

An
Bord
Pleanála

Board Direction
BD-019602-25
ABP-321731-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/05/2025.

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 zoning objective of the site, to the established use on the overall site, to the pattern of development in the area, and to the submissions on file, including the commentary of the first party as set out in the appeal documentation by reference to limiting conditions on hours of operation and timing of certain activities and of lighting at the overall site, it is considered that, subject to compliance with the conditions set out below, the development for which retention permission is sought, would be in accordance with the relevant provisions of the Limerick Development Plan 2022-2028, would not seriously injure the residential amenities of adjoining properties, and would constitute an acceptable form and extent of development at this commercially zoned location. The development for which retention permission is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2.
 - (a) No uses on site, except for fuel filling facilities and the retail shop, shall be undertaken on site between the hours of 2200 hours to 0700 hours Monday to Sunday.
 - (b) The jet wash shall only operate between 0900 to 2100 hours Mondays to Saturdays, and between 1000 to 2100 hours on Sundays and Bank Holidays.
 - (c) Non-essential lighting on site shall not be operated between the hours of 2200 to 0900 hours Monday to Sunday. Details of all lighting which is to be categorised as non-essential for the purposes of this condition shall be submitted to, and agreed in writing with the planning authority, within three months of the date of this Order.

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

3. The existing floodlights within the site shall be fitted with cowls to ensure that light overspill is minimised. Details in this regard shall be submitted to, and agreed in writing with the planning authority, within three months of the date of this Order.

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

4. The existing lighting column located at the jet wash facility shall only operate between the hours of 0900 to 2100 hours Mondays to Saturdays, and between 1000 to 2100 hours on Sundays.

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

5. 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.

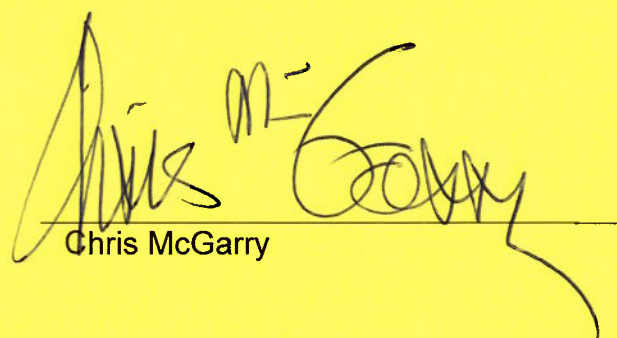
6. Details of the management and disposal of water utilised at the jet wash facility shall be submitted to and agreed in writing with the planning authority, within three months of the date of this Order.

Reason: In the interest of public health.

7. The developer shall enter into a connection agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network, as appropriate.

Reason: In the interest of public health and to ensure adequate waste/wastewater facilities.

Board Member



Chris McGarry

Date: 07/05/2025