrial use such as this and that a more appropriate location for such a use would be zoned lands. In this regard I would note the relevant plan is the Carlow County Development Plan 2015-2021. I would note that there is no specific policy that would preclude siting of the proposed development in a rural area. In my view the principle of locating a commercial/industrial use is contingent on its impact in relation to its environmental impact, impact on adjoining amenities, visual amenities of the area and traffic impact. I consider that the location of the proposed development at a rural location is not unacceptable in the context of the proper planning and sustainable development of the area and such should be assessed on its merits in the context of the aforementioned factors. In this regard I would consider that the principle of the proposed development is acceptable subject to the proposal being satisfactory in the relation to such factors and such will be assessed in turn in the following sections of this report.

## **9.3 Visual Amenity/rural character:**

9.3.1 The appeal submission raises concerns regarding the location of the proposal in a rural area and notes that it would be detrimental to the rural character of the area. In regards to landscape character, the appeal site is a flat site located in an area that is not subject to any specific designations that identify the area as a sensitive landscape. The proposal entails keeping most of the site open with only one building proposed on site. The structure in question is a two-storey building with a floor area of 435sqm and a ridge height of 7.515m. The design of the structure is fairly typical industrial/commercial unit with corrugated metal cladding external finish. The remainder of the site as noted is to remain open with the provision of a concrete surface to the east of the building and car parking area to the south. There is existing hedgerow location along all site boundaries on the outer side of the palisade fencing and it appears that such is to be retained. In regards to overall visual impact/impact on rural character, I would consider that the overall design and scale of the proposed development would be acceptable. The design and scale of structures on site would not be excessive or have a significant/prominent visual impact in the area. I am satisfied that subject to

retention of existing vegetation along site boundaries that the overall visual impact of the proposal would be acceptable.

#### **9.4 Adjoining/residential amenity:**

9.4.1 The appellant owns the dwelling located to the north of the site and has raised concerns regarding the impact of the proposal on residential amenity. The information on file notes that the proposal consists of the importation, storage and distribution of stone. It is indicated that the proposal does not entail any cutting or shaping of stone on site with such sub contracted to another company off-site. In terms of overall activity on site, I would be satisfied that subject to adequate conditions restricting opening hours and standard industrial noise level emission limits (EPA standards) that the proposed activity would not have an adverse impact on the amenities of adjoining properties, land use or the residential amenities of existing dwellings in the vicinity. In regards to the appellant's property, I am satisfied that there is an adequate degree of separation between the appellants dwelling and the site in terms of boundary treatment and intervening lands. I am satisfied subject to appropriate conditions that the proposed development would be acceptable in the context of the proper planning and sustainable development of the area. It is indicated on the file that the operating hours are 08:00-18:00 Monday to Friday and 08:00-13:00 on Saturdays. I would consider that such operating hours would be acceptable and would recommend a condition confirming such hours of operation.

#### **9.5 Traffic:**

9.5.1 The proposals to be accessed through an existing vehicular access off the L1300 (existing entrance to be revised in layout). The site is located at the junction of the R448 and the L13000 with the entrance located between 80-90m away from the junction of the L13000 and the R448. According to the information on file the proposal will generate traffic movements consisting of...

Rigid lorry, 200/month  
Articulated lorry/20/month  
3 tonne van, 40/month  
Employees (car), 180/month  
Visitors (car), 200/month

9.5.2 As noted earlier the site is located in close proximity to the R448 Regional Route and in turn has good access to the national road network with the site a few kilometres from junction 6 of the M9 motorway. The vertical and horizontal alignment of the L13000 is such that sightlines at the proposed vehicular access are of a good standard with at least 90m to the west and 80m to the east back to the junction with the R448. The alignment, width and junction layout of the R448 is also of a good standard with sufficient width to allow for

an existing right hand turning lane into the L1300 for traffic travelling south along the R448. I am satisfied based on the standard of the road network serving the site and based on the anticipated traffic levels and traffic type to be generated, that the proposal would not constitute a traffic hazard.

- 9.5.3 As noted above, the visibility standard at the proposed vehicular access is of a satisfactory standard. In addition to such the site is of significant size and provides sufficient space to facilitate the turning movements likely to be generated. The proposal also entails the provision of 16 dedicated car parking spaces (including two disability access spaces). The car parking requirements for different types of development is set down under Section 11.19.4 of the County Development Plan. For 'industry' the requirement is 1 space per 60sqm of gross floor area and operational car spaces to be determined by the Planning Authority. Based on this standard the proposal has a requirement of 7.25 spaces based on floor area of the structure. In this regard the proposal provides for in excess of this standard. I am satisfied that the overall design and layout on site allows for the traffic movements likely to be generated and that the applicant has demonstrated that the turning movements for heavy goods vehicles can be catered for on-site. I am satisfied that the proposal would be acceptable in regards to traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **9.6 Wastewater Treatment:**

- 9.6.1 The proposal entails installation of a proprietary wastewater treatment system. A site suitability assessment was submitted including details of site characterisation. The trial hole test indicated a water table level 0.55m below the ground surface. In regards to the T test (for deep subsoils and/or water table), the applicant was unable to conduct the test due to high water table. In relation to the P test (for shallow soil/subsoils and /or water table the test result was 3.97. It is proposed to install a proprietary wastewater treatment system. The wastewater loading assessed is based on 4 staff. The site suitability report notes that the system proposed has a PE of 8.0. The EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses is the relevant document based on the intensity of the development proposed (PE $\leq$  10).
- 9.6.2 I am satisfied based on the information submitted that the site is suitable for the operation of a wastewater treatment system and that the proposal provides for a wastewater treatment system that will be of a sufficient standard and in compliance with the EPA Code of Practice. I would consider that a condition should be attached requiring that the wastewater treatment system be installed and maintained in accordance with such Code of Practice. In this regard I am satisfied that proposals submitted are adequate to deal

with the issue of effluent treatment and that the proposal would be in acceptable in the context of public health.

## **9.7 Appropriate Assessment:**

9.7.1 The EU Habitats Directive (92/43/EEC) Article 6 (3) requires that “any plan or project not directly connected with or necessary to the management of the (European) Site, but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In the light of the conclusions of the assessment of the implications for the site and, subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public”. The Board as a competent authority is obliged "shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned". In this regard it is appropriate to carry out a stage 1 screening assessment and then if necessary a stage 2 appropriate assessment.

9.7.2 The applicant submitted a screening assessment. The focus of this screening assessment relates to the River Barrow and River Nore SAC (site code 002162). It is noted that the site is 800m away from the designated site, which is located to the west of the site. The assessment outlines the qualifying interests and conservation objectives of the SAC (the following habitats and species are present, Freshwater Pearl Mussel, Floating River Vegetation, Eutrophic Tall Herbs, Atlantic Salmon, River Lamprey, Brook Lamprey, Otter, White Clawed Crayfish and Kingfisher with the other qualifying interests identified for the SAC being present in the main channel of the River Barrow. The screening report indicates that there will be no direct impact on the designated SAC. It is noted that good building practices will be implemented during the construction and operational phase which includes measures to prevent discharges/spillages to surface and ground water of loose material or hydrocarbons. It is noted that during the operational phase stormwater run-off will pass through a silt trap and interceptor prior to discharge to the perimeter ditch. It is noted that the proposal on its own would have no adverse impact on the integrity of the Natura 2000 site nor will it add to the cumulative impact from other sources. In this regard it was considered that a Stage 2 Appropriate Assessment was not required.

9.7.3 The appellant is of the view that the Appropriate Assessment screening report carried out by the applicant is deficient and does not provide sufficient ecological information to establish whether or not the proposal is likely to have a significant ecological impact on any Natura 2000 site. The applicant has



submitted an Appropriate Assessment screening report of his own to demonstrate such with the conclusions that a Stage 2 Appropriate Assessment and Natura Impact Statement is required to determine the impact on designated Natura 2000 sites in the vicinity, with particular focus on the River Barrow and River Nore SAC. The submitted screening report outlines the legislative background and steps required in the process. The applicant is critical of the level of detail provided in regards the ecology of the site and species that may be found on site. The report identifies two Natura 2000 sites within 15km of the site.

River Slaney SAC (Site Code 000781)

River Barrow and River Nore SAC (Site Code 002162)

9.7.4 The report includes a description of the designated sites and includes details of the conservation objectives of each as well as the current status and outlook of the listed habitats and species. It is emphasised that both designated sites are aquatic based and dependent on good water quality with concerns regarding the source-pathway-interceptor link between the proposed development site and the designated sites. In particular the report focuses on the SPR link between the site and the River Barrow and River Nore SAC. The impacts identified are the importation of an alien invasive species on site due to the nature of the operation (stone importation), the location of a wastewater treatment system in the vicinity of an ecologically sensitive watercourse and the discharge of stormwater to the adjoining watercourse. It is noted that there is a potential for adverse impact on water quality that requires a comprehensive hydrogeological assessment part of a Stage 2 Appropriate Assessment. The report also details the potential impact of an invasive alien species in terms of its aggressive growth and dominance over other vegetation within protected habitats such as the River Nore and Barrow SAC. The report also details potential secondary impacts on the otter population due to alteration of water quality within the designated Natura 2000 sites. It is also noted that the proposal in combination with other plans and projects has the potential for cumulative impact with it noted there are a number of quarries in the area. The conclusions of the report are that the screening report submitted by the applicant failed to identify potential impacts of the proposal on designated Natura 2000 sites and that there is significant potential negative impacts that have not been sufficiently addressed (water quality) in the applicants screening report and some not identified at all (invasive species). As noted above the appellant concludes that stage 2 Appropriate Assessment is required.

9.7.5 In terms of screening there is one Natura 2000 sites within 15km of the appeal site.

River Barrow and River Nore SAC (site code 002162).

The River Slaney SAC (Site Code 000781) is on edge of the 15km limit and notwithstanding such is to be included in this screening assessment. I would note that this assessment is based on the information submitted by the applicant in the screening report and has regard to the contents of the appellant's submission including the alternative screening report submitted with such. Both The River Barrow and River Nore SAC and River Slaney SAC are aquatic environments and dependent on good water quality with the conservation objectives for each attached. In regards to the River Slaney SAC the site does not drain into such and is significantly remote from the designated site so as to have no potential impact on the integrity of such either through direct habitat loss or through discharges to such. The site is within the catchment of the River Barrow and River Nore SAC and a stream that drains into the River Barrow runs along the northern boundary of the site. The potential impacts of the proposal include discharges to the stream of chemicals/hydrocarbons, suspended solids and polluting material that would reduce the water quality of the stream and subsequently the water quality in the River Barrow and River Nore SAC. A reduction water quality would be detrimental to the conservation status of a number of protected species such as the Freshwater Pearl Mussel. In terms of impact the proposal entails one discharge point to the existing stream from the stormwater interceptor. I am satisfied that subject to adequate measures to prevent accidental spillages and discharges during the construction and operational phase as well as ensuring all surface water/stormwater is directed to interceptors on site, that the proposal would not result in a significant or adverse impact on the integrity of the adjoining Natura 2000 site. I am satisfied that the applicant has outlined sufficient detail regarding stormwater drainage systems on site and I consider that adequate conditions can deal with this aspect.

9.7.6 The proposal does include the provision of a wastewater treatment system on site. I would refer to the previous section of this report dealing with wastewater treatment. The proposal is for a proprietary wastewater treatment system with loading equivalent to a domestic dwelling. The wastewater treatment system includes a high level of treatment of the effluent through the system and the site suitability tests indicate that soil conditions on site are suitable for the operation of such. I would consider that subject to its installation and operation in accordance with EPA Code of Practice that the proposal does not entail the risk of contamination of the groundwater or subsequent contamination of the adjoining watercourse resulting in a reduced level of water quality in the River Barrow and River Nore SAC.

9.7.7 The issue of the impact of invasive non-native species getting into the designated SAC is identified in the appellant's alternative screening report

and is not an issue raised in the screening report submitted by the applicant. This issue is noted and I would consider that such is speculative impact. It is noted that stone importation is from local quarries as well as abroad and that any processing or cutting is carried out off site. The question that exists is whether the material to be stored on site has been cleaned or processed before it arrives on site. Such a situation would prevent the importation of any such species onto the site. Notwithstanding such the storage area is on external concrete area well confined within the site boundaries with the area to the north to be a crushed stone permeable surface for vehicle turning movements. In this regard the use on site is very much an active use where the site is maintained vegetation free apart from the retention of existing hedgerows along the site boundaries. I am not convinced that this potential impact is a real concern in regards to the proposed development.

9.7.8 In relation to the ecological characteristics of the site itself, I would note that the site is not part of a designated European site or subject to any protected habitats status. I would consider that any species displaced as a result of the proposed development can be accommodated on the surrounding lands, which are similar in nature (although the site does appear to have been used for commercial activity previously).

9.7.9 I am satisfied that the potential impact of the proposed development in regards to the designated Natura sites in the vicinity have been identified in the screening report and that adequate measures can be put in place and have been submitted to ensure that the proposed development would not have a significant impact on the conservation status of any designated Natura 2000 site. In this regard it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on any designated Natura 2000 site and a Stage 2 Appropriate Assessment is therefore not required.

## **RECOMMENDATION**

I recommend a grant of permission subject to the following conditions.

## **REASONS AND CONSIDERATIONS**

Having regard to the acceptable nature and scale of development proposed and subject to compliance with the conditions set out below, the proposed development would be in accordance with development plan policies for the area, would not seriously injure the residential amenities of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience.

In completing the screening for Appropriate Assessment, the Board accepted and adopted the screening assessment and conclusion carried out in the Inspectors

report in respect of the identification of the European sites which could potentially be affected, and the identification and assessment of the potential likely significant effects of the proposed development either individually or in combination with other plans or projects, on these European sites in view of the site's Conservation Objectives. The Board was satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on The River Barrow and River Nore SAC (site code 002162) or River Slaney SAC (Site Code 000781) or any other European site, in view of the site's Conservation Objectives.

## **CONDITIONS**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and as amended by the further plans submitted on the 17<sup>th</sup> day of August 2015, 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. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

3. Details of the materials, colours and textures of all the external finishes to the proposed buildings, including details of any signage, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of the visual amenities of the area.

4.

(a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority and in accordance with the requirements of the document "Wastewater Treatment Manual: Treatment Systems for Single Houses", Environmental Protection Agency (current edition). Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(b) Within three months of the date of the grant of permission dwelling, the developer shall submit a report from a suitably qualified person with professional indemnity

insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the EPA document.

**Reason:** In the interest of public health.

5. The vehicular access arrangements, internal road network, public footpaths within the proposed development site, to service the proposed development shall comply with the requirements of the planning authority.

**Reason:** To ensure a satisfactory standard of development.

6.

(a) The development shall be restricted to the storage and distribution of stone, no cutting or shaping of stone is permitted on site.

(b) In the case of material stored in the external area, no material shall be stacked higher than the height of the boundary fencing.

**Reason:** In the interests of visual amenity and the amenities of adjoining properties.

7. Lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes, details of which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. The scheme shall minimise obtrusive light outside the boundaries of the development at all times.

**Reason:** In the interest of amenity and public safety.

8.

(a) During the operational phase of the proposed development, the noise level arising from the development, as measured [at the nearest dwelling] [at the nearest noise sensitive location] or [at any point along the boundary of the site] shall not exceed:-

(i) An  $L_{AeqT}$  value of 55 dB(A) during the period 0800 to 2200 hours from Monday to Saturday inclusive. [The T value shall be one hour.]

(ii) An  $L_{AeqT}$  value of 45 dB(A) at any other time. [The T value shall be 15 minutes]. The noise at such time shall not contain a tonal component.

[At no time shall the noise generated on site result in an increase in noise level of more than 10 dB(A) above background levels at the boundary of the site.]

(b) All sound measurement shall be carried out in accordance with ISO Recommendation R 1996 "Assessment of Noise with respect of Community Response" as amended by ISO Recommendations R 1996 1, 2 or 3 "Description and Measurement of Environmental Noise" as applicable.

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

9. The hours of operation shall be between 08:00 hours and 18:00 hours Monday to Friday and between 08:00 hours and 13:00 hours on Saturday.

**Reason:** In the interest of the amenities of property in the vicinity.

10. The site 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.

**Reason:** In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

11. Receptacles for waste shall be provided and available for use at all times on the premises in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of the amenities of the area.

12. 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) hours of operation,

(b) location of the site and materials compound(s) including area(s) identified for the storage of construction refuse,

(c) location of areas for construction site offices and staff facilities,

(d) details of site security fencing and hoardings,

(e) details of car parking facilities for site workers during the course of construction,

(f) 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,

(g) measures to obviate queuing of construction traffic on the adjoining road network,

(h) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network,

(i) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works,

(j) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels,

(k) 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,

(l) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains,

- (m) details of construction lighting, and
- (n) details of key construction management personnel to be employed in the development.

The plan shall include measures for monitoring dust, noise, groundwater and surface water and shall include a proposal for periodic reporting to the planning authority. A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan and monitoring results as appropriate shall be kept for inspection by the planning authority.

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

13. The developer shall manage drainage in accordance with a drainage management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall incorporate a monitoring programme relating to control and management of water on the site. The plan shall provide for the monitoring of ground and surface water quality, levels and discharges on the site and for ongoing sampling upstream and downstream of any discharge

**Reason:** In order to protect water quality.

14. 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 the Board to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000 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.

Colin McBride  
24<sup>th</sup> March 2016