

An
Bord
Pleanála

Board Direction
BD-009273-21
ABP-310858-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/10/2021.

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.

1.0 Reasons and Considerations

Having regard to, the land use zoning of the site (Objective EE) which seeks to provide for enterprise and employment related uses, the pattern of development in the area and that the existing car testing operation is permitted and established onsite, it is considered that, subject to compliance with the conditions set out below, the proposed provision of an acoustic barrier and revised hours of operation would not seriously injure the residential amenities of the area, would be in accordance with the provisions of the Development Plan, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

2.0 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 to the Planning Authority on 09/03/2021 and 22/04/2021, except as may otherwise be required in order to comply with the following conditions. Where such conditions require
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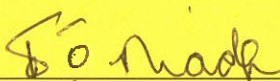
	<p>details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The test centre, and all activities occurring therein, shall only operate between the hours of</p> <p>0800 and 1800 on Mondays; 0800 and 1900 on Tuesdays; 0800 and 2100 on Wednesdays, Thursdays and Fridays; and 0800 and 1900 on Saturdays.</p> <p>No activity shall take place outside these hours, or on Sundays or public holidays.</p> <p>Reason: To protect the residential amenities of nearby property.</p>
3.	<p>The proposed acoustic barrier shall be provided for onsite and completed in accordance with the plans and particulars lodged with the application, and as amended by the further plans and particulars submitted to the Planning Authority, prior to commencement of the revised hours of operation, as set out in Condition 2 above.</p> <p>Reason: In the interests of residential amenity and safety.</p>
4.	<p>Prior to the commencement of the revised hours of operation, the applicant shall submit a Noise Management Plan for the written agreement of the Planning Authority. A performance review will be completed by the applicant and submitted to the Planning Authority for agreement every six months to ensure the policy is being correctly applied and adhered to by staff working at the test centre.</p> <p>Reason: To protect the residential amenities of nearby property.</p>
5.	<p>The noise level shall not exceed 55 dB(A) rated sound level as measured at any point along the boundary of the site.</p>

	<p>Reason: To protect the residential amenities of property in the vicinity of the site.</p>
6.	<p>All trees and hedgerows within and on the boundaries of the site shall be retained and maintained, with the exception of Hedge No. 1 and Tree No. 4, which are proposed to be removed by the Arboricultural Assessment submitted to the Planning Authority (dated 12th February 2021) on the 9th day of March 2021. Retained trees and hedgerows shall be protected from damage during construction works. Within a period of six months following the completion of the acoustic barrier, any planting which is damaged or dies shall be replaced with others of similar size and species.</p> <p>Reason: To protect trees and planting during the construction period in the interest of visual amenity.</p>
7.	<p>The applicant shall submit a detailed Planting Plan to mitigate the loss of Hedge No. 1 and Tree No. 4, as identified in Arboricultural Assessment submitted to the Planning Authority (dated 12th February 2021) on the 9th day of March, 2021, for the written agreement of the Planning Authority prior to commencement of development. The planting plan should provide the following information:</p> <p>(a) Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate.</p> <p>(b) Detailed proposals for the future maintenance/management of the landscaped area along the northern boundary of the site.</p> <p>The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.</p> <p>Reason: In the interest of visual amenity and biodiversity.</p>

Plus:

Model ABP Construction Management Plan Condition.

Board Member


 Terry Ó Niadh

Date: 15/10/2021

