



An
Bord
Pleanála

Inspector's Report

ABP-305673-19

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| Development | Extension to the existing manufacturing facility and all ancillary site works. |
| Location | Stryker Ireland Limited (Anngrove), IDA Business Park, Anngrove, Carrigtwohill, Co. Cork |
| Planning Authority | Cork County Council |
| Planning Authority Reg. Ref. | 19/5877 |
| Applicant(s) | Stryker Ireland Limited |
| Type of Application | Permission |
| Planning Authority Decision | Grant Permission |
| Type of Appeal | Third Party V. Grant |
| Appellant(s) | Deirdre Walshe |
| Observer(s) | None |
| Date of Site Inspection | 3 rd January 2020 |
| Inspector | Elaine Power |

1.0 Site Location and Description

- 1.1. The appeal site is located in the north eastern portion of the established IDA Business Park, approx. 1km north west of Carrigtwohill and approx. 14 km east of Cork city centre. The site is currently a greenfield site, located to the north of the existing Stryker manufacturing facility.
- 1.2. The site is irregular in shape and has a stated area of 4.9ha. It is located within a larger landholding within the applicant's ownership, with a total area of 9.95 ha. Generally, the site is bound to the north and east by an approx. 11m deep strip of woodland / vegetation, which is within the applicant's ownership. This area provides extensive screening between the IDA Business Park and the adjoining residential properties. To the south the site is bound by the existing Stryker building and to the west by the Tibbotstown Stream and an internal access road.
- 1.3. There are overhead power lines and a number of pylons with the Industrial Estate.
- 1.4. Access to the site is from the internal road network of the Business Park and is via a controlled gated entrance. There is an extensive internal road network within the Business and Technology Park with footpaths and lighting. Carrigtwohill Train Station is located approx. 1.3km east of the appeal site.

2.0 Proposed Development

- 2.1. It is proposed to construct a new 14,701sqm extension to the north of the existing Stryker manufacturing facility. The existing facility has a gross floor area of 9,350sqm. The proposed building is part 2-storey, part 3-storey with a maximum height of 17m excluding plant.
- 2.2. At ground floor level the building has a gross floor area of 7,594 sqm and accommodates a double height production area, offices, canteen and locker rooms. The first-floor level has a gross floor area of 4,655 sqm and accommodates a production area / labs and offices and the second-floor level has a gross floor area of 2,452sqm and accommodates offices. The extension is linked to the existing building via 3 no. ground floor level walkways. The purpose of the development is to accommodate a new 3D print production floor.

- 2.3. The building is reflective of an industrial development with a contemporary design approach. It is generally rectangular in shape with angled feature along the western portion of the building. The external materials include a variety of aluminium cladding panels and curtain wall glazing fixed to a concrete and steel subframe. There are significant portions of glazing along the south and western portions of the building. The proposed external finishes / materials harmonise with the existing building on site.
- 2.4. The works include the provision of external gas compounds (140sqm), a waste compound (222sqm), powder store (185 sqm), multi-store shelter (218sqm), sprinkler tank (143sqm) located to the east of the existing and proposed buildings.
- 2.5. It is proposed to alter the internal road layout to provide access to an additional 574 no. car parking spaces and a new delivery in-take area, located on the eastern elevation of the proposed building. 548 no. car parking spaces are located to the north and west of the proposed building, in 3 no. car parking areas. It is also proposed to extend the existing staff car park, which is located to the south of the existing building, by an additional 26 no. spaces.
- 2.6. An NIS, Ecological Impact Assessment, EIA Screening Report, Traffic and Transport Assessment, Mobility Management Plan, Flood Risk Assessment, Architectural Report, Planning Statement, Landscape Report, Archaeological Impact Assessment Site Infrastructural Planning Report, and Outline Construction and Demolition Waste Management Plan were submitted with the application.

2.7. ***Unsolicited Further Information***

The applicant addressed concerns regarding landscaping / screening, noise and light raised in third party submissions.

3.0 Planning Authority Decision

3.1. Decision

Permission was granted subject to 25 no. conditions. The relevant conditions are noted below: -

Condition 2: required that the extension not be occupied until the full completion of the IDA internal road network granted under **19/5836** and the flood management scheme granted under **18/5609**

Condition 3: related to landscaping

Condition 4: related to signage

Condition 5: required the preparation of a Construction and Environmental Management Plan having regard to the mitigation measures outline in the NIS and Construction and Demolition Management Plan submitted with the application.

Condition 12: related to mobility management

Condition 13: reduced the number of additional car parking spaces to 514.

Condition 16: related to noise management

Condition 21 and 22: required archaeological monitoring

3.2. Planning Authority Reports

3.2.1. Planning Reports

The reports by the Area Planner and the Senior Executive Planner raised no objection to the proposed development and recommended that permission be granted subject to conditions.

3.2.2. Other Technical Reports

Water Services report: No objection subject to conditions

Area Engineers report: No objection subject to conditions

Heritage Unit report: No objection subject to conditions

Traffic and Transport report: No objection subject to conditions

Environment report: No objection subject to conditions

3.3. Prescribed Bodies

Iarnród Éireann: No objection

3.4. **Third Party Observations**

6 no. third party submissions were received. The submissions are generally supportive of the extension to the existing facility and the associated economic benefits. The concerns raised are noted below: -

- The proximity of the development to existing houses would result in noise and light pollution.
- Loss of mature planting which screens the IDA Park from local residents.
- Emissions from the production plant.

4.0 **Planning History**

Subject Site

Reg. Ref. 15/5210: Permission was granted in 2015 for a 2-storey medical devices manufacturing building with ancillary office space and all associated works.

Surrounding Sites

Reg. Ref. 19/5836: Permission was granted in 2019 for internal road upgrades to provide a dedicated cycleway and footpath, a crossing point, bus lane, bus shelter and safety barrier within the IDA Business Park. The works also include the provision of a cycleway and footpath adjacent to the local public roads at the northern eastern portion of the Business Park.

Reg. Ref. 18/5609: Permission was granted in 2018 for a flood management scheme, consisting of flood defence embankments, overflow culvert, attenuation pond, headwalls and outfalls, electrical cabinet and other associated works within the IDA Business Park.

5.0 **Policy Context**

5.1. **Cobh Municipal District Local Area Plan, 2017**

The appeal site is located within the settlement boundary of Carrigtwohill. It is an aim of the plan to grow the employment base of Carrigtwohill, as a key location for the

delivery of the economic targets for the whole of Metropolitan Cork. The appeal site is zoned CT-I-02 with the associated land use objective to develop the site for industrial type activities giving priority to high quality manufacturing. Subject to compliance with flood risk assessment and a Traffic Impact Assessment. The zoning objective relates to a larger land parcel with an approx. area of 35.6ha.

5.2. **Cork County Development Plan, 2019**

Carrigtwohill is identified as a Metropolitan Town with the strategic aim of facilitating population growth and centres of service and employment. It is also identified as a Strategic Employment Area suitable to accommodate larger scale developments. Relevant policies of the plan are noted below: -

- CS 4-1: Cork Metropolitan Cork Strategic Planning Area
- EE 2-1: Overall Strategy for Economic Development
- EE 4-1: Strategic Employment Areas
- EE 4-2: Enterprise Development
- EE 4-3: Business Development
- WS 6-2: Development in Flood Risk Areas
- HE 3-3: Zones of Archaeological Potential

5.3. **Natural Heritage Designations**

The appeal site is located approx. 950m north east of the Cork Harbour SPA (004030) and Great Island Channel SAC (001058).

5.4. **EIA Screening**

An Environmental Impact Assessment Screening report was submitted with the application which included Schedule 7A information. A Screening Determination was carried out and concluded that having regard to:

- The nature and scale of the proposed development, which is under the threshold in respect of Class 13 (*Changes, Extensions, Development and*

Testing) of the Planning and Development Regulations 2001 (as amended) and Class 10(b)(iv) (Infrastructure – Urban Development).

- The location of the site on lands that are zoned for Industrial use under the provisions of the Cobh Municipal District Local Area Plan 2017 and the results of the strategic environmental assessment of this Plan undertaken in accordance with the SEA Directive (2001/42/EC),
- The location of the site in an established IDA Business Park served by public infrastructure and the existing pattern of development in the vicinity,
- The location of the site outside of any sensitive location specified in article 109(4)(a) of the Planning and Development Regulations 2001 (as amended) and the mitigation measures proposed to ensure no connectivity to any sensitive location,
- the guidance set out in the “Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development”, issued by the Department of the Environment, Heritage and Local Government (2003), and
- the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended),

It was considered that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report was, therefore, not required.

6.0 The Appeal

6.1. Grounds of Appeal

A third-party appeal was submitted by Deirdre Walshe who is generally supportive of the employment and economic benefits of the proposed extension. The concerns raised are summarised below.

- The applicants have not acknowledged that that area is subject to flooding.
- Sufficient details regarding potential emissions from the site have not been provided, in particular smoke, odour, noise and dust.

- The building could be operated 24 hours a day. Due to the height of the proposed building this could result in excessive light pollution which would impact on residential amenities and wildlife, in particular birds.
- The applicant cannot be trusted to act in the best interest of the community or the environment.

6.2. Applicant Response

The applicant's response is summarised below: -

- Stryker is a significant employer in the area. The proposed development would provide an increase in local employment in the high skilled technology sector. The site is located on lands within the IDA Business Park which are zoned for industrial uses. The development plan also designates Carrigtwohill as a Strategic Employment Area. The expansion of the existing facility is therefore in accordance with local policy objectives.
- There was an error on the planning application form relating to the previous flooding history of the site. Flood risk has been comprehensively addressed in the Flood Risk Assessment submitted with the application. The IDA flood defence works are now substantially complete. The proposed development would not have any significant impact on flood risk once the flood relief scheme is in place.
- The development would not produce and significant emissions either at construction phase or operational phase. An EIA Screening report was submitted with the application which notes that potential emissions at construction phase relating to noise and dust are not considered to be significant. The construction phase would be carried out in accordance with industry best practices and in accordance with a construction and environmental management plan to be agreed with the planning authority. The EIA Screening report also notes that during the operational phase there would be no significant air emissions from the air conditioning and heating system.

- With regard to the impact of additional traffic on air quality an assessment was carried out on the local road network (having regard to the guidance set out in the UK Highways Agency Design Manual for Roads and Bridges) and the applicant concluded that An Air Quality Assessment was not required.
- The existing facility on site is operated on a 24-hour basis. Concerns were raised by the appellant regarding the potential for light disturbance. Light would be minimised by limiting it to site roadways and car park areas only, illumination would be minimal and siting and positioning of poles would ensure spillage does not extend beyond the site boundary.
- The EIA Screening report also assessed the impact of light pollution on ecology. To reduce the potential for any negative impacts, bollard style lighting would be used; lighting would be restricted to where it is needed; narrow spectrum lighting would be used with a low UV component; and consideration would be given to automatic sensor systems on site.

6.3. **Planning Authority Response**

None

7.0 **Assessment**

7.1. The main issues in this appeal relate to the impact of the proposed development on flood risk, lighting and potential emissions. Appropriate Assessment requirements are also addressed. The main planning issues can be dealt with under the following headings:

- Principle of Development
- Flood Risk
- Lighting
- Emissions
- Appropriate Assessment

7.2. ***Principle of Development***

- 7.2.1. The proposed development comprises a new 14,701sqm extension to the north of the existing Stryker manufacturing facility. The existing facility has a gross floor area of 9,350sqm. The proposed building is part 2-storey, part 3-storey and would accommodate a new 3D print production floor with associated offices and ancillary uses.
- 7.2.2. The subject site is located within an existing IDA Business Park and is zoned CT-I-02 with the associated land use objective to develop the site for industrial type activities giving priority to high quality manufacturing. The development plan identifies Carrigtwohill as a Metropolitan Town with the strategic aim of facilitating population growth and centres of service and employment and as a Strategic Employment Area suitable to accommodate larger scale developments. The proposed use is, therefore, in accordance with the policies and objectives of the Cobh Municipal District Local Area Plan, 2017 and the Cork County Development Plan 2014.
- 7.2.3. Having regard to the zoning objective for the site and the high-quality design of the building, it is my view that the proposed use is compatible with the policy objective for the site and is acceptable in principle.

7.3. ***Flood Risk***

- 7.3.1. The Tibbotstown Stream runs through the IDA Business Park and forms the western boundary of the subject site. The stream has previously been modified, including partially culverted. The IDA are currently undertaking flood relief works, which were granted under reg. ref. 18/5609. The principle objective of the works is to divert excess flow from the stream to an attenuation pond at the western portion of the site, in combination with additional defences along the stream. The Planning Authority's maps indicate that the site is located within Flood Zone A. In Flood Zone A the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding).
- 7.3.2. The Flood Risk Assessment submitted with the application notes that fluvial flooding occurred in 2009 and 2015 when the Tibbotstown Stream overflowed. The FRA notes that flooding occurred due to surcharge of culverts on Anns Grove Road (to the north of the site) and the capacity of the channel being exceeded upstream of the

IDA culvert. It is also considered that the site is at risk of pluvial flooding and that without mitigation measure the site would be at risk of flooding.

7.3.3. The Planning System and Flood Risk Management Guidelines, 2009 outlines in Table 3.1 the 'vulnerability of different types of development'. The proposed use is considered a less vulnerable development. In accordance with Table 3.2 of the guidelines a Justification Test is required for a less vulnerable use in Flood Zone A. Having regard to the criteria set out in Box 5.1 of the guidelines the applicant submitted a justification for the proposed development. In particular it is noted that the site is zoned for industrial uses in the Cobh Municipal District Local Area Plan and that the LAP was prepared having regard to the guidelines. A FRA states that flood depths for the site are (<0.1m) and the development would not result in any significant loss of floodplain storage. Reference is also made to the flood relief scheme currently being undertaken by the IDA, which would reduce the overall risk of flooding. The document outlines mitigation measures to minimise flood risk to people, property, the economy and the environment.

7.3.4. The development also includes a new surface water drainage network which would collect and discharge run-off from the site to an existing IDA attenuation pond, which discharges to the Tibbotstown Stream. The attenuation pond is currently being upgraded as part of the IDA flood relief scheme.

7.3.5. It is noted that the Planning Authority's Area Engineer raised no concerns regarding the proposed development. I have reviewed all the submitted relevant documentation and consider that the proposed mitigation measures would adequately satisfy the flood risk concern.

7.4. ***Emissions***

7.4.1. Concerns have been raised by the appellant that the proposed development would result in numerous emissions that would have a negative impact on existing residential amenities and wildlife in the vicinity of the site, with particular regard to smoke, odour, noise and dust.

7.4.2. In response the applicant has stated that the facility does not undertake any EPA licenced activity and, therefore, does not produce any significant emissions. The EIA

Screening report also notes that during the operational phase there would be no significant air emissions from the development. The nearest residential property to the development site is located approx. 40m north of the site and approx. 105m from the proposed building. It is therefore considered that the proposed development would not result in any emissions that would have a negative impact on existing residential amenities or biodiversity in the vicinity of the site.

- 7.4.3. A noise assessment was submitted by way of unsolicited further information to address concerns raised regarding operational noise from the roof level plant. An ambient environmental noise survey was carried out as part of the assessment. The report found that during the operational phase noise levels would be below the levels outlined in best practice guidelines and would be below the ambient noise levels in the vicinity of the adjacent noise sensitive receptors. The report recommended that to further mitigate from any potential noise disturbance all roof level plant should either be screened or centrally located. Having regard to the information submitted in the noise assessment it is my view that the proposed use would not result in an unacceptable level of noise disturbance for the adjoining residential properties.
- 7.4.4. With regard to the construction phase the EIA Screening report notes that potential emissions relating to noise and dust and are not considered to be to be significant. The construction phase would be carried out in accordance with industry best practices and a construction and environmental management plan would be agreed with the planning authority. It is my view that having regard to the limited duration of the construction phase and as all works would be carried out within the boundaries of the site and in accordance with the relevant building regulations and best practices guidelines, it would not have a significant negative impact on the existing amenities of the adjoining properties.
- 7.4.5. In conclusion, having regard to the proposed use, which does not result in an emissions that would require an EPA licence, the limited period of the construction phase and the distance from residential properties, it is considered that upon completion the proposed development would not result in any significant negative impacts on the adjoining properties or biodiversity within the vicinity of the site.

7.5. ***Light***

- 7.5.1. Concerns have been raised that the proposed development would result in light pollution which would have a negative impact on adjoining residential properties and wildlife in the area.
- 7.5.2. A Lighting report was submitted by way of unsolicited further information which indicates the extent of the light spread. It is noted that all lighting is contained within the subject site. Having regard to the existing uses within the IDA Business Park and the nature and scale of the proposed development, it is considered that upon completion the proposed development would not result in undue light pollution.
- 7.5.3. Concerns regarding the impact of additional lighting on birds. An Ecological Impact Assessment was submitted with the application which noted that the existing hedgerow and scrub areas provided potential habitat for birds and bats. It also noted that lighting proposals for the site would adhere to guidance provided in 'Bats and Lighting – Guidance for Planners, Engineers, Architects and Developers' (Bat Conservation Ireland 2010) and the recent guidance issued by Bat Conservation Trust (Guidance Note 08/18 Bats and Artificial Lighting in the UK). The lighting plan would be agreed with the planning authority and shall be designed to ensure minimal light spill onto vegetated areas, and above lighting columns. I have reviewed all the submitted relevant documentation and consider that the proposed lighting plan would not have a significant negative impact on wildlife in the vicinity of the site.

7.6. ***Appropriate Assessment***

7.6.1. ***Stage 1 Screening***

The proposed development would not be located within an area covered by any European site designations and the works are not relevant to the maintenance of any such sites.

European sites that could potentially be affected by the proposed development are Cork Harbour SPA (004030) and Great Island Channel SAC (001058).

Conservation Objectives: to maintain or restore the favourable conservation condition of the Annex 1 habitat(s) and / or the Annex II species for which the SAC and SPA have been selected.

| European Site | Site Code | Relevant QI's and CI's | Distance |
|-----------------------------|------------------|--|-----------------|
| Cork Harbour SPA | 003040 | Little Grebe Great Crested Grebe Cormorant Grey Heron Shelduck Wigeon Teal Pintail Shoveler Red-breasted Merganser Oystercatcher Golden Plover Grey Plover Lapwing Dunlin Black-tailed Godwit Bar-tailed Godwit Curlew Redshank Black-headed Gull Common Gull Lesser Black-backed Gull Common Tern Wetlands | 950m |
| Great Island Channel SAC | 001058 | Mudflats and sandflats Atlantic salt meadows | 950m |

The potential indirect effects on the Cork Harbour SPA and the Great Island Channel SAC relate to:

- potential surface water run-off;
- potential wastewater runoff impacts via the Carrigtwohill Wastewater Treatment Plant; and
- Disturbance / displacement impact of fauna from noise and light pollution.

On the basis of the information on the file, which I consider adequate in order to issue a screening determination, it is not possible to conclude that the proposed development, individually or in combination with other plans or projects would not be likely to have a significant effect on European Site 003040 or 001058, or any other European site, in view of the site's Conservation Objectives. A Stage 2 Appropriate Assessment is therefore, required

7.6.2 Appropriate Assessment – Stage 2 NIS

A Natura Impact Statement was submitted to the Planning Authority with the application.

Cork Harbour SPA and Great Island Channel SAC

Cork Harbour is a large, sheltered bay system, with several river estuaries. It is an internationally important wetland site, regularly supporting in excess of 20,000 wintering waterfowl. The Great Island Channel is an integral part of Cork Harbour and the SPA and SAC overlap. The proposed development would not be located within the SPA or the SAC and there would be no direct effects as a result of the works.

The Tibbotstown Stream, located along the western boundary of the site, provides a hydrological link to both the SPA and the SAC. The applicants AA Screening Report notes that the water quality of the Tibbotstown Stream is currently unassigned. All surface water from the existing facility currently discharges to Tibbotstown Stream via the IDA surface water sewer which ultimately discharges to the harbour north of Fota Island. Surface water run-off associated with the construction stage and operational phase could potentially enter the Tibbotstown Stream and ultimately the SPA and SAC.

The NIS considers that the risk of any significant effects on water quality are low and notes that best practice construction methods would be implemented at all times to avoid accidental pollution events. The NIS provides a number of mitigation measures to prevent any run-off potentially contaminating the Tibbotstown Stream with sediment or hazardous material. In particular a 6m buffer would be retained between the stream and the proposed development and all surface water would be collected, filtered and discharged appropriately. The construction phase would be carried out in accordance with a Construction and Environmental Management Plan for the site and with best practice guidelines.

All foul water from the existing facility and the proposed development would be discharged to Irish Water's foul sewer. The applicant holds a licence to discharge trade and domestic effluent to the public sewer, which is treated at Carrigtwohill Wastewater Treatment Plant. It is therefore considered that there is no potential pathway from wastewater runoff to the designated sites.

With regard to potential impacts from noise, light or general disturbance on qualifying species of the SPA, it is my view that due to the separation's distances and the urban environment there are no potential impacts on the qualifying species.

Notwithstanding the presence of a hydrological connection to a European site via the Tibbotstown Stream, it is my view that having regard to the nature and scale of the development, the distance to the SPA and SAC and the nature of the qualifying interests that the proposed development would not adversely affect the integrity of Cork Harbour SPA or the Great Island Channel SAC subject to full implementation of the mitigation measures and compliance with best practice methodologies during the construction and operational phase.

7.6.3 *In-combination effects.*

Having regard to the nature and limited scale of the proposed development it is considered that it does not have the potential for in-combination effects, after mitigation measures are applied, to undermine the integrity of a European Site.

7.6.4 *AA Conclusion*

I consider it reasonable to conclude on the basis of the information on the file, which I consider adequate in order to carry out a Stage 2 Appropriate Assessment, that the proposed development, individually or in combination with other plans or projects would not adversely affect the integrity of the European site No 003040 or 001058, or any other European site, in view of the site's Conservation Objectives.

8.0 Recommendation

It is recommended that permission be granted subject to conditions.

9.0 Reasons and Considerations

Having regard to the zoning objective of the subject site, its location within the existing IDA Business Park and the nature and scale of the proposed development it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 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 26th July 2019, and by the further plans and particulars received as unsolicited further information on the 12th September 2019, 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. The developer shall ensure that all construction methods and environmental mitigation measures set out in the Natura Impact Statement and associated

documentation, and in the document entitled 'EIA Screening Report' are implemented in full, save as may be required by conditions set out below.

Reason: In the interest of protection of the environment

3. The development shall be operated and managed in accordance with an Environmental Management System (EMS), which shall be submitted by the developer to, and agreed in writing with, the planning authority prior to commencement of development. This shall include the following:
 - a. Proposals for the suppression of on-site noise
 - b. Proposals for the on-going monitoring of sound emissions at dwellings in the vicinity.
 - c. Proposals for the suppression of dust on site.
 - d. Monitoring of ground and surface water quality, levels and discharges.
 - e. Details of site manager contact numbers (including out of hours) and public information signs at the entrance to the facility.

Reason: In order to safeguard local amenities.

4. The landscaping scheme as indicated in the Landscaping Specification and Performance Standard Report and Drawing No. 15-036-LP-01-PP – Overall Landscape Plan, as submitted to the planning authority on the 26th day of July, 2020 shall be carried out within the first planting season following substantial completion of external construction works.

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.

5. A maximum of 514 no additional car parking spaces shall be provided on site. prior to commencement of development a revised layout shall be submitted and agreed with the Planning Authority. Additional planting shall be provided in lieu of the omitted spaces.

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

6. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -
 - a. notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
 - b. employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
 - c. provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

7. Prior to the opening of the development, an updated Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and carpooling by staff employed in the development and to

reduce and regulate the extent of staff parking. Details to be agreed with the planning authority shall include the provision of centralised facilities within the development for bicycle parking, shower and changing facilities associated with the policies set out in the strategy.

Reason: In the interest of encouraging the use of sustainable modes of transport

8. Comprehensive details of the proposed lighting system to serve the development shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. The agreed lighting system shall be fully implemented and operational, before the proposed development is made available for occupation.

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

9. Proposals for a development name, numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all such names and numbering shall be provided in accordance with the agreed scheme.

Reason: In the interest of visual amenity and legibility.

10. 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 hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity

11. Site development and building works shall be carried out only between the hours of 0700 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

12. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

13. 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 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.

14. The developer shall pay to the planning authority a financial contribution in respect of the Cobh / Midleton – Blarney Suburban Rail Project in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 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 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 Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.

15. The developer shall pay to the planning authority a financial contribution as a special contribution under section 48(2) (c) of the Planning and Development Act 2000 in respect of works proposed to be carried out, for the provision of a pedestrian and cycle route to Carrigtwohill train station. The amount of the contribution 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 for determination. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate.

Reason: It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development

Elaine Power
Planning Inspector

3rd February 2020