

SUBMISSION ON SECTION 37E APPLICATION FOR STRATEGIC INFRASTRUCTURE DEVELOPMENT

**Report of the Chief Executive
prepared pursuant to Section 37E(4) of the Planning and Development Act
2000, as amended.**

An Coimisiún Pleanála Ref	PA28.323930
Applicant	Stericycle Ltd
Application Type	Strategic Infrastructure Development
Development Address	Block 8003, Blarney Business Park, Shean Upper, Blarney, Cork
Proposed Development	Proposed development will comprise the installation and operation of a Healthcare Waste Treatment and Transfer Facility

Part 1

The Chief Executive's views on the effects of the proposed development on the environment and the proper planning and sustainable development of the area of the authority, having regard in particular to the matters specified in *section 34(2)*.

1.0 INTRODUCTION

1.1 Context

A Strategic Infrastructure Development (SID) application for approval under Section 37E of the Planning and Development Act 2000, as amended, has been made to An Coimisiún Pleanála in relation to the proposed installation and operation of a Healthcare Waste Treatment and Transfer Facility at Unit 8003 at Blarney Business Park. The application is accompanied by an EIAR and supported by various assessments and reports. The proposed development comprises an activity requiring an Industrial Emissions licence from the EPA.

The SID application was lodged with An Coimisiún Pleanála (ACP) on 5th December 2025. The ACP reference number for the SID is PA28.323930.

ACP formally notified Cork City Council (CCC) of the SID application in a letter dated 6th February 2026 (received by CCC on Monday 9th February). ACP acknowledged the delay in issuing the notification and in a letter dated 18th February agreed to grant an additional 9 week period for CCC to prepare the Chief Executive (CE) report, with a deadline of 15th April 2026.

The public consultation for the SID closed on Sunday 8th February 2026.

CCC has prepared this CE report in accordance with Section 37E(4) of the Planning and Development Act 2000, as amended.

1.2 Statutory Process

Pre-Application Consultation

A pre-planning meeting was held with the applicant and representatives of Cork City Council on 21/11/2024 and the notes of this meeting are included as Appendix C. A strategic meeting with the Director of Service (for Planning and Integrated Development) took place on 10th December 2024.

An Bord Pleanála Determination

The applicant submitted a Pre-Application Consultation with the then An Bord Pleanála (now An Coimisiún Pleanála) (Ref. PC28.321861) on 04/02/2025 under Section 37B of the Planning and Development Act 2000, as amended. An Bord Pleanála confirmed, in a letter dated 12/06/2025, that the proposed development falls within the scope of the paragraphs 37A(2)(a), (b) and (c) of the Act, that the proposed development would be strategic infrastructure within the meaning of section 37A of the Act and that any application for permission for the proposed development must therefore be made directly to An Bord Pleanála under Section 37E of the Act.

1.3 Relevant Legislation

Section 37A of the Planning and Development Act 2000, as amended, refers to Bord Pleanála's jurisdiction in relation to certain planning applications states:

- (1) An application for permission for any development specified in the Seventh Schedule (inserted by the Planning and Development (Strategic Infrastructure) Act 2006) shall, if the following condition is satisfied, be made to the Board under section 37E and not to a planning authority.*
- (2) That condition is that, following consultations under section 37B, the Board serves on the prospective applicant a notice in writing under that section stating that, in the opinion of the Board, the proposed development would, if carried out, fall within one or more of the following paragraphs, namely—*

- a) *the development would be of strategic economic or social importance to the State or the region in which it would be situate,*
- b) *the development would contribute substantially to the fulfilment of any of the objectives in the National Planning Framework or in any regional spatial and economic strategy] in force in respect of the area or areas in which it would be situate,*
- c) *the development would have a significant effect on the area of more than one planning authority*

(3) *In subsection (2) “prospective applicant” means the person referred to in section 37B(1),*

Seventh Schedule – Infrastructure Developments for the Purposes of Sections 37A and 37B

As inserted into the Planning and Development Act 2000 by section 5 of the Planning and Development (Strategic Infrastructure) Act 2006, the following is a class of development outlined in the Seventh Schedule:

Environmental Infrastructure

3. – *Development comprising or for the purposes of any of the following:*

- *A waste disposal installation for –*

(a) *the incineration, or*

(b) *the chemical treatment (within the meaning of Annex IIA to Council Directive 75/442/EEC¹ under heading D9, or*

(c) *the landfill,*

of hazardous waste to which Council Directive 91/689/EEC² applies (other than an industrial waste disposal installation integrated into a larger industrial facility.

- *A waste disposal installation for –*

(a) *the incineration, or*

(b) *the chemical treatment (within the meaning of Annex IIA to Council Directive 75/442/EEC under heading D9),*

of non-hazardous waste with a capacity for an annual intake greater than 100,000 tonnes.

- *An installation for the disposal, treatment or recovery of waste with a capacity for an annual intake greater than 100,000 tonnes.*

Section 37E

(1) *An application for permission for development in respect of which a notice has been served under section 37B(4)(a) shall be made to the Board and shall be accompanied by an environmental impact assessment report in respect of the proposed development.*

(2) *The Board may refuse to deal with any application made to it under this section where it considers that the application for permission or the environmental impact assessment report is inadequate or incomplete, having regard in particular to the permission regulations and any regulations made under section 177 or to any consultations held under section 37B.*

(3) *Before a person applies for permission to the Board under this section, he or she shall—*

a) *publish in one or more newspapers circulating in the area or areas in which it is proposed to carry out the development a notice indicating the nature and location of the proposed development and—*

i) *stating that –*

l. *the person proposes to make an application to the Board for permission for the proposed development and, where applicable, that the application is subject to section 37JA,*

¹ O.J. No. L194/39 25.7.1975

² O.J. No. L377/20 31.12.1991

or any planning authority or authorities on whose area or areas it would have a significant effect to furnish to the Board such information in relation to the effects of the proposed development on the proper planning and sustainable development of the area concerned and on the environment as the Board may specify.

2.0 PROJECT OVERVIEW

2.1 Site Location and Description

The applicant site is located within Blarney Business Park, an existing business/ industrial park located on the outskirts of Cork City. The site lies to the east of Blarney Town Centre on the eastern side of the N20 National Road.

The site relates to Unit 8003, an existing warehousing type building that has been fully constructed but is currently vacant.

There is currently two points of access to Blarney Business Park. There is an existing slip on/ off the N20 National Road for southbound traffic. The other entrance is from the south off the R617 Regional Road.

Figure 1: Site Location (site identified by red star)



2.2 Designations

Architectural Conservation Area (ACA) – No

Area of High Landscape Value – No

Flood Zone A or B – No

Seveso Consultation Zone – No

Recorded Monuments – No

Scenic Route – No

Zone of Archaeological Protection – No

Route Protection Corridor – No. The land immediately to the west of the site lies within a Route Protection Corridor (preferred route for N/ M 20 Cork to Limerick Project)

Tree Preservation Order – No

Solar Safeguarding Zone – No

Landscape Preservation Zone – No

Special Area of Conservation – No

Special Protection Area – No

Natural Heritage Area – No

Proposed Natural Heritage Area – No

2.3 Development Description

The proposed development will comprise the installation and operation of Healthcare Waste Treatment and Transfer Facility at the proposed development site. The facility will accept up to 15,000 tonnes of packaged healthcare waste per annum for management and will provide healthcare waste management capacity for the southern and western regions of Ireland. The proposed development constitutes a change of use of the site.

The following additions/ alterations to existing infrastructure on-site will be made to facilitate the proposed development:

1. The installation of plant and facilities inside the existing light-industrial/warehouse building on-site to accommodate healthcare waste management operations and associated commercial activities.
2. The installation of a multi-flue stack (1.5 m x 2.0 m) at the existing roof of the building.
3. Modifications to increase the height of 2 x rear station doors from 3.0 m to 4.0 m.

Waste management activities on-site will be undertaken entirely within the existing building on-site. An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development. The proposed development comprises an activity requiring an Industrial Emissions licence from the Environmental Protection Agency.

The proposed development is effectively a change of use from the permitted light industrial/ warehousing use to a healthcare waste treatment and transfer facility. The building is constructed and minor alterations are proposed to same. The building will be fitted out internally to facilitate the proposed operations.

The SID application and all associated documentation is available to view on a website set up by the applicant at www.stericycle-sid.ie or on the An Coimisiún Pleanála website using the SID reference number (PA28.323930).

Proposed Operations

- The reception, storage, handling, treatment (using steam disinfection and mechanical shredding) of healthcare waste.
- The reception, storage, handling and re-packaging of other healthcare waste including chemicals, medicines and PPE.
- The transfer of treated/ re-packaged waste off-site.
- The automated management of reusable sharps containers.

There is no disposal or incineration operation on the site. Treated/ re-packaged waste is transferred/ dispatched to third-party waste management facilities for disposal, recycling or recovery. All waste management operations will be carried out inside the existing building.

In relation to waste acceptance, it is stated in the submitted documentation that *'waste will be accepted at the proposed facility in accordance with a Waste Acceptance Procedure defined under the EMS (environmental management system) and IE (industrial emissions) Licence covering the proposed facility.'* As part of the Waste Acceptance Procedure, it is stated that *'vehicle drivers will identify/verify the type and quantity of waste at the point of collection, and will check that the waste has been correctly packaged and labelled/ tagged.'* It is recommended that a weighbridge be provided for within the confines of the site to record the quantities of waste accepted at the facility. A condition is recommended in this regard.

3.0 PLANNING POLICY CONTEXT

3.1 National Planning Policy

Project Ireland 2040: The National Planning Framework, 2018, first revision (April 2025)

National Strategic Outcome (NSO) 9 of the NPF defines goals for Sustainable Management of Environmental Resources. With regard to Effective Waste Management, NSO 9 states:

Local Authorities are statutorily responsible for the preparation of waste management plans pursuant to the provisions of the Waste Management Act 1996. The Regional Waste Management Planning Offices published a new National Waste Management Plan for a Circular Economy 2024-2030, which sets out the required actions needed at local and regional levels.

The Circular Economy and Miscellaneous Provisions Act 2022 strengthened provisions in relation to waste management plans, by requiring waste management plans to include indicators and targets relating to the use of products and materials that have been re-used, re-manufactured or repaired.

The new National Waste Management Plan will contain targets for reuse, repair, resource consumption and recycling, and address measures such as:

- *enhanced use of civic amenity sites as circular economy hubs; and*
- *supporting the development of indigenous waste treatment capacity to reduce reliance on export;*
- *Regional Spatial and Economic Strategies and the core strategies of MASPs and city and county development plans will support national and regional waste policy and the efficient use of resources;*
- *Biological treatment and increased uptake in anaerobic digestion with safe outlets for bio stabilised residual waste;*
- *Development of necessary and appropriate hazardous waste management facilities to avoid the need for treatment elsewhere;*
- *Adequate capacity and systems to manage waste, including municipal and construction and demolition waste in an environmentally safe and sustainable manner and remediation of waste sites to mitigate appropriately the risk to environmental and human health.*

National Policy Objective 76

Sustainably manage waste generation including construction and demolition waste, invest in different types of waste treatment and support circular economy principles, prioritising prevention, reuse, recycling and recovery, to support a healthy environment, economy and society.

National Development Plan (2021-2030) (reviewed in 2025)

Waste Management and Resource Efficiency

Investment in waste management infrastructure is critical to our environmental and economic well-being for a growing population and to achieving circular economy and climate objectives.

Capacity will continue to be built in waste facilities, including anaerobic digestion, hazardous waste treatment, plastics processing, recycling, waste to energy, and landfill and landfill remediation, to meet future waste objectives. The infrastructure to deliver waste management policy has been, to date, largely delivered through private investment with some public sector investment. Significant infrastructure capacity development will be required to separate and process various waste streams at municipal and national levels to achieve new EU legally-binding targets and the additional investment may include a potential role for public investment.

Circular Economy & Sustainable Resource Management

While the overall focus of Government waste policy is on prevention and waste minimisation, investment in indigenous waste treatment capacity remains critical to our environmental and economic well-being...The Government's Waste Action Plan for a Circular Economy provides a clear roadmap to support continued private sector investment in waste treatment infrastructure, including anaerobic digestion, recycling, and recovery infrastructure that will be needed to ensure Ireland continues to meet our EU targets...

3.2 Regional Planning Policy

Southern Regional Assembly – Regional Spatial & Economic Strategy for the Southern Region

Regional Policy Objective (RPO) 17: Regional Waste Management Plan for the Southern Region 2015-2021

It is an objective to support innovative initiatives that develop the circular economy through implementation of the Regional Waste Management Plan for the Southern Region 2015-2021 and its successor.

RPO 18: EU Action Plan for the Circular Economy

It is an objective to support the work of local authorities, the Regional Waste Management Office and all state bodies in the Region to implement the EU Action Plan for the Circular Economy-Closing the Loop to ensure sustainable patterns of consumption and production in the areas of:

- *Product Design*
- *Production processes*
- *Consumption*
- *Waste management*
- *From waste to resources: boosting the market for secondary raw materials and water reuse in line with the EU Raw Material Initiative*

3.3 Local Planning Policy

Cork City Development Plan 2022-2028, as varied

The Cork City Development Plan 2022-2028, as varied is the prevailing statutory plan for the area.

The site is zoned ZO 9 – Light Industry and Related Uses in the Cork City Development Plan where it is an objective to provide for light industry and related uses.

ZO 9.1

The main purpose of this zoning objective is to provide for and protect dynamic light industry and manufacturing employment areas. Primary uses in this zone are where the principal activity is the manufacturing of a physical product and which activity is compatible with being located near to residential areas. Primary uses include light industry; small to medium sized manufacturing and repairs; wholesaling; trade showrooms; retail showrooms ancillary to manufacturing, fitting and business to business activity; car showrooms; and incubator units. Other uses may include warehousing, logistics, storage and distribution, primary healthcare centres, builders providers / garden centres, subject to local considerations. Offices ancillary to the main light industry, manufacturing or employment use are also acceptable.

9.2

Ancillary uses such as childcare facilities and small-scale local services, where they serve the local area, are open for consideration at an appropriate scale where they are subsidiary to the main employment uses and do not conflict with the primary zoning objectives. Pure retailing, retail warehousing, standalone offices and office-based industry are not generally acceptable in this zone.

The following policies and objectives are of relevance to proposed development.

Strategic Objective 8: Environmental Infrastructure

- *To ensure the efficient and sustainable use of water services infrastructure.*
- *To enhance water quality and water resource management.*
- *To sustainably manage waste generation and treatment.*
- *To support circular economy principles.*
- *To improve air quality and levels of pollution in the urban and hinterland areas of Cork City.*
- *To promote the pro-active management of noise.*
- *To support the investment and delivery of environmental infrastructure to serve the compact growth of Cork City, including water and wastewater services, digital infrastructure, renewable energy and environmental improvements.*

Proposals for new development in Cork City will not be permitted where they would have an unacceptable detrimental impact on water resources or infrastructure, water quality or air quality, have inadequate waste management mitigation, generate excessive noise or otherwise have an unacceptable detrimental impact on the environmental infrastructure of Cork City.

Objective 5.13: Waste Management – Construction and Operation of Development

All development proposals should minimise waste and maximise the recycling and re-use opportunities during the construction and operation phases.

Waste Management

9.15

Waste management policy is based on the EU Waste Hierarchy of prevention, preparing for reuse, recycling, energy recovery and sustainable disposal. The European Commission's Circular Economy Action Plan: For a Cleaner More Competitive Europe was adopted in 2020, and promotes a transition towards the principles of a circular economy, facilitating the use of materials at their highest value for as long as possible and then recycling or reusing them at the end of their service life with the end result being the generation of minimal waste.

9.16

The government's Waste Action Plan for a Circular Economy- Ireland's National Waste Policy 2020-202518, endorses this approach and aims to shift the focus of waste management away from waste disposal and treatment to ensure that materials and products remain in productive use for longer. This is aimed at preventing waste and supporting reuse through a policy framework that discourages the wasting of resources and rewards circularity. The upcoming National Waste Management Plan for a Circular Economy (NWMPCE), will replace the existing Regional Waste Management Plans.

The NWMPCE will also include the new guidance document Waste Management Infrastructure – Guidance for Siting Waste Management Facilities, the scope of which includes broad siting criteria and facility specific guidance for consideration when siting a waste facility. The City Council will input into the preparation of the new Waste Management Plan and endorse its objectives and outcomes once finalised.

9.17

Currently Cork City is part of the Southern Waste Region. The strategic vision of the Southern Region Waste Management Plan 2015-202119 is to rethink our approach to managing waste, by viewing our waste streams as valuable material resources, leading to a healthier environment and sustainable commercial opportunities for our economy. Particular emphasis is placed on preventing and designing out waste at the initial stage of any activity, thus achieving the highest level of the waste hierarchy, namely waste prevention.

9.18

Guidelines on design standards for waste storage facilities and management in private developments are included in Chapter 11 Placemaking and Managing Development.

Objective 9.12: Waste Management

- a. To support the sustainable management of waste in line with the objectives of the Southern Region Waste Management Plan 2015-2021 and the National Waste Management Plan for a Circular Economy (NWMPCE) when published, which will replace the existing Regional Waste Management Plans.*
- b. To facilitate the transition to a circular economy facilitating the value recovery and recirculation of resources in order to generate minimal waste.*
- c. Continue to fulfil duties under the Waste Management (certification of historic unlicensed waste disposal and recovery activity) Regulations 2008 (S.I. No 524 of 2008), including those in relation to the identification and registration of closed landfills.*
- d. To encourage the recycling of construction and demolition waste and the reuse of aggregate and other materials in future construction projects. Applications for large infrastructure projects shall be accompanied by a Construction and Environmental Management Plan that includes details of how construction and demolition waste generated is to be managed and, where reuse/recycling is not practicable, disposed of, in line with legislative requirements.*

4.0 PLANNING HISTORY

There is an extensive planning history on with the Blarney Business Park. The following applications relate to development on the subject site. There is no record of enforcement on the subject site.

Planning History on Site:

21/40509 Permission for retention of development which consists of amendments to 1 (Block 8003) of the 2-no. light industrial/ warehouse buildings permitted under application register reference 20/39681. The proposed amendments to be retained include an internal extension to the part 2 storey ancillary internal offices and minor external

elevational changes to include the repositioning of permitted doors and the provision of 2 no. new doors.

Permission to retain granted.

20/39681 Permission for development which will consist of 2 no. light industrial/warehouse buildings, of which 1 no. building includes 2-storey ancillary external offices, and the other 1 no. building includes part 2-storey ancillary internal offices; signage; car parking; cycle parking; motorcycle parking; trailer parking; yard areas; dock levellers; embankment; ESB substations; security gates and fencing; 2 no. accesses; and all associated site development, boundary treatment and landscaping works.
Permission granted

19/38874 Permission for development which will consist of a light industrial/ warehouse building (suitable for subdivision into 2 no. units) with ancillary offices; signage; car parking; cycle parking; motorcycle parking; yard area; dock levellers; embankment; ESB substation; security gates and fencing; 2 no. accesses; services compound area; and all associated site development, boundary treatment and landscaping works.
Permission granted

07/11664 Extension of duration for the completion of Phase 1 of Business Park comprising of 19 no. light industrial units and 5 no. business units with associated car parking, landscaping and site works permitted under Pl. Reg. No. 00/4549 & extended under Pl. Reg. No. 05/7046.
Permission granted

05/7184 5 no. ESB sub-stations and associated switch rooms.
Permission granted

05/7046 An extension of duration for Business Park (Phase 1) comprising of 19 no. light industrial units & 5 no. business units with associated car parking, landscaping and site works permitted under Reg. No. S/00/4549.
Permission granted.

Recent applications of note in the Business Park:

25/43747 Permission for development on a site at Blarney Business Park, Blarney, Cork. The proposed development will consist of modifications to the single storey light industry/warehouse building with ancillary two-storey internal offices known as Block 8007, permitted under application register reference 24/42475. The proposed modifications include: a part extension to the western (front) elevation; the provision of an additional internal ancillary office at a new part 2nd floor level; the raring of the height of the building, with the proposed parapet height to remain below the ridge level of the permitted pitch roof; amended fenestration; relocation of permitted doors, dock levellers, and signage; alterations to the permitted external hardstanding area, including a reduction in the number of car parking spaces, and an extended retaining wall; new substation and water tank; and all associated site development, boundary treatment and landscaping works.
Permission granted

24/42745 Permission for development on a site at Blarney Business Park, Shean Upper, Blarney, Cork. The proposed development will consist of the construction of 3 no. single-storey light industry/warehouse buildings (Blocks 8007, 8008 and 8009), each including ancillary two-storey internal offices, and each with a new access and raised tables from the internal Blarney Business Park Road. Block 8009 is proposed to be subdivided

into 2 no. units (Unit A and Unit B); dock levellers and service yards to proposed Blocks 8007 and 8008; signage; car parking; cycle parking; motorcycle parking; 1 no. substation; retaining walls with railings; security gates and fencing; zebra crossing; and all associated site development, boundary treatment and landscaping works.

Permission granted

23/43246 Permission for development which will consist of the construction of 1 no. single-storey light industry/warehouse building (Block 8006), with an ancillary part two-storey internal office; a new access from the internal Blarney Business Park Road; 1 no. dock leveler ramp with retaining walls and railings; 2 no. roller shutter doors; rear service yard; signage; car parking; motorcycle parking; 1 no. single-storey pump station; sprinkler tank; security gates and fencing; footpaths; and all associated site development, boundary treatment, drainage, and landscaping works.

Permission granted

23/42359 Permission for development at Blarney Business Park, Shean Upper, Blarney, Cork. The proposed development will consist of the construction of a single-storey light industry/warehouse building (Block 9005), including ancillary two-storey internal offices; signage; car parking; cycle parking; motorcycle parking; yard area; dock leveller; substation; security gates and fencing; 1 no. access; and all associated site development, boundary treatment and landscaping works.

Permission granted

Applications of note in the wider area.

24/43031 Permission for a Large-Scale Residential Development (LRD) at this site at Ringwood, Shean Upper, Blarney, Cork. The proposed development will consist of a largescale residential development (LRD), representing Phase 1 of the development in the Blarney East / Ringwood Expansion Area, and comprising of 246no. residential dwellings as follows: 101no. apartments arranged in 4no. part 3-storey, part 4-storey apartment blocks (to include 6no. 1-bed studio units, 35no. 1-bed units and 60no. 2-bed units); 30no. duplex dwellings arranged in 3no. 3-storey buildings (to include 15no. 1-bed dwellings and 15no. 2-bed dwellings); and 115no. 2-storey and 3-storey houses (to include 19no. 2-bed dwellings, 64no. 3-bed dwellings, and 32no. 4-bed dwellings). The proposed development also includes crèche (380.6sqm) with capacity to accommodate 61no. children. The proposed development will include provision for car parking, including EV charging points, bicycle parking, and motorcycle parking bays, and the provision of an area reserved for future resident car parking to the rear of Woodville Terrace on Station Road. The proposed development will also include the provision of private, communal, and public open spaces; internal roads and pathways with potential for future links to adjacent lands; pedestrian and cyclist routes; hard and soft landscaping and boundary treatments; waste storage; plant; signage; a new signalised access onto Station Road and road and footpath improvement works on Station Road and the R617 road; public lighting; 2no. new substations; all associated site development works; and all drainage and foul sewer infrastructure and network works, including nature-based SuDS measures. The planning application is accompanied by an Environmental Impact Assessment Report (EIAR).

Permission granted

25/44406 Permission for a Large-Scale Residential Development (LRD) representing Phase 2 of development in the Blarney East/Ringwood Expansion Area, and comprising the construction of (I) 323 no. residential dwellings comprising of 157 no. terraced, end-of-terrace, and semi-detached houses (including 129 no. 3-bed and 28 no. 4-bed

units): 52 no. duplexes provided in 5 no. 3-storey buildings (including 26 no. 2-bed and 26 no. 3-bed units) and 114 no. apartments provided in 2 no. 5-storey buildings (including 54 no. 1-bed and 60 no. 2-bed units); (ii) a primary care centre, over 2 stories and 1,724sqm in area, incorporating GP services (iii) the refurbishment and redevelopment of existing farm outbuildings for conversion to a retail/pharmacy use, 80sqm in area, and cafe/restaurant use, 380sqm in area; (iv) a new access roadway into the site from the R617 with associated pedestrian and cyclist infrastructure, which will form the 1st phase of the proposed Stoneview Access Link Road, (v) a new signalised junction on the R617 road which will provide a single lane approach to the west and a two lane approach to the east, comprising one lane for through traffic on the R617 and a right turn lane for traffic turning into the site, and associated footpath improvements and cycle lane provision (vi) a new signalised junction at the R617 and Killard Road junction which will provide a two lane approach from the west, one lane for through traffic heading eastbound on the R617 and a right turn lane onto the Killard Road, with associated footpath improvements and pedestrian and cyclist infrastructure; (vii) a new signalised junction on Station Road that reflects the junction permitted under the Phase 1 LRD scheme (Reg. Ref. 2443031); (viii) private, communal, and public open spaces and hard and soft landscaping, boundary treatments and amenity areas, including a new wetland public amenity area, (ix) drainage works and nature-based SuDS measures (x) foul sewer infrastructure, including 1no. pump station, the diversion of existing foul and water sewers and other new network works, (xi) car parking, including EV charging points, bicycle parking, and motorcycle parking bays (xii) 2 no. substations, and all associated ancillary site, drainage and development works. An Environmental Impact Assessment Report (EIAR) has been submitted to the planning authority with the application. Under consideration. Application has been subject to a request for further information.

5.0 INTERNAL REFERRALS

The reports of the internal referral sections are included at Appendix B.

Traffic & Transportation	No objection to grant of permission subject to conditions.
Drainage	No objection to grant of permission.
Environment	No objection to grant of permission subject to conditions.
Fire Officer	No objection to grant of permission.
Planning Policy	No objection to grant of permission.

6.0 ENVIRONMENTAL IMPACT ASSESSMENT

An Environmental Impact Assessment Report (EIAR) prepared by Fehily Timoney has been submitted this SID application. An Coimisiún Pleanála (ACP) is the Competent Authority in relation to EIA. It is noted that the proposed development will be subject to an Industrial Emissions licence from the EPA. Notwithstanding, the views of the Planning Authority are set out below in section 8 of this report.

7.0 APPROPRIATE ASSESSMENT

The application has been accompanied by a Screening Report for Appropriate Assessment. The submitted AA Screening Report concludes *‘that, given the scale and nature of the potential sources, there are no likely significant effects identified to any European sites. This process has considered potential effects which may arise during all phases of the project. Through an assessment of the pathways for effects and an evaluation of the sources for impacts, taking account of the processes involved and the Zols, it has been evaluated that there are no likely significant effects on the QIs, SCIs or the conservation objectives of any designated European site as a result of the project on its own or*

in combination with other plans or projects. The Appropriate Assessment Screening Report concludes that, given the scale and nature of the potential sources, there are no likely significant effects identified to any European sites. This process has considered potential effects which may arise during all phases of the project. Through an assessment of the pathways for effects and an evaluation of the sources for impacts, taking account of the processes involved and the Zols, it has been evaluated that there are no likely significant effects on the QIs, SCIs or the conservation objectives of any designated European site as a result of the project on its own or in combination with other plans or projects.’ An Coimisiún Pleanála (ACP) is the Competent Authority in relation to Appropriate Assessment.

8.0 VIEWS OF THE LOCAL AUTHORITY

8.1 Land Use Zoning/Principle of Development (Policy Compliance and Project Need)

Cork City Development Plan 2022-20228, as varied

The site is zoned ZO 9 – Light Industry and Related Uses in the Cork City Development Plan 2022 where is an objective to provide for light industry and related uses.

ZO 9.1 states that the ‘main purpose of this zoning objective is to provide for and protect dynamic light industry and manufacturing employment areas. Primary uses in this zone are where the principal activity is the manufacturing of a physical product and which activity is compatible with being located near to residential areas. Primary uses include light industry; small to medium sized manufacturing and repairs; wholesaling; trade showrooms; retail showrooms ancillary to manufacturing, fitting and business to business activity; car showrooms; and incubator units. Other uses may include warehousing, logistics, storage and distribution, primary healthcare centres, builders providers / garden centres, subject to local considerations. Offices ancillary to the main light industry, manufacturing or employment use are also acceptable.’

A waste treatment and transfer facility is not expressly listed as one of the primary uses. However, Section 12.4 of the CDP relates to ‘Permitted Uses’ and states *‘while the primary objective of each land use zoning is clearly stated, the various uses listed are intended as a general guide and are not an exhaustive list. Land uses open for consideration may be acceptable where the Planning Authority is satisfied that:*

- *they would not have a detrimental impact on the primary land use zoning objective;*
- *they would be consistent with the relevant objectives and criteria set out in this Plan; and*
- *there would not be any significant adverse impacts on-site or on the surrounding environment.’*

The proposed development comprises a healthcare waste treatment and transfer facility. It is a specialised waste management operation and differs to a general Waste Transfer Station or Materials Recovery Facility. It is stated in the submitted documentation that *‘waste arriving at the facility will be containerised in individual, sealed and tracked waste bins within vehicles. Waste leaving the facility will be containerised in bulk containers. No open waste will be accepted on-site or leave the site. The treatment process on-site is also highly enclosed and contained.’*

The applicant considers that the development complies with the Light Industry and Related Uses zoning that covers the site and has set out a comprehensive rationale in this regard detailing the nature of operations on site (reference is made to the highly contained nature of the development (no outdoor handling, storage or loading of waste), robust waste management & housekeeping measures, the waste streams which do not have potential to generate nuisance in the form of litter or vermin, the volume of waste to be accepted and proposed at the facility).

The Planning Policy section/report of CCC in providing comments has noted the proposed *‘facility:*

- *Operates entirely within an enclosed industrial building.*

- *Does not generate significant noise, odour, air emissions, or visual impacts.*
- *Functions in a manner consistent with light industrial activity.*

Therefore, it fits comfortably within ZO 9's broad intent to support diverse industrial operations.'

Project Need

It is stated in the submitted documentation that the applicant holds a contract with the HSE for the management for all healthcare waste generated by HSE hospitals and other healthcare providers nationally. All healthcare waste collected by Stericycle under this contract is managed at two no. existing Stericycle site (both located in Dublin). It is stated that *'both facilities are currently operating at close to capacity. These facilities do not have the capacity to provide for the management of healthcare waste generated growth into the medium or long-term future given Ireland's growing and aging population, which is resulting in a greater demand for healthcare waste management capacity.'* It is stated that the proposed facility will serve the southern and western regions of the country.

The Planning Policy section report notes that the submitted *'EIAR demonstrates that the proposed development supports multiple objectives of the Cork City Development Plan, including:*

- *Waste & Circular Economy: Enables safe treatment, recovery, and recycling of healthcare waste, supporting CDP Objective 9.12.*
- *Employment: Creates approximately 27 long term jobs, supporting economic growth objectives (SO 6, Objective 2.21).*
- *Climate Action: Reduces transport distances and emissions by providing local treatment capacity.*
- *Environmental Protection: The EIAR assessments show no significant impacts on air, noise, traffic, water, or biodiversity.'*

The Planning Policy section concluded that *'the proposed development is therefore appropriate for the ZO 9 zoning and accords with the Cork City Development Plan 2022–2028.'*

There is no land-use zoning within the CDP that expressly provides for Waste Management Facilities. The Light Industry and Related Uses zoning is the most appropriate land-use zoning within the CDP for such uses. On this basis and having regard to the above, the nature of the proposed development as set out in the submitted documentation, the Planning Authority is satisfied that the proposed development accords with the land use zoning on the site and the principle of development is acceptable.

8.2 Alterations to existing building

The proposal relates to Unit 8003, a constructed but vacant warehousing type building within Blarney Business Park.

The proposed development includes for the following minor amendments to the building:

- The installation of plant and facilities inside the existing light-industrial/warehouse building on-site to accommodate healthcare waste management operations and associated commercial activities.
- The installation of a multi-flue stack (1.5 m x 2.0 m) at the existing roof of the building.
- Modifications to increase the height of 2 x rear station doors from 3.0 m to 4.0 m.

The proposed multi-flue stack extends 2m above the existing parapet height of the building.

A Landscape and Visual Impact Assessment has been undertaken as part of the EIAR. It noted that during operational phase that *'all waste management operations will be carried out inside the existing building on-site. There will be no waste storage, handling or processing in the external yard area. Unloading of packaged waste will only take place inside the facility building. The yard area to the rear of the facility would be used by vehicles transporting waste to and from the site. The use of this yard by vehicles, including Heavy Duty Vehicles, is consistent with what was envisaged for the site already existing planning permissions for existing development at the site.'* It is stated that the *'construction and operational phases of proposed development will have Imperceptible effects on receiving landscape character and visual amenity.'*

The findings of the Landscape and Visual Impact Assessment are noted. The external alterations are minor in nature, and the Planning Authority has no concerns from a landscape character or visual amenity perspective.

8.3 Impact on amenities

The site is removed from existing residential development. The closest existing residential development to the subject site is Aisling Gael, a housing development to the north-west which is located c. 470m from the subject site on the western side of N20 National Road. The permitted Phase 1 of the Ringwood LRD is located c. 300m to the west of the subject site on the opposite side of the N20 National Road. Phase 2 of the Ringwood development is currently at application stage. The residential developments are well removed from Blarney Business Park which has its own separate access.

The applicant has submitted several reports/ assessments in support of the proposed development including a Noise Survey Report and Air Dispersion Modelling. The findings submitted as part of the EIAR are noted and the Planning Authority is satisfied that the proposed development would not result in significant adverse impacts on the amenities of existing residential properties in the area. Furthermore, the proposed development will be subject to Industrial Emissions license from the EPA which will regulate operations at the proposed facility.

8.4 Environmental considerations

EIA

The Environment section of Cork City Council has reviewed several chapters of the EIAR including Chapter 9 (soils, geology and hydrology), 11 (air quality), 12 (climate), 13 (noise and vibration), 17 (material assets: utilities & waste), 18 (inter-relationships & interactions), 19 (schedule of Environmental Commitments) and has provided the following comments:

Soils, Geology & Hydrogeology – Chapter 9

This chapter describes the likely significant effects of the proposed development on land and soil.

There is only minor construction work that is small-scale in nature as part of this development and will have a negligible impact overall (9.5.2).

There will also be very few potential effects during the operational phase of the development, with all works taking place within the existing building on site (9.5.2).

The advised mitigation measures are highlighted in section 9.6, broken down into construction (9.6.2) and operational phases (9.6.3).

Environment section has no objection to this section of the EIAR.

Air Quality – Chapter 11

The air quality chapter reviews the potential air emissions and impacts to nearby sensitive receptors from the development.

The construction works associated with the proposed development will primarily involve internal installation work for the treatment plant and associated fit out. External modifications will include the installation of additional security fencing and gated security access, installation of an air emission stack, and modifications to increase the size of roller shutter doors. Temporary storage of construction materials and construction traffic accessing the site will emit air pollutant during transport (11.2.1).

The operational phase will have an impact on air quality through the operation of a VOC abatement system and boiler, as well as further road traffic at the site (11.2.2). The modelling of this process is outlined in greater detail in Section 11.6.2.

11.6.2.2.6 provides a detailed breakdown on the process emissions.

The potential air quality impacts associated with the proposed development are outlined in Section 12.8.2 for the construction phase and section 11.8.3 for the operational phase of the development.

Mitigation measures are outlined within Section 11.9, with the overall impacts being deemed minimal given the nature of the works and the location of the site.

It is also noted that the site will be subject to an Industrial Emissions Licence for their operations and all requirements should be met and implemented as per EPA guidelines.

Environment section has no objection to this section of the EIAR.

Climate – Chapter 12

This chapter focuses on the potential greenhouse gas emission during construction and operation of the development and the vulnerability of the development to climate change.

Potential impacts are outlined in Section 12.6 and overall are deemed to be imperceptible. Mitigation measures proposed are outlined in section 12.7.

Environment section has no objection to this section of the EIAR.

Noise & Vibration – Chapter 13

This chapter outlines the potential noise and vibration impacts resulting from the proposed development during both the construction and operating period.

Potential noise impacts at the proposed development will be limited considering the location of the site and nature of the operations therein (Section 13.3).

A baseline noise survey was carried out at the proposed development site (section 13.5.2) at 4 locations, outlined in section 13.5.3. Noise levels are noted in tables 13-8 to 13-11.

Location 1: Taken at a local road 650m NE of site

Location 2: Taken on grass verge within the business park, 15m NE of site.

Location 3: Taken at Aisling Geal residential estate, 470m NW of site.

Location 4: Taken at local road Clogheenmilcon 1km SE of site.

Road traffic, both on the local and national roads was the major noise source measured at all 4 locations.

Potential impacts are outlined in section 13.6 broken down into construction (13.6.2) and operational phases (11.6.4), the noise produced during both phases is highlighted in detail.

Mitigation measures are outlined in Section 13.10, no significant impacts are anticipated given the nature of the works and location of the site.

Environment section has no objection to this section of the EIAR.

Material Assets: Utilities & Waste – Chapter 17

This chapter describes the effects of the proposed development on the generation of waste as part of the development.

Waste management for the proposed development is outlined in section 17.4.3.

Potential impacts relating to waste management are outlined in section 17.5. The key component of this section is the operational aspect of the development (17.5.3). The overall waste impacts of the operation are deemed to be negligible.

Section 17.6 breaks down various mitigation measures to control waste during each phase and ensure no further issues are created, it also states that a Resource & Waste Management Plan and Construction Environmental Management Plan are to be implemented during the construction phase of the proposed development, provided also.

Environment section has no objection to this section of the EIAR.

Inter-relationships & Interactions – Chapter 18

This section identifies the interactions and overlaps between the various sections of the EIAR, including air, noise and waste, these interactions are highlighted throughout and outlined in the Summary of Interactions Table (Table 18-1).

Environment section has no objection to this section of the EIAR.

Schedule of Environmental Commitments – Chapter 19

This section provides a summary of the proposed mitigation and monitoring measures outlined throughout the EIAR specific to the site, including those for air, noise, land and soils, climate and waste.

Environment section has no objection to this section of the EIAR.

The Environment section report has raised no objection to the key findings of the above referenced chapters of the EIAR and has no objection to a grant of permission subject to conditions. As noted above, An Coimisiún Pleanála is the competent authority with respect to Environment.

AA

In relation to the submitted AA Screening Report, the Environment section notes 'the information provided includes a detailed breakdown on the how the development will operate and be licensed daily. Section 3.5.4 outlined how the site will be regulated by an Industrial Emissions license to be granted by the EPA, this is discussed in detail. All details regarding waste and emissions from the operational phase are highlighted in this report and deemed acceptable should the development comply with the relevant legislation as outlined.' As noted above, An Coimisiún Pleanála is the competent authority in relation to Appropriate Assessment.

Resource Waste Management Plan

The Environment section is satisfied that the submitted Resource Waste Management Plan is sufficient at this point. The report *'should be updated for agreement when the main contractor has been appointed or when changes have occurred to the previously submitted plans'* and a condition is recommended in this regard.

Construction Environmental Management Plan

The Environment section is satisfied that the submitted Outline Construction & Environmental Management Plan is sufficient at this point. The reports *'should be updated for agreement when the main contractor has been appointed or when changes have occurred to the previously submitted plans'* and a condition is recommended in this regard.

It is noted that the proposed development will be subject to Industrial Emissions license from the EPA which will regulate operations at the proposed facility.

8.5 Traffic and Transport

The Traffic section has provided the following comments:

The proposal is for the repurposing of existing vacant industrial/ warehouse building with permitted use as an industrial/warehouse facility which would have similar levels of traffic associated with the proposed albeit depending on the specific use.

The development proposes 28 staff over 2 predetermined shifts plus an estimated 30 HGV trips per day spaced evenly across the day. While the level of HGV traffic within the site currently is relatively low, the site infrastructure is designed to accommodate HGV traffic and has direct access to and from the N20 national road reducing impact on the local road network. All traffic accesses are existing.

Parking proposed includes 61 car parking spaces (existing) to include 3 disabled bays and 6 EV spaces. Also proposed is 6 motorcycle spaces and 17 sheltered bike parking spaces. All is in line with the CDP.

No objections from a traffic ops point of view.

The Traffic section has recommended a condition requiring a Construction Traffic Management Plan to be submitted.

8.6 Services (Stormwater)

The Natural & Rural Water section has reviewed the application and the EIAR with respect to storm water drainage and flood risk management and provided the following comments:

As outlined in the EIAR, the proposed development will be utilising the existing site drainage system, which is designed with SuDS techniques, and does not involve works that will change the existing drainage characteristics at the development.

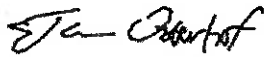
9.0 VIEWS OF THE ELECTED MEMBERS

The proposed SID was presented to the North-West Local Area Committee on 23/03/2026. Jan Oosterhof, Assistant Planner gave a presentation on the SID application. Ms. F. Redmond, Snr. Planner, Ms. Walsh Snr. Exec. Planner and Mr J. Oosterhof, Assistant Planner answered a number of queries by members. Cllrs. K. Collins & M. Gould asked that their objection to the proposed development is noted. Cllrs Boylan and Sheehan raised no objection.

Refer to Appendix D attached for the Report of the Meetings Administrator - Strategic Infrastructure Development at Block 8003, Blarney Business Park, Shean Upper, Blarney, Cork, T23 EYH5, which contains the views of the Elected Members at a meeting of An Chomhairle, held on 13th April 2026.

10.0 CONCLUSION

Having reviewed and considered the documentation submitted in support of the proposed development, and having regard to the above, the nature and scale of the proposed development and associated operations, the provisions of local, regional and national planning policy, the Planning Authority is of the view that the proposed development (subject to implementation of the mitigation measures set out in the submitted EIAR) is acceptable in principle, is consistent with the proper planning and sustainable development of the area and would not result in any significant impacts on the Environment. Conditions are attached in Appendix A in the event that ACP grant permission.



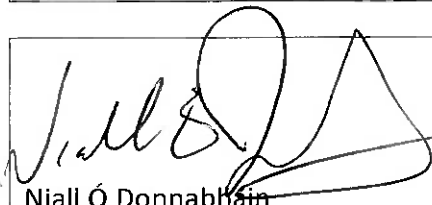
Jan Oosterhof
Assistant Planner
Planning Development Management
Planning & Integrated Development



Melissa Walsh
Senior Executive Planner
Planning Development Management
Planning & Integrated Development



Fiona Redmond
Senior Planner
Planning Development Management
Planning & Integrated Development



Niall Ó Donnabháin
Director of Services
Planning & Integrated Development

APPENDIX A – Recommended Conditions

No.	Condition	Reason
1	<p>The development shall be carried out in accordance with the plans and particulars submitted with the strategic infrastructure development application, and in accordance with the mitigation measures and the timescale for their implementation contained in the submitted Environmental Impact Assessment Report (EIAR), save as may otherwise be required by the following conditions. The developer shall appoint a project manager with appropriate experience to ensure the implementation of the mitigation measures within the timescales listed.</p>	<p>To clarify the plans and particulars for which permission is granted and to ensure that the mitigation measures contained in the EIAR are implemented in a timely manner.</p>
2	<p>A Construction Traffic Management Plan for the proposed development including dedicated haulage routes, a protocol to be followed by HGV drivers and allowable operational times for the HGV's on the city's road network shall be agreed in writing with Cork City Council in consultation with An Garda Síochána before works commences on site.</p>	<p>In the interest of traffic safety.</p>
3	<p>(a) The developer shall constitute a waste management company or structure for dealing with waste arising in the development. Prior to commencement of development the developer shall submit to the Planning Authority for written agreement, full details of a waste management structure proposed for the development. Details shall include proposals for waste reduction, reuse, recycling, vented bin storage, as well as who will manage the waste, present it for collection, and dispose of it.</p> <p>(b) The developer shall provide and maintain within the confines of the site, facilities for the storage of recyclable materials e.g. paper, cardboard, glass, and metal. The developer shall make arrangements for the proper collection and submission for recycling of these materials.</p> <p>(c) All solid wastes arising on the site shall be recycled as far as possible.</p>	<p>in the interest of orderly management and disposal of waste.</p>

	<p>Materials exported from the site for recovery, recycling or disposal shall be managed at an approved facility and in such a manner as is agreed with the Planning Authority. In any case no such wastes shall be stored on the site except within the confines of the buildings on site. Adequate on site arrangements shall be made to the satisfaction of the Planning Authority for the storage of recyclable materials prior to collection. The developer shall ensure that the site and its environs are maintained at all times in a clean and tidy condition. The applicant shall maintain a register of waste material disposed from the site and records shall be made available for inspection by the Local Authority at all reasonable times.</p> <p>(d) Prior to commencement of the development the Developer shall submit to the planning authority for agreement, full details of the waste management proposed for the development. Details shall include proposals on waste reduction, reuse, and segregation, recycling, and vented storage as well as who will manage the waste, dispose of it and present it for collection. The developer shall clearly identify vented bin storage area of appropriate capacity, clearly identifying on the drawing designated location for same with dimensions clearly visible.</p> <p>The developer should refer to the British standards BS 5906: 2005 in relation to waste management in buildings to ascertain capacity required for development.</p>	
4	<p>(a) Noise during site setup shall not exceed 65 dB (A), Leq 30minutes and the peak noise shall not exceed 75 dB (A), when measured at any point off site.</p> <p>(b) Working hours during site setup shall be restricted to 0800-1800 hours on Mondays to Fridays and to 0800-1600 hours on Saturdays. Activities outside these hours shall require the</p>	In the interests of residential amenity.

	prior approval of the Planning Authority.	
5	<p>(a) The Developer shall ensure that no appreciable negative environmental impacts occur because of the construction works associated with this development. The developer shall give particular attention to dust, noise, odour, litter, dirt on public roads, surface water runoff and spillage of fuel oils. Operations liable to produce dust shall be screened and dust suppression devices used where appropriate. Fuel oils and other chemicals shall be adequately bunded, with bunds having volumes of at least 110% of the volumes of fuel stored.</p> <p>(b) The developer shall take measures to ensure that construction works do not give rise to dirt or litter on the public road, and shall be responsible for the immediate removal from the public road of any dirt or litter caused by the construction works.</p> <p>(c) The developer shall ensure that any waste moved off-site during site clearance operations or construction works is removed by authorised waste contractors only. The material shall be taken only to sites authorised by a local authority or the Environmental Protection Agency.</p>	In the interests of orderly management and disposal of waste.
7	<p>(a) Prior to commencement of development the developer shall submit to the Planning Authority for agreement, proposals for energy use within the development. The developer shall endeavour to use sustainable sources of energy, and to operate an energy conservation policy on the design and operation of the complex. In particular the use of combined heat and power technology shall be investigated for possible use.</p>	In the interest of sustainable development
8	A weighbridge shall be provided within the confines of the site to record the quantities of waste accepted at the facility.	In the interest of clarity.

APPENDIX B – Internal Consultee Reports

- Planning Policy
- Environment
- Traffic
- Rural Water
- Fire

SID Application – Stericycle Ltd, Blarney Business Park

Comments from Planning Policy section

Overview

It is proposed to construct a healthcare waste management facility at Blarney Business Park, which will operate by receiving, treating, and managing healthcare waste entirely within a fully enclosed industrial building, using tightly controlled processes to safely sterilise, prepare, and dispatch materials for recovery or disposal, consistent with the operational profile of a light-industrial use.

The proposed facility is located on lands zoned ZO 9 – Light Industry and Related Uses under the Cork City Development Plan 2022–2028. This one-page summary outlines why the development is appropriate for this zoning and how it aligns with wider planning policy.

ZO-09

The ZO 9 zoning objective is intentionally broad, covering a wide variety of industrial and employment-related uses such as light industry, manufacturing, storage, distribution, logistics, repairs, and ancillary business activities. The Development Plan clearly states that the listed uses are general guidance only and not exhaustive, allowing other appropriate employment uses where they do not undermine the zoning's purpose.

The proposed healthcare waste management facility:

- Operates entirely within an enclosed industrial building.
- Does not generate significant noise, odour, air emissions, or visual impacts.
- Functions in a manner consistent with light industrial activity.

Therefore, it fits comfortably within ZO 9's broad intent to support diverse industrial operations.

The EIAR identifies several existing waste management facilities located on lands sharing the same ZO 9 zoning, including:

- Starrus Eco Holdings Materials Recovery & Transfer Facility
- Country Clean Recycling
- Forge Hill Recycling Waste Transfer Station

These facilities are larger and potentially more impactful than the proposed development, yet they operate appropriately under this zoning. This establishes a strong precedent for accommodating waste-related infrastructure on ZO 9 lands, even where the exact nature of the operations differs.

By comparison, the proposed facility is:

- Of a smaller scale
- Fully enclosed and highly controlled
- Less likely to generate nuisance impacts

This further reinforces its compatibility with the zoning objective.

Ancillary City Development Plan Objectives

The EIAR demonstrates that the proposed development supports multiple objectives of the Cork City Development Plan, including:

- **Waste & Circular Economy:** Enables safe treatment, recovery, and recycling of healthcare waste, supporting CDP Objective 9.12.
- **Employment:** Creates approximately 27 long-term jobs, supporting economic growth objectives (SO 6, Objective 2.21).
- **Climate Action:** Reduces transport distances and emissions by providing local treatment capacity.
- **Environmental Protection:** The EIAR assessments show no significant impacts on air, noise, traffic, water, or biodiversity.

Conclusion

In summary:

- ZO 9 is a broad and flexible zoning objective, designed to accommodate many different types of industrial and employment uses.
- The proposed facility fits this zoning due to its light-industrial character, enclosed nature, and low environmental impact.
- There is strong precedent for locating waste management facilities on ZO 9 lands within Cork City.
- The development aligns fully with wider CDP goals relating to waste management, employment, climate action, and environmental protection.

The proposed development is therefore appropriate for the ZO 9 zoning and accords with the Cork City Development Plan 2022–2028.

Cork City Council – Environment section report – Stericycle SID, Blarney Business Park

Section 1 - Observations of EIAR

The Environment Department of Cork City Council considered the following chapters and appendices of the EIAR and comments are laid out below.

Soils, Geology and Hydrogeology – Chapter 9

This chapter describes the likely significant effects of the proposed development on land and soil.

There is only minor construction work that is small-scale in nature as part of this development and will have a negligible impact overall (9.5.2).

There will also be very few potential effects during the operational phase of the development, with all works taking place within the existing building on site (9.5.2).

The advised mitigation measures are highlighted in section 9.6, broken down into construction (9.6.2) and operational phases (9.6.3).

Environment section has no objection to this section of the EIAR.

Air Quality - Chapter 11

The air quality chapter reviews the potential air emissions and impacts to nearby sensitive receptors from the development.

The construction works associated with the proposed development will primarily involve internal installation work for the treatment plant and associated fit out. External modifications will include the installation of additional security fencing and gated security access, installation of an air emission stack, and modifications to increase the size of roller shutter doors. Temporary storage of construction materials and construction traffic accessing the site will emit air pollutant during transport (11.2.1).

The operational phase will have an impact on air quality through the operation of a VOC abatement system and boiler, as well as further road traffic at the site (11.2.2). The modelling of this process is outlined in greater detail in Section 11.6.2.

11.6.2.2.6 provides a detailed breakdown on the process emissions.

The potential air quality impacts associated with the proposed development are outlined in Section 12.8.2 for the construction phase and section 11.8.3 for the operational phase of the development.

Mitigation measures are outlined within Section 11.9, with the overall impacts being deemed minimal given the nature of the works and the location of the site.

It is also noted that the site will be subject to an Industrial Emissions Licence for their operations and all requirements should be met and implemented as per EPA guidelines.

Environment section has no objection to this section of the EIAR.

Climate - Chapter 12

This chapter focuses on the potential greenhouse gas emission during construction and operation of the development and the vulnerability of the development to climate change.

Potential impacts are outlined in Section 12.6 and overall are deemed to be imperceptible.

Mitigation measures proposed are outlined in section 12.7.

Environment section has no objection to this section of the EIAR.

Noise & Vibration - Chapter 13

This chapter outlines the potential noise and vibration impacts resulting from the proposed development during both the construction and operating period.

Potential noise impacts at the proposed development will be limited considering the location of the site and nature of the operations therein (Section 13.3).

A baseline noise survey was carried out at the proposed development site (section 13.5.2) at 4 locations, outlined in section 13.5.3. Noise levels are noted in tables 13-8 to 13-11.

Location 1: Taken at a local road 650m NE of site

Location 2: Taken on grass verge within the business park, 15m NE of site.

Location 3: Taken at Aisling Geal residential estate, 470m NW of site.

Location 4: Taken at local road Clogheenmilcon 1km SE of site.

Road traffic, both on the local and national roads was the major noise source measured at all 4 locations.

Potential impacts are outlined in section 13.6 broken down into construction (13.6.2) and operational phases (13.6.4), the noise produced during both phases is highlighted in detail.

Mitigation measures are outlined in Section 13.10, no significant impacts are anticipated given the nature of the works and location of the site.

Environment section has no objection to this section of the EIAR.

Material Assets: Utilities & Waste - Chapter 17

This chapter describes the effects of the proposed development on the generation of waste as part of the development.

Waste management for the proposed development is outlined in section 17.4.3.

Potential impacts relating to waste management are outlined in section 17.5. The key component of this section is the operational aspect of the development (17.5.3). The overall waste impacts of the operation are deemed to be negligible.

Section 17.6 breaks down various mitigation measures to control waste during each phase and ensure no further issues are created, it also states that a Resource & Waste Management Plan and Construction Environmental Management Plan are to be implemented during the construction phase of the proposed development, provided also.

Environment section has no objection to this section of the EIAR.

Inter-relationships & Interactions - Chapter 18

This section identifies the interactions and overlaps between the various sections of the EIAR, including air, noise and waste, these interactions are highlighted throughout and outlined in the Summary of Interactions Table (Table 18-1).

Environment section has no objection to this section of the EIAR.

Schedule of Environmental Commitments - Chapter 19

This section provides a summary of the proposed mitigation and monitoring measures outlined throughout the EIAR specific to the site, including those for air, noise, land and soils, climate and waste.

Environment section has no objection to this section of the EIAR.

Section 2: Review of Other Plans Submitted.

AA Screening Report

The information provided includes a detailed breakdown on the how the development will operate and be licensed daily. Section 3.5.4 outlined how the site will be regulated by an Industrial Emissions license to be granted by the EPA, this is discussed in detail. All details regarding waste and emissions from the operational phase are highlighted in this report and deemed acceptable should the development comply with the relevant legislation as outlined.

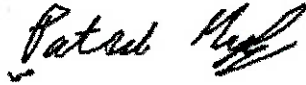
Resource Waste Management Plan

The information provided in the Operational Waste Management Plan is sufficient. Prior to the commencement of the development, an updated Resource Waste Management Plan should be updated for agreement when the main contractor has been appointed or when changes have occurred to the previously submitted plans.

Construction Environmental Management Plan

The information provided in the Outline Construction & Environmental Management Plan is sufficient. Prior to the commencement of the development, an updated Construction & Environmental Waste Management Plan should be updated for agreement when the main contractor has been appointed or when changes have occurred to the previously submitted plans.

I have no objection to grant of permission subject to the following conditions being attached:



Patrick Murphy
Environmental Technician Grade 1
Environment & Waste Management
Dated: 16/03/2026

Conditions/Reasons		
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No.	Condition	Reason
1	<p>(a) Construction waste such as wood, metal, and concrete, shall be segregated and submitted for recycling. Waste Gypsum shall be segregated and delivered to an appropriate facility. Hazardous construction waste such as paint, lubricants, oil, lighting, wood preservative shall be segregated and disposed of at an authorised facility.</p> <p>(b) The developer shall ensure that any waste moved off site during site clearance operations or construction works is removed by authorised waste contractors only. The material shall be taken only to sites authorised by a local authority or the Environmental Protection Agency.</p> <p>(c) The information provided in the Construction Management Plan and Waste Management Plan is sufficient. Prior to the commencement of the development, an updated Construction Management Plan and Waste Management Plan needs to be resubmitted to the Local Authority for agreement when the main contractor has been appointed or when changes have occurred to the previously submitted plans.</p>	In the interest of orderly management and disposal of waste.

2	<p>(a) During the construction and demolition phases, the proposed development shall comply with British Standard 5228 "Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control."</p> <p>(b) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S. 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".</p> <p>(c) Prior to the commencement of the development, should any changes occur to the previously submitted plans, the developer shall identify all potentially significant noise sources at the proposed development site, and their expected noise output quantified by (a) reference to LWA levels or LAeq T levels (at a specified distance) provided by the manufacturer/supplier, (b) reference to typical levels set out in the relevant British Standards BS 4142:2014+A1:2019, or (c) direct measurement of the equipment onsite or at a similar facility. Items that need to be considered are extract fans, air-conditioning, etc. (This is a non-exhaustive list.)</p>	<p>In order to ensure a satisfactory standard of development, in the interests of residential amenity.</p>
3	<p>(a) The developer shall constitute a waste management company or structure for dealing with waste arising in the development. Prior to commencement of development the developer shall submit to the Planning</p>	<p>in the interest of orderly management and disposal of waste.</p>

	<p>Authority for written agreement, full details of a waste management structure proposed for the development. Details shall include proposals for waste reduction, reuse, recycling, vented bin storage, as well as who will manage the waste, present it for collection, and dispose of it.</p> <p>(b) The developer shall provide and maintain within the confines of the site, facilities for the storage of recyclable materials e.g. paper, cardboard, glass, and metal. The developer shall make arrangements for the proper collection and submission for recycling of these materials.</p> <p>(c) All solid wastes arising on the site shall be recycled as far as possible. Materials exported from the site for recovery, recycling or disposal shall be managed at an approved facility and in such a manner as is agreed with the Planning Authority. In any case no such wastes shall be stored on the site except within the confines of the buildings on site. Adequate on site arrangements shall be made to the satisfaction of the Planning Authority for the storage of recyclable materials prior to collection. The developer shall ensure that the site and its environs are maintained at all times in a clean and tidy condition. The applicant shall maintain a register of waste material disposed from the site and records shall be made available for inspection by the Local Authority at all reasonable times.</p> <p>(d) Prior to commencement of the development the Developer shall submit to the planning authority for agreement, full details of the waste management proposed for the development. Details shall include</p>	
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	<p>proposals on waste reduction, reuse, and segregation, recycling, and vented storage as well as who will manage the waste, dispose of it and present it for collection. The developer shall clearly identify vented bin storage area of appropriate capacity, clearly identifying on the drawing designated location for same with dimensions clearly visible.</p> <p>The developer should refer to the British standards BS 5906: 2005 in relation to waste management in buildings to ascertain capacity required for development.</p>	
4	<p>(a) Noise during site setup shall not exceed 65 dB (A), Leq 30minutes and the peak noise shall not exceed 75 dB (A), when measured at any point off site.</p> <p>(b) Working hours during site setup shall be restricted to 0800-1800 hours on Mondays to Fridays and to 0800-1600 hours on Saturdays. Activities outside these hours shall require the prior approval of the Planning Authority.</p>	In the interests of residential amenity.
5	<p>(a) The Developer shall ensure that no appreciable negative environmental impacts occur because of the construction works associated with this development. The developer shall give particular attention to dust, noise, odour, litter, dirt on public roads, surface water runoff and spillage of fuel oils. Operations liable to produce dust shall be screened and dust suppression devices used where appropriate. Fuel oils and other chemicals shall be adequately bunded, with bunds having volumes of at least 110% of the volumes of fuel stored.</p>	In the interests of orderly management and disposal of waste.

	<p>(b) The developer shall take measures to ensure that construction works do not give rise to dirt or litter on the public road, and shall be responsible for the immediate removal from the public road of any dirt or litter caused by the construction works.</p> <p>(c) The developer shall ensure that any waste moved off-site during site clearance operations or construction works is removed by authorised waste contractors only. The material shall be taken only to sites authorised by a local authority or the Environmental Protection Agency.</p>	
7	<p>(a) Prior to commencement of development the developer shall submit to the Planning Authority for agreement, proposals for energy use within the development. The developer shall endeavour to use sustainable sources of energy, and to operate an energy conservation policy on the design and operation of the complex. In particular the use of combined heat and power technology shall be investigated for possible use.</p>	<p>In the interest of sustainable development</p>

SID Application – Stericycle Ltd, Blarney Business Park

Comments from Traffic section

Review

The proposal is for the repurposing of existing vacant industrial/warehouse building with permitted use as an industrial/warehouse facility which would have similar levels of traffic associated with the proposed albeit depending on the specific use.

The development proposes 28 staff over 2 predetermined shifts plus an estimated 30 HGV trips per day spaced evenly across the day. While the level of HGV traffic within the site currently is relatively low, the site infrastructure is designed to accommodate HGV traffic and has direct access to and from the N20 national road reducing impact on the local road network. All traffic accesses are existing.

Parking proposed includes 61 car parking spaces (existing) to include 3 disabled bays and 6 EV spaces. Also proposed is 6 motorcycle spaces and 17 sheltered bike parking spaces. All is in line with the CDP.

No objections from a traffic ops point of view.

Cathy Beecher
Senior Executive Engineer
Parking/ Public Lighting/ Traffic Management section
23/03/2026

Recommended Conditions

A Construction Traffic Management Plan for the proposed development including dedicated haulage routes, a protocol to be followed by HGV drivers and allowable operational times for the HGV's on the city's road network shall be agreed in writing with Cork City Council in consultation with An Garda Síochána before works commences on site.

SID Application – Stericycle, Blarney
Natural & Rural Water Section – Report

Review

I have reviewed the application and the EIAR with respect to storm water drainage and flood risk management.

As outlined in the EIAR, the proposed development will be utilising the existing site drainage system, which is designed with SuDS techniques, and does not involve works that will change the existing drainage characteristics at the development.

Conclusion

I have no comments, or conditions for consideration by An Coimisiún Pleanála.



Tony Donovan

A/Senior Engineer, Natural & Rural Water

Date: 18/03/2026

SID Application – Stericycle Ltd, Blarney Business Park

Comments from CCC Fire Dept.

Cork City Fire Dept has reviewed the proposed development and discussed the fire safety strategy with the fire safety engineering consultants involved (MSA Ltd). There are no obvious high level fire safety issues that are likely to impact a Strategic Infrastructure Development approval at *Fire Safety Certificate* stage (provided the building layout etc doesn't change during the assessment process).

John Cummins
Senior Executive Fire Prevention Officer
Cork City Fire Department
25/03/2026

**APPENDIX C – Record of Pre-Planning Minutes issued under CCC
Ref. 110-24**



Cork City Council

Development Management, Communities Culture Placemaking Directorate

Pre-Planning Record of Minutes

Ref: 110_24

Section 247 (2) of the Planning & Development Act 2000 (as amended) states “the planning authority shall advise the person concerned of the (1) **procedures involved in considering a planning application** including any requirements of the permission regulations, and shall, as far as possible, indicate (2) **the relevant objectives of the development plan which may have a bearing on the decision of the planning authority.**”

General Information		
• Date Requested/ Date Held (Response)	09/08/2024	Held via Microsoft Teams at 12:00 on 21/11/2024
• Email/Meeting/Telephone	Meeting held via Microsoft Teams	
• Site Location/Site Address	Block 8003, Blarney Business Park, Blarney, Cork	
• Person Requesting Meeting	Richard Deeney of Fehily Timoney and Company – (Agent)	
• Applicant	SRCL Ireland Ltd	
• Person’s Interest in Land/Letter of Consent	Applicant is not the owner. Letter of consent submitted from owner.	

Attendees	
Cork City Council	JO – Jan Oosterhof, Assistant Planner, Development Management MW – Melissa Walsh, Senior Executive Planner, Development Management
Applicant/ Agent	RD – Richard Deeney, Fehily Timoney and Company (Agent) DW – David Williams, STRL Ireland Ltd (applicant)

Documentation Submitted	
Yes	Pre-app form, site location map and plan, proposed site layout plan, and proposed elevations.

Brief Description of Development/Proposal
Proposal is for the installation of a Healthcare Waste Treatment and Transfer Station at an existing built industrial/ warehouse unit at Block 8003 Blarney Business Park. It is proposed to accept and treat/ transfer up to 20,000 tonnes of Healthcare Waste per annum and to operate on a 24-hour basis, Monday to Sunday.

Planning History – Subject Site	
Planning Reference	21/40509

Development Description	Permission for retention of development which consists of amendments to 1 (Block 8003) of the 2-no. light industrial/warehouse buildings permitted under application register reference 20/39681. The proposed amendments to be retained include an internal extension to the part 2 storey ancillary internal offices and minor external elevational changes to include the repositioning of permitted doors and the provision of 2 no. new doors.
Decision	Grant of permission to retain.
Planning Reference	20/39681
Development Description	Permission for development which will consist of 2 no. light industrial/warehouse buildings, of which 1 no. building includes 2-storey ancillary external offices, and the other 1 no. building includes part 2-storey ancillary internal offices; signage; car parking; cycle parking; motorcycle parking; trailer parking; yard areas; dock levellers; embankment; ESB substations; security gates and fencing; 2 no. accesses; and all associated site development, boundary treatment and landscaping works.
Decision	Conditional grant of permission.

Applicant must read comments below in conjunction with and refer to Cork County Development Plan: <https://www.corkcoco.ie/en/cork-county-development-plan-2014> or view hard copy at Counter/CityLibraries

Policy Context
<p>Cork City Development Plan 2022</p> <p>The site is zoned Light Industry and Related Uses where objective Z0 9 applies.</p> <p>ZO 9: Light Industry and Related Uses <i>To provide for light industry and related uses.</i></p> <p>ZO 9.1 <i>The main purpose of this zoning objective is to provide for and protect dynamic light industry and manufacturing employment areas. Primary uses in this zone are where the principal activity is the manufacturing of a physical product and which activity is compatible with being located near to residential areas. Primary uses include light industry; small to medium sized manufacturing and repairs; wholesaling; trade showrooms; retail showrooms ancillary to manufacturing, fitting and business to business activity; car showrooms; and incubator units. Other uses may include warehousing, logistics, storage and distribution, primary healthcare centres, builders providers/garden centres, subject to local considerations. Offices ancillary to the main light industry, manufacturing or employment use are also acceptable.</i></p> <p>ZO 9.2 <i>Ancillary uses such as childcare facilities and small-scale local services, where they serve the local</i></p>

area, are open for consideration at an appropriate scale where they are subsidiary to the main employment uses and do not conflict with the primary zoning objectives. Pure retailing, retail warehousing, standalone offices and office-based industry are not generally acceptable in this zone.

Light Industry and Other Related Uses

7.55

Light industry and manufacturing are core contributors to the local economy. They provide for a diverse economic base to support a more inclusive and resilient city overall and can be an integral part of the Circular Economy. New collaborative ways of delivering responsible entrepreneurship, underpinned by sustainable design and circularity is supported within these sectors and the wider economy.

7.56

There is a need to protect space for these uses due to increasing land values and higher density developments and this can be done effectively through zoning. As set out in the strategic employment locations section, consideration also needs to be given to how these uses are distributed throughout Cork City with integration between the economic uses and current skills-sets whilst also looking ahead to upskilling and higher education attainment rates city-wide.

7.57

The general strategy will be to retain the majority of these light industrial areas and where possible, provide for their expansion where there is limited capacity in existing facilities or zoned areas. Offices or office-based industry or retail uses will not be permitted in areas zoned for light industry unless they are ancillary to the primary industrial uses. Leisure uses which are compatible with the surrounding uses may be open for consideration in limited cases where no other suitable location is available, the land is not needed for industrial uses (documentary evidence may be required), and taking into account access, traffic and broader safety issues, and amenity considerations. In determining the compatibility of any particular leisure use within this zone Cork City Council will take into account inter alia existing levels of non-industrial uses in the surrounding zoned area; the major land use in any area zoned for light industry purposes should be uses permitted under the primary objective of this land-use zoning.

7.58

There are a number of general industrial uses in transitional parts of Cork City where planned regeneration is proposed, such as Tivoli and Docklands, but also in areas that are under regeneration influence such as Tramore Road. Cork City Council supports and will facilitate the relocation of these industries to more appropriate and suitable premises, including the strategic employment locations identified in this Plan.

Objective 7.15 – Light Industry

To protect areas zoned for light industry for such uses in order to maintain an adequate supply of light industrial space and employment in order to help ensure a diverse range of employment opportunities in the city.

Waste Management

9.15

Waste management policy is based on the EU Waste Hierarchy of prevention, preparing for reuse, recycling, energy recovery and sustainable disposal. The European Commission's Circular Economy

Action Plan: For a Cleaner More Competitive Europe¹⁶ was adopted in 2020, and promotes a transition towards the principles of a circular economy, facilitating the use of materials at their highest value for as long as possible and then recycling or reusing them at the end of their service life with the end result being the generation of minimal waste.

9.16

The government's Waste Action Plan for a Circular Economy- Ireland's National Waste Policy 2020-2025¹⁸, endorses this approach and aims to shift the focus of waste management away from waste disposal and treatment to ensure that materials and products remain in productive use for longer. This is aimed at preventing waste and supporting reuse through a policy framework that discourages the wasting of resources and rewards circularity. The upcoming National Waste Management Plan for a Circular Economy (NWMPCE), will replace the existing Regional Waste Management Plans. The NWMPCE will also include the new guidance document Waste Management Infrastructure – Guidance for Siting Waste Management Facilities, the scope of which includes broad siting criteria and facility specific guidance for consideration when siting a waste facility. The City Council will input into the preparation of the new Waste Management Plan and endorse its objectives and outcomes once finalised.

9.17

Currently Cork City is part of the Southern Waste Region. The strategic vision of the Southern Region Waste Management Plan 2015-2021¹⁹ is to rethink our approach to managing waste, by viewing our waste streams as valuable material resources, leading to a healthier environment and sustainable commercial opportunities for our economy. Particular emphasis is placed on preventing and designing out waste at the initial stage of any activity, thus achieving the highest level of the waste hierarchy, namely waste prevention.

9.18

Guidelines on design standards for waste storage facilities and management in private developments are included in Chapter 11 Placemaking and Managing Development.

Relevant National, Regional and Local Planning Policy Documents

- Project Ireland - National Planning Framework (2018)
- Southern Regional Assembly – Regional Spatial and Economic Strategy (2020)
- National Waste Management Plan for a Circular Economy (2024)

Minutes

1. Introductions, mute mics etc.
2. Applicant Team introduction and presentation
 - Proposed unit would treat and/ or transfer medical/ healthcare waste
 - Applicant has contract with HSE that covers everything from large hospitals to doctors and dentists.
 - Applicant operates 2 no. similar facilities in Dublin area.
 - Proposed facility is moderate scale. The whole process will be carried out indoors. This includes handling, storage and processing.
 - Process is contained and controlled and will not give rise to aqueous, air, odour, dust or noise emissions.
 - Goal of application is to demonstrate that proposal will not result in negative environmental impacts and to demonstrate compliance with planning policy.

- EIAR not being prepared. Proposal is sub-threshold. A variety of environment reports will be prepared including: EIA Screening, Appropriate Assessment Screening Report (and Natura Impact Statement is necessary), Noise Impact Assessment, Air Quality Assessment, Traffic and Transport Assessment, Ecological Impact Assessment.
- The facility will cater for a maximum of 20,000 tonnes of medical/ healthcare waste per annum.
- Waste brought on site and bulked for onward transfer or process onsite by way of heat disinfection and shredding process.
- Waste outputs go out for recovery/ recycling off site.
- National Hazardous Waste Management supportive of capacity building.
- Demand for increased healthcare waste capacity.
- Healthcare waste increased significantly during Covid-19 pandemic.
- There is a need for a facility in the south-west region.
- Industrial emissions licence required. Governed by the EPA (includes facility management, operations and emission control and monitoring).
- Facility will operate to best available techniques.
- Applicant showed a video of a similar type of facility to that proposed to give indication of generally facility layout and process.

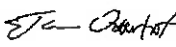
Council Response

3. General Planning Considerations

- Presentation welcomed and provided some clarity the nature of the proposed use.
- Blarney Business Park is a high-end business park, and the planning authority has some concerns with the nature of the proposed use which is an industrial use and a departure from the type of uses envisaged for the business park. Consideration should be given to other locations in the City that are more industrial in nature.
- Applicant advised that they consider the proposal to accord with the zoning and relevant policies/ objectives of the Development Plan and are of the view that the proposed facility would not detract from the quality of the Business Park or negatively impact on existing businesses. Applicant outlined that the nature of the proposed facility is very different to general waste/ material recovery facilities.
- CCC advised that the onus is on the applicant to demonstrate that proposed use is appropriate and compatible with existing/ established uses within the Business Park.
- Applicant clarified that all processes would be carried out internally and there would be no storage of waste materials externally. This is noted and welcomed.

4. AOB

5. Close

Attendee	Signature	Date
Jan Oosterhof		21/11/2024

*The applicant is advised in accordance with **Section 247 (3)** of the Planning and Development Act 2000 (as amended), that "the carrying out of any consultations shall not*

prejudice the performance by a Planning Authority of any other of its functions under this Act, or any regulations made under this Act & cannot be relied upon in the formal planning process or in legal proceedings”.

APPENDIX D – Report of the Meetings Administrator, Cork City Council



Comhairle Cathrach Chorcaí

Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

15th April 2026

REPORT OF THE MEETINGS ADMINISTRATOR - STRATEGIC INFRASTRUCTURE DEVELOPMENT AT BLOCK 8003, BLARNEY BUSINESS PARK, SHEAN UPPER, BLARNEY, CORK, T23 EYH5

At a meeting of An Chomhairle, held on 13th April 2026, the Chief Executive sought the views of elected members on the proposed development at Block 8003, Blarney Business Park, Shean Upper, Blarney, Cork, T23 EYH5.

Members considered the report of the Chief Executive Report to An Coimisiún Pleanála under Section 37E of the Planning and Development Act 2000 (as amended) for the application for permission to An Coimisiún Pleanála for a Strategic Infrastructure Development at Block 8003, Blarney Business Park, Shean Upper, Blarney, Cork, T23 EYH5. In accordance with Section 37E of the Planning and Development Act 2000 (as amended).

The following views were made by members: -

This facility will create up to 35 full-time jobs

It will eliminate the need to truck Cork's medical waste up to Dublin, which is currently happening.

The proposed development is in an enclosed area and not exposed to the outside

There is no incineration taking place

The proposed development is taking in the Blarney Business park which is an appropriate area for this development with access to major roads and not in a residential area.

based on the above and on my reading of the documentation I support the proposed development.

(Cllr John Sheehan)

I am proud to represent the people of Blarney. It is a tightknit village that care deeply about its future and the future of their community.

I am deeply concerned about this proposal.

The Environmental Impact Assessment notes that the air quality impact will be negative, direct and long-term. While it won't currently be significant, the reality is that the future cumulative impact of planned development in Blarney and across Cork city could change this.

The site, when in operation, will release carbon monoxide (CO) and VOC emissions. This site is extremely close to sporting pitches and residential areas. When I visited the site, there were people walking dogs and children playing in the industrial park. It is beautifully maintained but there are potential dangers posed by this plan.

All of the assessment reports were considered on the basis of 15,000 tonnes per annum. There is no proposed weigh bridge and therefore no way to impose these restrictions. There will be no real regulation of this site. This means that the Air Quality assessments and other environmental reports are meaningless.



We are Cork.

I know that Cork City Council have sought the inclusion of a weigh bridge as a condition of planning. I believe the report should be amended to state clearly that without this inclusion Cork City Council object to the proposal.

*The EPA have stated that no licence has been granted for this site. That is the normal protocol. Why has that not been followed when it comes to a site of this importance?
Uisce Éireann did not have enough information to make a judgement call.*

This whole situation is a mess. It is a mess that were only told about it after submissions had closed, the plan itself is a mess and the processes around it are messy.

The road infrastructure in this part of the city is already way beyond capacity. Trucks will drive through town with hazardous, medical waste – on what planet is that acceptable? Who could look at the gridlock in the city centre, the hours people wasting driving across the city and think that adding more trucks to this would make sense.

I want to state clearly on the record that myself and Sinn Féin object to this. We object because of a lack of regulation mechanisms, a lack of real information on the project and because Blarney is not a suitable site for this.

I want our objections noted and the reasons for these objections. We were denied the opportunity to make a planning submission so this is our only opportunity and we believe that this proposal is wrong.

*The people of Blarney do not want this. I am an elected representative with just as much of a right to represent their views as anyone else in here and I have spoken to them. They do not want more traffic, worsened air quality and unregulated amount of hazardous waste processed in their community. I stand firmly with them in opposition to this.
(Cllr Kenneth Collins)*

I rise to support Sinn Féin's objection to the proposed medical waste treatment facility at Block 8003 in Blarney Business Park.

The site is zoned Z09 for light industry under the City Development Plan. This zoning clearly envisages uses such as medium-sized manufacturing, car showrooms and garden centres.

It is an enormous stretch to claim that this can extend to a waste treatment and transfer facility requiring an Industrial Emissions Licence and featuring a chimney stack.

This proposal would affect air quality and the amenity of the area. It is likely to impact existing businesses and nearby residents, including families who call Blarney home, as well as the proposed Ringwood development just 300 metres away, not to mention that Blarney is our premier tourist destination.

Much of planning today appears to be directed by the National Planning Framework rather than local policy.

A clear example is the proposed large-scale development at Greenfields in Ballincollig, where good planning would limit density to 25 units per hectare in keeping with the existing character. Instead, we are forced to accept doubled densities and 'compact living' that stacks families on top of one another.

We see the same pressure here in Blarney.

It is the National Planning Framework and associated national policies that take precedence over local policy, which does not bode well for the autonomy of local democracy. Clear proof comes in the form of a recent written response when the LAC asked for a proper framework to assess planning applications motivated by the objections to the Ballincollig development, and this is equally relevant to the proposed facility in Blarney:

The reply stated that planning decisions must follow both the Planning and Development Acts and a range of higher-level policies -- including the City Development Plan, the Regional Spatial and Economic Strategy, the National Planning Framework, and 'Section 28' ministerial guidelines. Some of these ministerial guidelines contain mandatory rules that councils are legally required to apply. These policies are resulting in developments that too often ignore local character and the real needs of residents and communities.

We must protect the character of Blarney, safeguard public health and amenity, and ensure that national frameworks do not override sensible local planning outcomes. I fully support Sinn Féin's objection and urge all colleagues to do the same.

(Cllr Albert Deasy)

On the proposal of Cllr Fiona Kerins, seconded by Cllr Kenneth Collins, An Chomhairle considered the following recommendations: -

I believe the planning process has been completely disregarded in this instance.

CCC were notified of this proposal just two days before public consultation closed.

CCC received an extension but the community did not.

The deadline to notify council was missed and people missed out on making submissions with regard to this proposed facility.

Councillors are a vital source of information in the community and failing to inform them means the community were not informed of this proposal.

There were small advertisements but no social media or word of mouth - it is clear that the community were not aware as there was not one single submission received by the public.

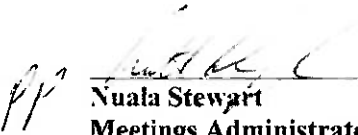
The process was flawed and CCC should call for the immediate reopening of submissions.

They should recognise that their role in this process was diminished and their hands were tied.

They should recognise that the councillors play a key role in the process and that was taken from them because of the failure of ACP to notify council.

An Chomhairle approved the submission of those views as an addendum to the report of the Chief Executive by way of a Meetings Administrators Report.

Yours Sincerely,



Nuala Stewart
Meetings Administrator
Cork City Council

