



An  
Bord  
Pleanála

**Board Direction**  
**BD-005261-20**  
**ABP-305929-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2020.

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 established light industrial use on site it is considered that subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of pedestrian and traffic safety. 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 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 use hereby permitted shall be for light industrial purposes only. No retail or wholesale sales of products shall take place on the subject site.

**Reason:** In the interest of clarity.

3. The development shall be managed in accordance with a management scheme which shall be submitted to and agreed in writing prior to the occupation of the development. This scheme shall provide for adequate measures relating to future maintenance of the development including landscaping, roads, paths, parking area, lighting, waste storage facilities, sanitary facilities together with management responsibilities and maintenance schedules.

**Reason:** To provide satisfactory future maintenance of this development. In the interest of visual amenity.

4. Details of the external finishes associated with the structure shall be agreed in writing with the planning authority prior to the commencement of development.

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

5. No additional floorspace shall be formed by means of an internal vertical division within the building hereby permitted unless authorised by a separate grant of planning permission.

**Reason:** In order to control the intensity of development in the interest of residential amenity.

6. No fans, louvres, duct or other external plant other than those shown on the drawings hereby permitted shall be installed unless authorised by a prior grant of planning permission.

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

7. All goods, including raw materials, manufactured goods, packaging, crates etc. shall be stored or displayed only within the enclosed building.

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

8. Receptacles for waste shall be provided and be made available for use at all times on the premises in accordance with details which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of the amenity of the area.

9. All plant and machinery shall be enclosed and soundproofed in accordance with details which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

**Reason:** To safeguard the amenities of adjoining property.

10. The light industrial premises shall not operate outside the hours of 0800 hours to 1900 hours Monday to Saturday inclusive and not at all on Sundays or public holidays.

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

11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to

An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Board Member**

**Date:** 27/02/2020

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Chris McGarry