



An
Bord
Pleanála

Board Direction
BD-000587-18
ABP-300663-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2018.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objective governing the subject site it is considered that subject to conditions set out below, the proposed development would not seriously injure the residential amenities of the area or property in the vicinity, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the drawings received on the 15th day of November 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning

authority, the developer shall agree such details in writing with the planning authority prior to the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development permitted shall be used only for industrial or warehouse uses, and, in particular, shall not be used for any form of retailing use

Reason: To delimit the extent of the permitted development in the interests of orderly development and clarity.

3. The site access arrangements shall be developed in accordance with the site layout drawing no. 2150 2P 201 submitted to the planning authority on the 15th day of November, 2017 unless otherwise agreed with the planning authority.

Reason: In the interest of traffic safety.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Details of the proposed external finishes to the proposed industrial units including details in respect of colour, texture and materials shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

6. Site development and building works shall be carried out only between the hours of 0800 hours to 1900 hours Monday to Friday inclusive, between 0800 hours and 1400 hours on Saturdays and not at all on Sundays or Public Holidays. Deviations from these times will only be allowed in

exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

7. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interests of sustainable waste management.

8. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

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

9. The noise level shall not exceed 55 dB(A) rated sound level, as measured at the nearest dwelling. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the [residential] amenities of property in the vicinity of the site.

10. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. Any proposed public lighting along the northern boundary of the site shall be cowled towards the site so as to ensure that light spillage into the adjoining site to the immediate north is minimised. Details of the nature of the proposed cowling shall be agreed in writing with the planning authority prior to the commencement of development.

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

11. During the construction phase the developer shall provide adequate off-street car parking facilities for all traffic associated with the proposed development including delivery and serviced vehicles and trucks. Details shall be agreed in writing with the planning authority prior to the commencement of development. There shall be no parking along the public road.

Reason: In the interest of traffic safety.

12. The proposed directory sign shall not be internally illuminated. Apart from this sign, no advertisement or advertising structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001 or any statutory provision amending or replacing them shall be displayed or erected on the building or within the curtilage of the site unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

13. Standard non-specific ABP condition.

Board Member

Date: 29/06/2018

Terry Ó Niadh