



An
Bord
Pleanála

Board Direction
BD-019922-25
ABP-321828-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/06/2025.

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 the zoning objective of the subject site, its location with the existing Raheen Business Park and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development involving a change of use from office to production area within an established use at the site would be acceptable in terms of public health and traffic, would not seriously injure the amenities of the area, would not exacerbate any potential risk of flooding, and would not cause a deterioration of water quality in water bodies adjacent to the site. 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 20th day of December 2024 as 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. The mitigation measures as detailed in the Bat Survey Report submitted to An Bord Pleanála on the 7th day of March 2025 shall be implemented in full as part of the development.

Reason: In the interest of wildlife protection.

Board Member


Tom Rabbette

Date: 12/06/2025