



Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 22/803

Appeal by Tom Ryan of Ballynoe, Mungret, County Limerick against the decision made on the 13th day of September, 2022 by Limerick City and County Council to grant subject to conditions a permission to Analog Devices International care of EML Architects Limited of 20 Cruises Street, Limerick in accordance with plans and particulars lodged with the said Council.

Proposed Development: 10-year planning permission for an extension to C1 R&D pilot line building to provide R&D and first industrial deployment/manufacturing use in the proposed C2 fanfare building. The development will consist of: Permission for the construction of a two-storey over basement extension to the existing C1 R&D pilot line building, with proposed ground floor R&D and first industrial deployment/manufacturing use, and basement, mezzanine and roof level plant areas. The construction of a two-storey extension to the existing energy centre with proposed service tunnel connecting to the new R&D fanfare basement. The construction of a scrubber deck extension, with four new proposed scrubbers and flues, associated mechanical discharge flues and associated generator/electrical/support rooms. Re-organisation of the site layout, with associated works, and the proposed relocation of 300 car park spaces from

the proposed extension on Ballynoe Avenue to a landscaped car park accessed off Derrybeg Road (including the provision of new EV points, motorcycle spaces and bicycle spaces). Relocate two existing groundwater control wells. Associated alterations to the existing manufacturing building and siteworks, all at Raheen Industrial Business Park, Raheen, County Limerick.

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.

Reasons and Considerations

Having regard to the planning history and the zoning objective of the site, its location within 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 would be acceptable and would not seriously injure the amenities of the area. The proposed development 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, 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. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority full details of the surface water disposal system plan, and all revised details as required. The plan shall include a full survey of the existing storm water network within the footprint of the subject site, and all surface water run-off from the development shall be disposed of appropriately. All resulting information from the agreed surveys shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of public health and proper planning and orderly development.

3. Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

4. All mitigation and monitoring measures outlined in the plans and particulars, including the Natura Impact Statement, submitted with the planning application, shall be carried out in full, except where otherwise required by conditions attached to this Order.

Reason: In the interest of protecting the environment, public health and the proper planning and sustainable development of the area.

5. Prior to commencement of development, the developer shall submit a revised workplace travel plan to the planning authority for written agreement. The plan shall include details of locations of additional drying, changing and locker facilities, increase in the number of showers, increased provision of covered cycle parking, and proposals to cover the existing open cycle parking spaces.

Reason: In the interest of the proper planning and sustainable development of the area.

6. The construction of the proposed development shall be managed in accordance with an up-to-date Construction Environmental 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 proposed development, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.

7. Comprehensive details of the proposed public lighting system to serve the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The agreed lighting system shall be fully implemented and operational prior to the proposed development being occupied.

Reason: In the interest of public safety and visual amenity.

8. 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 Bord 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.



Stephen Brophy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 12th day of September 2023.