



An  
Bord  
Pleanála

**Board Direction**  
**BD-003768-19**  
**ABP-303566-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/08/2019.

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 nature and scale of the proposed development and the established nature of the subject agri-business on agricultural lands, and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would have an acceptable visual impact in terms of its agricultural use and context, would not seriously injure the amenities of residential property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would accord with the provisions of the Wicklow County Development Plan 2016 - 2022. 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 further plans and particulars submitted on the 14<sup>th</sup> day of November 2018 and on the 7<sup>th</sup> of December 2018, 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 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. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

3.
  - (a) Prior to the commencement of the proposed development, the wastewater treatment system permitted under PRR 15/263 shall be constructed as modified in accordance with the particulars received from LOH Consulting Engineers on 14/11/2018 and shall be fully operational.
  - (b) Within three months of the installation and operation of the wastewater treatment system, the developer shall submit a report to the planning authority from a suitably qualified person with professional indemnity insurance, certifying that it has been installed and commissioned in

accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the Environmental Protection Agency.

**Reason:** In the interest of public health.

4. Vehicular access arrangements and parking for the development shall be provided in accordance with the scheme illustrated on drawing number PL/FI/02 - 'Proposed Site Layout Plan'. These works shall be carried out and completed prior to the commencement of use of the proposed development.

**Reason:** To ensure a satisfactory vehicular access and parking layout in the interests of pedestrian and traffic safety and of visual amenity.

5. P.A. C5

6. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

(a) A plan to scale of not less than 1:500 showing –

(i) The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder.

(ii) Details of screen planting.

(b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment.

(c) A timescale for implementation.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of residential and visual amenity.

7. 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 hours of working, noise management measures, dust minimisation measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

8.

(a) 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 commencement of development.

(b) The proposed external lighting design shall comply with the Guidance Notes for the Reduction of Obtrusive Light GN01:2011. Prior to the commencement of use of any lighting, confirmation, from a suitably qualified professional that the development complies with this standard shall be submitted to and agreed in writing with the Planning Authority.

**Reason:** In the interests of the environment, residential amenity and public safety.

9. During the operational phase of the proposed development, the noise level arising from the development, as measured at the nearest dwelling shall not exceed:-

(i) An Leq,1h value of 55 dB(A) during the period 0800 to 2200 hours from Monday to Saturday inclusive.

(ii) An Leq,15 min value of 45 dB(A) at any other time. The noise at such time shall not contain a tonal component.

At no time shall the noise generated on site result in an increase in noise level of more than 10 dB(A) above background levels at the boundary of the site.

(b) All sound measurement shall be carried out in accordance with ISO Recommendation 1996:2007: Acoustics - Description and Measurement of Environmental Noise.

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

10. No additional signage structures or advertising devices shall be erected externally on the buildings or anywhere on the site, except those which are exempted development, without a prior grant of planning permission.

**Reason:** In the interest of visual amenity and the proper planning and sustainable development of the area.

11. P.A. C9

**Board Member**

**Date:** 13/08/2019

---

John Connolly