

West Cork Distillers Ltd.  
c/o Concept Design  
16 North Main Street  
Bandon  
Co. Cork

**BY REGISTERED POST**

24/02/2022

**Re: 21/00905**

***Permission for a) 12 No. warehouses for the maturation of whiskey, (3 No. blocks of 3 warehouses, 1 No. double warehouse block and 1 No. single warehouse), each Warehouse has a total ground floor area of circa 1,530m<sup>2</sup> with an overall total floor area of 18,360m<sup>2</sup> and an overall height of 11.45m. The Warehouses will be single storey in nature. b) Single storey Service Building with a ground floor area of circa 124.5m<sup>2</sup> (c) New 9m wide x 3m high planted embankment to perimeter of bonded Warehouse site (d) New 3m high security fence and security access gates to perimeter of bounded Warehouse site (e) New 540 cum fire-fighting tank (f) New sprinkler fire-fighting tank (g) New fire water retention tank (h) Demolition of existing uninhabitable farmhouse and outbuildings (i) New internal road network and associated staff parking areas (j) Associated site excavations and recontouring works (k) Ancillary boundary treatments and access road enhancement (l) All associated site works***

**At: Tullig, Connagh, Leap, Co. Cork**

Dear Sir/Madam,

I refer to your planning application which was lodged with the Planning Authority on the 23/12/2021.

It is considered that the information submitted with the application is not sufficient to enable the Planning Authority to make a decision in this case, for the following reasons: -

- Concerns regarding the scale of the development.
- Concerns about potential impacts on the visual and residential amenities of the area.
- Lack of clarity regarding future needs of West Cork Distillers and future use of Marsh Road site.

- Concerns regarding potential impacts on ecology.
- Lack of clarity regarding construction management, lighting, noise impacts and firefighting provision.
- Requirement for the carrying out of an Archaeological Impact Assessment.
- Requirement for a Traffic and Transport Assessment.
- Concerns regarding the lack of required laybys required to accommodate suggested HGV movements from the site to the national road.

Therefore, to enable the Planning Authority give further consideration to your application, you are requested to submit **six copies** of the following further information: -

1. Submit revised proposals, including a revised site layout plan and landscaping plan, to provide for the omission of a minimum of 6 no. warehouse blocks in order to reduce the scale of the overall proposal by 50% and to provide for 3 no. double warehouse blocks (65m x 48m) located centrally within the site approx. 20m apart. The warehouse blocks should be orientated such that gable ends orientate to the north i.e. public road and ridge heights should not exceed 11m. Generally, a 40m building set-back from the site boundaries should be provided where achievable, which should provide for a planted perimeter berm a minimum of 3-4 metres in height, graded to a slope of 1 in 3.
2. Submit justification of why a 10 year permission is required and include details of the intended phasing of the proposed development.
3. Submit a revised site selection report which should include zoned lands within the city and county of Cork, including industrially zoned lands located in areas close to transport hubs.
4. Please clarify whether the proposed warehouses are intended for use solely by West Cork Distillers to store whiskey produced at the Marsh Road site or whether it is the intention to provide storage for other whiskey distilleries.
5. Please indicate annual production volumes and projected annual production volumes over a specified 5 and 10 year timeframe. Submit an assessment of the likely future maturation warehousing needs of West Cork Distillers and indicate whether the proposed development meets the future maturation storage requirements of the operation over a specified timeframe. Please clarify your intentions for the existing bonded warehouses at the Marsh Road facility and whether projected production needs can be met solely within the Marsh Road facility.
6. Submit an assessment of potential impacts on the residential amenities of the area. This assessment should identify all dwellings within 600m of the proposed development and should include an assessment of potential impacts on the residential amenities of residents living within 600m of the site arising from light pollution, noise, operational activity, potential impacts on wells and water quality and emissions.

7. Submit a revised Landscape and Visual Impact Assessment (LVIA) which should include, but not be limited to, an assessment of the Zone of Theoretical Visibility (ZTV) and should include the Carrigadda Hill summit and Loop Walk and Reenascreena stone circle. This assessment should include before and after photomontages from all identified visual receptor locations with the addition of the most sensitive visual receptors i.e the summit of Carrigfadda Hill/Hill Walk and Reenscreena stone circle.

A revised Landscape Masterplan should also be submitted which also takes account of the revised site layout and the requirements of the Ecology Officer set out in item 9 below.

8. A Traffic and Transport Assessment should have been submitted with the application for proposed warehousing in excess of 10,000sqm in accordance with TII, Traffic and Transport Assessment Guidelines 2014. Notwithstanding the reduction in scale sought herein, the Planning Authority requires the submission of a Traffic and Transport Assessment for the revised proposal. The assessment should include a clear analysis of the number of weekly HGV trips required and this assessment should be clearly based on existing and projected production levels and existing and projected storage requirements.

You are also required to consult with the Area Office regarding “pinch-points” along the route where laybys should be provided to accommodate HGV movement to this site. Once areas are identified and costed, the Area Office may be in a position to carry out necessary works provided a contribution can be made to cover the costs.

9. You are requested to submit the following requirements of the Ecology Officer:
  - As per the Pre-Planning Advice issued by the Cork County Council Ecology Office, you are requested to submit a revised site design which includes the retention and protection of the Flush habitat, and all wetland habitats, identified by both the Ecology Office and Consultant Ecologist.
  - As per the Pre-Planning Advice issued by the Cork County Council Ecology Office, you are requested to submit a revised road alignment for the proposal which utilises the existing track as far as possible and greatly reduces the encroachment into wetland habitats / habitats of high ecological value.
  - The submitted Landscape Master Plan is illegible. Therefore, you are requested to resubmit the Landscape Master Plan. It is noted as per the Pre-Planning Advice issued by the Cork County Council Ecology Office, the Landscape Plan should utilise native species that are sensitive to the area and wetland habitats. It is advised that the Landscape Plan should be prepared with input from an ecologist.
  - The submitted EcIA does not provide any details in relation to the Cashel 20 Stream. As such you are requested to submit ecological details of all watercourses occurring within or along the periphery of the proposed development site. You are further requested to submit details of protection measures to be implemented to safeguard any watercourse found to occur within or proximal to the development site during construction and operation. A map identifying all water protection measures proposed

including the locations for the stockpiling of building materials and earth should be included.

- Given the limited description of hedgerow habitats provided, the Planning Authority requires further information in relation to ecological condition of hedgerow habitats on site to complete its assessment. As such you are requested to provide a detailed Hedgerow Appraisal Report to include a description, evaluation and extent of the hedgerow/field boundaries which are proposed to be removed, as well as details of associated faunal species, including birds, bats and any other species of relevance. The report should be prepared by an experienced ecologist in accordance with the National Hedgerow Appraisal System. The report should be informed by surveys to be completed at the appropriate time of the year.
- You are requested to carry out and submit the findings of a bat survey. The purpose of the survey is to establish the level of usage of bats on site and to establish/identify potential bat roosts within any of the buildings and trees on site. In the event that one or more bat roosts are found within buildings proposed to be demolished or trees to be removed, and where disturbance of any such roost cannot be avoided, it will be necessary for you to seek and obtain a Wildlife Act Derogation License to permit works to continue. It is advised that a copy of any such license would be submitted as part of the further information response. It is advised that the survey would be completed in accordance with NPWS Guidance – Bat Mitigation Guidelines for Ireland.
- It is noted that site holds avian species of conservation concern. Therefore, you are requested to submit a summer breeding bird survey report and results of the same. The survey is to be completed by an ecologist / ornithologist in accordance with recommended best practise. Should breeding birds be found on site and if impacts are unavoidable then compensatory measures will be sought which should form part of a Habitat and Species Protection & Management Plan for the site. The plan should include details of mitigation measures to be implemented, including measures to provide for undisturbed buffers around breeding sites for these species where possible.

You are requested to submit a Habitat and Species Protection & Management Plan which should be prepared having regard to principle of no net loss of biodiversity at a local level. This plan should include the following: -

- Details of all measures to be taken to protect and enhance habitats of local biodiversity value occurring at the site i.e. wetlands and the species which utilise the same;
- A description of target habitats and range of species appropriate to the site;
- Appropriate strategies for maintaining existing and targeted habitats and species;
- Information in relation to details of habitat linkages e.g. amphibian underpass, and continuity of habitat within and outside the site;
- Timelines for new planting and habitat creation;
- Details of ecological oversight and monitoring;
- The plan shall include a map identifying the areas to be managed;
- The plan should have cognizance to potential operational impacts on species and habitats as a result of the proposal.

10. You are requested to verify if the selected surface emissive power (SEP) for maturation warehouse fires takes account of the heat contributed by the burning of wooden casks and submit a revised Land Use Planning Risk Assessment which should include an assessment of the risks posed by pool fires at the firewater retention facility and incorporate this into the overall analysis.
11. Details of any proposals for the external lighting of the site should be submitted as follows: -
  - Provide a map of the site showing all proposed external lights
  - Provide details of lux levels
  - Provide details of any measures to mitigate any light-spill from the site onto any light sensitive point
  - Provide details of hours of operation of the facility - in particular any night-time operations.
12. Submit a noise impact assessment and provide details of measures to mitigate any noise source from the site onto any noise sensitive point, resulting from storage operations at the site. e.g. cooling systems, fans, cutting tools, machinery etc. Please also provide detailed drawings / map showing the location of any noise generating plant / equipment on site. Please clarify the proposed operating / working hours of the site and provide details of any plans for the long-term monitoring of noise levels at the site while operational.
13. A Construction Management Plan (CMP) should be submitted which should include:-
  - A brief site description
  - Details of the scope of work to be carried out
  - Duration of construction works, hours of operation
  - Outline of machinery to be used on site
  - Number of construction workers
  - Provision of staff facilities
  - Proposals for traffic management
  - Proposals for monitoring and reporting
  - Proposals for protection of surface water and groundwater

A Pest Control and Dust Control Management Plan for the construction and operational phases should also be submitted.

14. You are required to engage the services of a suitably qualified archaeologist (licensed under the National Monuments Acts 1930–2004) to carry out an Archaeological Impact Assessment. This archaeological assessment should:
  - Examine the known and predicted archaeological environment
  - Examine the proposed development
  - Evaluate the proposed development in terms of the impact (direct and indirect) of the proposed works on existing or predicted archaeology
  - Carryout a program of archaeological testing across the site and targeting the results of the geophysical survey

- Propose a strategy to mitigate the adverse effects of the development on the archaeological heritage

No subsurface work should be undertaken in the absence of the archaeologist without his/her express consent.

The archaeologist should carry out any relevant documentary research and inspect the site for archaeology including post medieval archaeology. Licensed archaeological testing should be carried out across the site and targeting the results of the geophysical survey should be carried out, the program for archaeological testing should be approved by the County Archaeologist prior to submitting for the license. If significant archaeology is identified during the testing program the County Archaeologist should be immediately contacted. The results of the testing should be submitted to the County Archaeologist to agree a mitigation program prior to submitting the further information response. If significant archaeological remains are found refusal might still be recommended, and/or further mitigation measures required such as preservation in situ, archaeological monitoring, redesign.

This request for further information is without prejudice to any decision the Council may take, either to refuse permission or to grant permission, with or without conditions. Please note that your application shall be declared to be withdrawn if all of the further information as required above is not submitted **within 6 months** of the date of this letter, or within such additional period, not exceeding 3 months, as may be agreed by the Planning Authority in accordance with Article 33 (3) of the Planning and Development Regulations 2001 as amended.

Please further note that where the Planning Authority considers that the further information request has not been fully complied with and requires clarification, the 4 weeks for making a decision (or 8 weeks in the case of an application accompanied by an EIS), does not begin until this clarification has been provided and the request for further information has been fully complied with.

Where Cork County Council collects any personal information from you in its role as a Planning Authority, such information will be processed in line with our privacy statement which is available to view on our website.

**Please note that all information / supporting documentation submitted will be publicly available online and at the Planning Authority offices.** Therefore, you should ensure that any personal information (i.e. PPSN, Bank Account numbers, date of birth, etc.) is removed from the documentation before it is submitted as part of the planning application.

In addition, where, as part of your response you submit any special categories of personal data relating to an individual, the person to whom the special categories of data refers **MUST** give their explicit consent to the use of this data by Cork County Council in processing your planning application.

Further consideration of your application is deferred pending receipt of the information requested.

**Any response to this letter should clearly state that it is a response to a request for further information in connection with 21/00905 and be addressed to: - Planning & Development Department West, Norton House, Skibbereen, Co. Cork.**

Yours faithfully,

Margaret Corcoran

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Margaret Corcoran  
Senior Staff Officer