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Bord  
Pleanála

## Board Order PL 19.248139

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### Planning and Development Acts 2000 to 2017

**Planning Authority: Offaly County Council**

**Planning Register Reference Number: PL2/16/415**

**Appeal** by Michael and Josephine Bergin of Clonmullen Hill, Edenderry, County Offaly and by Kathleen and Oliver Burke of Clonmullen, Edenderry, County Offaly against the decision made on the 14<sup>th</sup> day of February, 2017 by Offaly County Council to grant subject to conditions a permission to Rosderra Irish Meats Group care of Icon Planning and Designs Limited of Unit 9, Greenhills Industrial Village, Drogheda, County Louth in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Material alterations and revisions to previously approved development, planning register reference number PL2/15/362. Alterations/revisions consisting of alterations in size of the two original cold store rooms, new forklift charging room, relocation of revised first floor office, addition of six number freezer rooms and freezer marshalling area, relocation and enlargement of plant room and electrical rooms, addition of external services catwalks with access stairs, alterations to elevations to match new layout along with all associated external site works, all at Carrick Road, Edenderry, County Offaly. This application relates to an activity requiring an Integrated Pollution Prevention and Control Licence (register number P0180-2).

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the provisions of the Edenderry Local Area Plan 2017-2023, the planning history, the nature and scale of the modifications proposed, the industrial zoning of the area which provides for such uses, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed modification to an existing permission would not seriously injure the residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. Apart from any departures specifically authorised by this permission, including only the changes in parking permitted, being the reduction from 12 number car parking spaces to three number, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 1<sup>st</sup> day of June, 2016 under planning register reference number PL2/15/362, and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

2. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

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

3. The developer shall ensure that the location of the proposed attenuation tank, as detailed in drawing number RIM-16-MAA01 received by the planning authority on the 16<sup>th</sup> day of December, 2016 shall be designed and located so that it does not prohibit future access onto the proposed road network at the south-east corner of the site. Details in this regard shall be submitted to, and agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interests of proper planning and orderly development.

