

An
Bord
Pleanála

Board Direction
BD-018603-25
ABP-319211-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/01/2025.

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 planning history and location of the site within a serviced urban area, the proposed development in an existing and currently vacant building comes within the scope of the Light Industry use category as per the land use zoning matrix, and complies with the economic policies and objectives of the current Roscommon County Development Plan 2022-2028, specifically BN11 in relation to facilitating appropriate light and heavy industry, including recycling facilities within existing vacant industrial buildings, and having regard to the scale and design of the alterations, and to the pattern of industrial development in the area, it is considered that subject to compliance with the conditions set out below, the development would integrate appropriately within the site, would not adversely impact upon the visual amenity of the Business Park and would constitute an appropriate form of development at this location. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Screening

The Board completed an Appropriate Assessment Screening exercise in relation to the potential effects of the proposed development on European Sites, taking into account the nature, scale and location of the proposed development, the Appropriate Assessment Screening Report submitted with the application and the Inspector's report and submissions on file. In completing the screening exercise, the Board adopted the report of the inspector and concluded that by itself or in combination with other plans or projects, the proposed development would not be likely to have a significant effect on any European site and that an Appropriate Assessment is not, therefore, required.

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 received by the planning authority on the 15th day of December 2023, 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 PA Condition 2

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- a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roof, paved areas or otherwise shall discharge onto the public road or adjoining properties.

- b) Water supply and drainage arrangements, including 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 proper planning and sustainable development.

4 PA Condition 13

- 5 All recycling materials shall be stored, segregated, processed and baled within the enclosed factory space building.

Reason; In the interest of visual amenity.

- 6 During the operational phase of the development, the noise level shall not exceed (a) 55 dB(A) rated sound level between the hours of 0700 and 2300 and (b) 45 dB(A) 15 min and 60 dB LAfmax, 15 min at all other times. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the Planning Authority prior to the commencement of development.

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

- 7 The hours of operation will be limited to between 08:00hrs and 18:00hrs Mondays to Fridays and between 8:00hrs and 14:00hrs on Saturdays and not at all on Sundays and public holidays. Deviation 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.

- 8 All mitigation measures included within the Noise Assessment submitted to the Planning Authority on the 3rd day of August 2023 shall be implemented in full. A programme of noise monitoring shall be conducted upon commencement of operations on site at the nearest noise sensitive

receptors. The monthly results shall be submitted to the local authority at the end of each month.

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

9 PA Condition 16

- 10 Final details of the setbacks including details of surfacing, and construction of footpaths and set back of the roadside boundary and street lighting along the internal industrial estate road, access and traffic arrangements as submitted to the Planning Authority on the 3rd day of August 2023 shall be agreed in writing with the Planning Authority prior to the commencement of development. It shall be the responsibility of the developers to implement the recommendations of the Road Safety Audit, submitted as part of the planning documentation to, the Planning Authority on the 3rd day of August 2023.

Reason: In the interest of public safety and sustainable transportation.

- 11 Prior to the commencement of development precise details of the materials to be used within the bicycle parking shelters, including provision of adequate illumination shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of public safety and sustainable transportation.

- 12 The sight distance triangles set out within drawing number 1015-2116 submitted to the Planning Authority on the 3rd day of August 2023 shall be maintained on a permanent basis and kept free of obstruction at all times. Any vegetation that restricts visibility within the splays shall be cut back or removed.

Reason: In the interest of traffic and pedestrian safety.

- 13 A minimum of 25% of the proposed car parking spaces in on-surface car parkin shall be provided with electrical connection points, to allow for

functional electric vehicle charging. The remaining car parking spaces shall be fitted with ducting for electric connection points to allow for future fitout of charging points. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transportation.

- 14 Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation 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.


- 15 The construction of the development shall be managed in accordance with a Construction Waste Management Plan and a Construction and Environmental Management Plan, which shall be submitted to, final details of which shall be agreed in writing with the planning authority prior to commencement of development. These plans shall provide details of intended construction practice for the development, management of construction waste and materials on site, environmental control measures, including noise, dust and vibration management measures, working hours, construction traffic and parking, measures for managing construction sediment run-off and off-site disposal of construction/demolition waste.

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

- 16 It shall be the responsibility of the developers to implement the recommendations of the Road Safety Audit, submitted as part of the planning documentation to the Planning Authority on the 3rd day of August 2023.

Reason: In the interest of public safety and sustainable transportation.

Board Member



Stephen Bohan

Date: 09/01/2025