

The submissions on this file and the Inspector's report were considered at a meeting held on 15 May 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft reasons, considerations and conditions.

Reason and Considerations

Having regard to: the zoning objective pertaining to the site, the established industrial character of the area, the separation distance between the proposed development and the Protected Structure and National Monuments, the existing and proposed landscaping measures, and the nature and scale of the proposed use, the Commission is satisfied that the proposed development fully complies with the zoning objective and would not adversely impact upon the character, setting or special interest of the Protected Structure and would therefore comply with Policy Objectives CPO 11.17 and CPO 11.22 of the Longford County Development Plan 2021–2027. The proposed development 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 received by the planning authority on the 15th day of August 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The developer shall engage a suitably qualified licence eligible archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works/ topsoil stripping/site clearance/dredging/underwater works and/or construction works. The report shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record [archaeological excavation] and/or monitoring may be required. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the

planning authority. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation [either in situ or by record] of places, caves, sites, features or other objects of archaeological interest.

3. Prior to the commencement of the development the applicant shall submit, for the written approval of the Planning Authority, a revised site layout plan which shall confirm:

(a) The location of appropriately sized commercial waste storage facility within the subject site building plans and drawings, including elevation and floor plans for the amended warehouse/storage unit.

(b) The two EV car parking spaces required on site.

Reason: In the interest of orderly and sustainable development.

4. The proposed building shall be used for warehouse and storage use ancillary to the main processing facility within the industrial estate namely 'Good Grains' Unit 2 Longford Business Park. The proposed building shall not be used for the purposes of processing or manufacturing without a separate grant of planning permission.

Reason: In the interest of clarity.

5. Details of the colors and textures of all external finishes to the proposed building shall be agreed in writing with the planning authority, prior to the commencement of development.

Reason: In the interest of visual amenity.

6. Prior to the commencement of development, the applicant shall prepare and submit Construction Traffic Management Plan to the planning authority for written agreement:

- a) The site shall be securely fenced along its perimeter and all construction activities shall take place within the site in the interests of the safety of the public.
- b) The existing public footpath shall be maintained for pedestrians at all times.
- c) Storage of materials in the existing within the confines of the adjacent roadway or public footpath is not permitted.
- d) Loading or unloading of deliveries shall not take place on the private road adjacent to the site.
- e) No parking for construction workers shall be permitted along the private road adjacent to the site.
- f) All necessary measures shall be taken by the development contractor to prevent any spillage or deposition of clay, dust, rubble or other debris, arising from the development, on the adjacent road network during the course of the construction works.

Reason: In the interest of road safety and orderly development.

7. Prior to the commencement of development the shall liaise with and comply with the requirements of the Chief Fire Officer of Longford County Council.

Reason: In the interests of fire safety.

8. The applicant shall apply to Longford County Council (Roads section) for a road opening license for any road works or service connections on existing public roads or in the existing set down area or footpaths.

Reason: In the interest of road safety and orderly development.

9. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

Reason: In the interest of public health.

10. Prior to the commencement of development the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

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

11. No advertising or signage shall be constructed, placed on the proposed development, the subject of this application, or erected anywhere else with the site or other buildings without the express written agreement of the Planning Authority, save for those shown on the drawings submitted as part of this application.

Reason: In the interest of visual amenity

11. No flood lighting shall be permitted on the west and south facing elevations of the proposed development. Prior to commencement of development the applicant shall submit for the written agreement of the planning authority a final lighting design that complies with downward and zero spill best practice.

All lighting shall be designed in accordance with the 2023 BCT Lighting Guidance (GN08/23 Bats and Artificial Lighting At Night).

Reason: To minimise disturbance-related impacts on protected species.

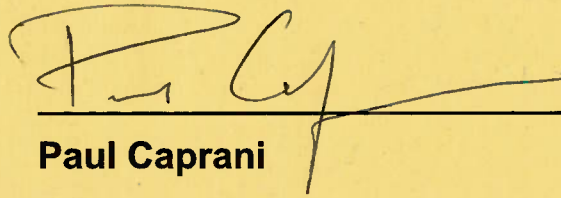
12. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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

13. The Applicant shall pay a Special Development Contribution of €5,000.00 as a contribution to the likely costs that will be incurred by Longford County Council for the upgrade of this road (complete road surfacing, clean storm water drainage and other minor works).

Reason: It is considered reasonable that the Applicant should contribute towards the additional expenditure incurred or proposed to be incurred by Longford County Council in respect of the provision / improvement of public services/infrastructure benefiting development in the areas of the Planning Authority.

Planning Commissioner:



Paul Caprani

Date:

19th day of May 2026