

Comhairle Contae Chorcaí Cork County Council

An Bord Pleanála,
64, Marlborough Street,
Dublin 1.

Att: Sorcha Skelly.

05/04/2022

Our Ref: 20/06955
Your Ref: ABP-312981-22

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AN BORD PLEANÁLA
LDG- _____
ABP- _____
06 APR 2022
Fee: € _____ Type: _____
Time: _____ By: post

RE/ Appeal re: The construction of a new agricultural fertiliser facility for use by Goulding Chemicals Limited; and additional port operational use of the jetty to facilitate cargo vessels. The agricultural fertiliser facility will be constructed to the north of the site and will comprise: i. A bulk storage building for the storage of granular fertiliser, ii. A building accommodating a bagging and palletising facility and staff facilities, iii. External paved product storage areas for the storage of bagged fertiliser, iv. Weighbridge, ESB substation and switch room, and office building, v. Vehicle store, vi. Surface water drainage system and water retention tank, vii. Truck parking, staff and visitor parking, fertiliser waste storage tank and all ancillary site works. An Environmental Impact Assessment Report (EIAR) has been prepared and will be submitted to the planning authority with the application. A Natura Impact Statement (NIS) will be submitted to the planning authority with the application. The proposed development comprises the provision of an establishment to which the Major Accident Directive applies.

Belvelly Port Facility, Marino (Townland), Marino Point, Cobh, Co. Cork.

Dear Madam,

I refer to your letters dated **11th March 2022, 15th March 2022 and 16th March 2022** regarding the above.

Please find comments below from our Acting Senior Planner, Noel Sheridan, dated **23rd March 2022**:

“With regard to the 1st party appeal on the special contribution, attached is the report by the Road Design Office which provides an estimate of an element of the contribution. See also the FI report on file from the Traffic & Transport Section (dated 16/02/2022) which provides a justification for the contribution. Note that the



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requirement to upgrade the regional road is identified in the 2014 CDP (Objective TM 3-2 and text at para 10.3.7).

The justification for the contribution regarding the bridge at Belvelly is also set out in the report of the T & T section. The need to upgrade the regional road is identified in the Local Area Plan, as set out in the planning reports.

The Cobh Cross Interchange at the N25 is a significant project. This is the sole vehicular access to Great Island and experiences significant peak time delays. This project is necessary to realise zoning objectives for additional development in Carrigtwohill. It will provide significant benefit for development on Great Island. The project is being carried out by Cork County Council under Part 8 (in agreement with TII) and the need for it is identified in the LAP (para 3.6.29). The Part 8 scheme was published on 25th February this year. The estimated cost is €4.5m (excluding land). The project is not funded by URDF & is to be funded by development contributions. Of this cost, €3.5m is attributable to residential with the balance non-residential. The €5,000 contribution levied under the condition towards this project is very modest."

I also enclose Environmental Report, issued by our Executive Engineer, Miriam Kiely, dated **31st March 2022**, for your attention.

Yours faithfully,

Tracy O'Callaghan

Tracy O'Callaghan,
Staff Officer.

Road Design Office Report - Planning application 20/6955

Based on traffic loading generated by proposed development there will be a significant additional pavement replacement requirement for the R624.

Based on a 20 year pavement restoration cycle and the projected loading resulting from the development the additional road pavement cost is calculated as follows:

Marino Point to L-2989.

Length = 1.42km

Average Width = 6m.

Area = 8,520m²

Cost of Resurfacing/ m² = €70/m²

Pavement Replacement Cost = €596,400.

Based on data submitted as part of the RFI response the proposed development will contribute 38% of HGV Loading on this section.

Attributable Cost = €226,632.

L-2989 to Interchange.

Length = 3.1km

Average Width = 7m.

Area = 21,700m²

Cost of Resurfacing/ m² = €70/m²

Pavement Replacement Cost = €1,519,000.

Based on data submitted as part of the RFI response the proposed development will contribute 15.2% of HGV Loading on this section.

Attributable Cost = €230,888.

Total pavement cost (over 1 replacement cycle) attributable to development is €457,520.

Additional signage and maintenance at Belvelly Bridge due to application, €20,000.

Total Roads Special Contribution - €477,520.

Planning Application 20/6955 - Belvelly Marino Point Jetty and Goulding's Premises

Environmental report for ABP

Report by Miriam Kiely, Environment Dept, Cork County Council

I have examined the planning application in detail and in particular in relation to the environmental aspects of the proposal. There were numerous consultations with the applicant to verify and agree mitigation measures. Some of them included noise limits, mitigation proposals and ongoing monitoring of same. These will address most of the concerns of the appellants.

As a result, it is critical that should planning be granted for this proposal that the planning condition on the OEMP (Operating Environmental Management Procedure) be included in the grant of permission. This procedure will detail all air, noise, surface water, lighting, and other environmental impacts. The monitoring of same will be agreed in this document subject to Best Available Technology prior to substantial commencement of site construction

- 1) The development shall operate in accordance with an Environmental Management System, certified to ISO1400 or a standard agreed with the Planning Authority and shall be agreed between parties before substantial site construction commences and shall include the following:
 - a) Proposals for the suppression of dust on site.
 - b) Proposals for the control of on-site noise especially in the evenings and nighttime
 - c) Measures to control the quality of surface water discharges including value limits for contamination of surface water
 - d) A monitoring program to include all relevant environmental parameters (including noise, dust, continuous ambient air monitoring for PM_{2.5} and PM₁₀ and surface water monitoring).
 - e) Process for notifying and agreeing new loose materials at the site not previously detailed in the planning application especially in relation to loading and unloading of goods.
 - f) Proposals for the covering of bulk goods leaving the site.
 - g) Measures to minimise light pollution, including minimising lighting throughout the facility.
 - h) Scheduled night-time working shall be notified in advance to the Planning Authority and appropriate monitoring of noise emissions shall be undertaken as required by the Planning Authority.
 - i) Details of emergency action in the event of accidental spillage/emission.
 - j) Details of site manager, contact numbers (including out of hours) and public information signs at the entrance to the facility.
 - k) Procedures to record and respond to public complaints.
 - l) Reporting requirements to the Planning Authority, including an annual audit.

The Annual Audit Report shall be made publicly available to the requirement of the Planning Authority.

