

**CORK COUNTY COUNCIL**  
**PLANNING & DEVELOPMENT ACTS 2000 - 2010**  
**NOTIFICATION OF DECISION TO GRANT Permission**

Reference No. in Planning Register **17/06619**

EMO Oil Ltd. (Trading as Great Gas),  
C/o McArdle Doyle,  
Chartered Eng, Arch & PMs,  
Second Floor, Exchange Building,  
The Long Walk, Dundalk,  
Co. Louth.

In pursuance of the powers conferred upon them by the above mentioned Act and for the reason set out in the First Schedule hereto, the Council of the County of Cork has by Order dated **28/05/2018** decided to GRANT **Permission** for the development of land namely:

Develop an un-manned petrol and diesel station facility, to include a 2 x 4 hose dispensing pumps on 2 separate pump islands with a canopy above, 2 x 40,000 litre underground fuel storage tanks and associated pipework, new vehicle wash slab and drainage, new 50.40sq.m storage shed, new 10,000 litre petroleum/oil interceptor, new concrete and asphalt ground surfaces and associated drainage works, new concrete post and rail boundary fence and planting, new 6.00m high illuminated price/id sign and a new entrance/exit point.

At: Kilnagleary Business Park, Kilnaglery Crosshaven Road (R612), Carrigaline, Co.Cork

In accordance with the plans and particulars submitted by the applicant

On: 09/10/2017, as amended on 22/03/2018, 03/05/2018, 23/05/2018 and 24/05/2018

And subject to the conditions (14no.) set out in Column 1 of the Second Schedule attached hereto. The reasons for the imposition of the said conditions are set out in Column 2 of the schedule.

An appeal against a decision of the Planning Authority may be made to An Bord Pleanála by any authorised person before the EXPIRATION of the period of FOUR WEEKS beginning on the day of the giving (i.e. Date of Order) of the decision of the Planning Authority. (SEE NOTES ATTACHED)

If there is no appeal against the said decision, a grant of Permission in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala. It should be noted that until a grant of Permission has been issued the development in question is NOT AUTHORISED.

Signed on behalf of the said Council



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Pio Treacy  
Administrative Officer

Date: 29/05/2018

**Please note that pursuant to S.34(3) of the Act, the Planning Authority has had regard to submissions or observations received in accordance with these Regulations.  
In accordance with Article 20, site notice shall be removed on receipt of this notification.**

## **FIRST SCHEDULE**

**Planning Ref. No. 17/06619**

**Having regard to the development plan objectives for the area and the pattern of development in the area, it is considered that subject to compliance with conditions attached in the Second Schedule, the proposed development would not seriously injure the amenities of the area and would not be prejudicial to public health and, therefore, would be in accordance with the proper planning and sustainable development of the area.**

## SECOND SCHEDULE

No.	Condition	Reason
1	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on the 09/10/17, as amended and further detailed on the 22/03/18 and the 03/05/18, save where amended by the terms and conditions herein.	In the interests of clarity.
2	The proposed shed shall be used solely as that permitted herein and no change of use shall take place without benefit of a further planning permission, notwithstanding the exempted development provisions of the Planning & Development Regulations (2001, as amended).	In the interests of orderly development.
3	Notwithstanding the exempted development provisions of the Planning and Development Regulations (2001, as amended), no further signs, symbols, emblems, nameplates or other advertising devices shall be erected or displayed externally on the site/structures, save without the prior grant of a planning permission.	In the interests of road safety and to safeguard the amenities of the area.
4	Boundary fencing/walls shall be constructed in accordance with the details submitted on the 22/03/18 and the 03/05/18, unless otherwise agreed in writing with the Planning Authority.	In the interests of orderly development.
5	No storm water runoff from the site / development shall issue onto the public road.	To prevent flooding of the public road.
6	Sight distance of 50m in both directions shall be provided from centre point of entrance 3m back from public road edge. No vegetation or structure(s) shall be allowed within the sight distance triangle. Any works required under this condition shall be carried out at the developers own expense.	To provide proper sight distance for emerging traffic in the interests of road safety.
7	Construction activities and operations on site shall be carried out in such a manner that no polluting material or contaminated surface water enters any watercourse, storm sewer or public roadway around the site.	To safeguard the amenities of the area.
8	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	In the interests of sustainable and orderly development.

	<p>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.</p>	
9	<p>All operations on site shall be carried out in such a manner as to ensure that no odour, noise or dust nuisance occurs beyond the site boundary because of such operations.</p>	<p>To safeguard the amenities of the area.</p>
10	<p>Fuels used in construction shall be stored in temporary designated areas. These areas shall be bunded to a volume of 110% of the capacity of the largest tank or drum within the bund, plus an allowance of 30mm for rainwater ingress. Filling and draw off points shall be located entirely within the bunded areas. Drainage from the bunded shall be diverted for collection and safe disposal.</p>	<p>To safeguard the amenities of the area.</p>
11	<p>Accidental spillages shall be contained and cleaned up without delay ensuring no discharge to groundwaters and nearby surface waters.</p>	<p>To safeguard the amenities of the area.</p>
12	<p>Prior to the commencement of development, the developer shall submit a construction and demolition waste management plan to the planning authority. This plan shall, inter alia, include the information recommended in sections 3.2, 3.3 and 3.4 of the document titled "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Development Projects" published by the Department of the Environment, Heritage and Local Government in September 2004.</p>	<p>In the interests of the reduction and best practice management of construction and demolition waste from the proposed development."</p>
13	<p>All water contaminated with hydrocarbons shall drain to a grit trap and class 1 full retention hydrocarbon interceptor before discharging to the sewer network. An inspection chamber with sump shall be provided between the hydrocarbon interceptor and discharge to the drain. The sump shall be a minimum of size of 500mm by 500mm and 400mm deep and shall be of watertight construction. The interceptor and</p>	<p>To safeguard the amenities of the area.</p>

	<p>sump shall be of adequate capacity and shall be installed and operated to the satisfaction of the Planning Authority.</p> <p>The operator shall inspect the hydrocarbon interceptor monthly and shall maintain on the site, at his own expense, a register for each year, which shall include details of the monthly inspections and maintenance of the interceptor. The register shall be made available for inspection by the Local Authority at all reasonable times.</p>	
14	<p>At least one month before commencing development or at the discretion of the Planning Authority within such further period or periods of time as it may nominate in writing, the developer shall pay a contribution of €2468.09 to Cork County Council in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority. The value of this contribution is calculated in accordance with the Council's Development Contributions Scheme on 01/01/18, and shall be increased monthly at a rate of 8% per annum in the period between the date on which this value was calculated, and the date of payment.</p>	<p>It is considered appropriate that the developer should contribute towards the cost of public infrastructure and facilities benefiting development in the area of the Planning Authority, as provided for in the Council's Development Contributions Scheme, made in accordance with Section 48 of the 2000 Planning and Development Act, and that the level of contribution payable should increase at a rate which allows both for inflation and for phasing in of the target contribution rates, in the manner specified in that scheme.</p>