

An
Coimisiún
Pleanála

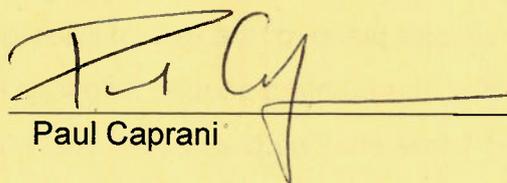
Direction
CD-021853-26
ABP-322407-25

The submissions on this file and the Inspector's report were considered at a meeting held on 30/01/2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Paul Caprani

Date: 30/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site adjacent to an existing quarry, the provisions of the Longford County Development Plan 2021-2027 with respect to forestry and quarrying activity, the pattern of development in the area, 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 would not have a significant negative impact on the visual or residential amenities of the area, would not detract from the biodiversity of the local area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 13th day of March, 2025, and the further particulars submitted to the Commission on the 3rd Day of October 2025, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Inert waste only shall be disposed of at the facility.

Reason: In the interest of clarity.

3. Compensatory planting shall take place for the loss of trees on site. The planting shall take place within the planting season following the removal of trees on site. At a minimum 1 tree shall be planted for every tree removed on site. Details of the location of the compensatory tree planting shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interests of visual and environmental amenity

4. The recommendations contained in section 5.2 of the Ecological Impact Assessment shall be implemented in full.

Reason: To protect local biodiversity.

5. The volume of inert material imported and deposited on the site shall not exceed 10,000 tonnes in any calendar year.

Reason: To ensure compliance with the Planning and Development Regulations.

6. No part of the site shall be raised by more than the finished levels shown in the revised site layout received by way of further information on the 13th day of March, 2025.

Reason: In the interest of clarity.

7. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interest of sustainable drainage.

8. The requirements of the Environmental Protection Agency and any other relevant agency in relation to licensing for the proposed development shall be ascertained and be fully complied with over the duration of the permission.

Reason: In the interest of public health.

9. 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 Coimisiún 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.