

An
Bord
Pleanála

Board Order ABP-317416-23

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 22/1363

Appeal by Sean Hartigan of Drominboy House, Lisnagry, County Limerick against the decision made on the 26th day of May, 2023 by Limerick City and County Council to grant subject to conditions a permission to Serosep Limited care of Pierce McGann and Company Limited of 22 Barrington Street, Limerick in accordance with plans and particulars lodged with the said Council.

Proposed Development: Provision of a new building, ancillary to the existing facility. The proposed new building seeks to add 1,988 square metres of additional floor space divided up into the following: 992 square metres of research and development, 806 square metres of manufacturing, 190 square metres of warehousing. Other works include the provision of 100 number carparking spaces which include accessible spaces and EV charging areas. Six number motorbike parking spaces. Secure bicycle parking spaces, refuse/storage yard, building signage, with all ancillary landscaping and associated site works and services, all at Annacotty Business Park, Annacotty, 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 established use of the site, its location within the existing Annacotty Business Park, Objective ECON O19 of the Limerick Development Plan 2022-2028, which seeks to facilitate the sustainable development of Annacotty 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 not lead to the creation of a traffic hazard or obstruction of road users, would not be prejudicial to public health 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, as amended by the further plans and particulars received by the planning authority on the 2nd day of May, 2023, 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. The proposed development shall be amended as follows:
 - (a) A maximum of 59 car parking spaces shall be provided on the site.
 - (b) The developer shall provide covered and secure cycle storage for a minimum of 76 bicycles, in compliance with the requirements of Table DM 9(a) of the Limerick Development Plan 2022-2028.

Revised drawings, and a revised Mobility Management Plan, demonstrating compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of encouraging the use of sustainable modes of transport.

3. (a) The developer shall comply with all requirements of the planning authority in relation to roads, access, lighting and parking arrangements, including facilities for the recharging of electric vehicles.
- (b) A Stage 2 and Stage 3 Road Safety Audit, in compliance with the Transport Infrastructure Ireland (TII) publication 'Road Safety Audit GE-STY-01024', shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development

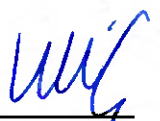
Reason: In the interest of traffic safety and convenience.

4. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. Drainage arrangements, including the attenuation and 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 to the planning authority for written agreement a Stage 2 - Detailed Design Stage Storm Water Audit. Upon completion of the proposed development, a Stage 3 Completion Stormwater Audit to demonstrate that Sustainable Urban Drainage System measures have been installed, and are working as designed, and that there has been no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted to the planning authority for written agreement.

Reason: In the interest of public health and surface water management.

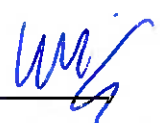


6. The construction of the proposed development shall be managed in accordance with a Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. This plan shall provide, inter alia, details and location of proposed construction compounds, details of intended construction practice for the proposed development, including hours of working, noise and dust management measures, details of arrangements for routes for construction traffic, parking during the construction phase, and off-site disposal of construction/demolition waste.

Reason: In the interest of amenities, public health and safety and environmental protection.

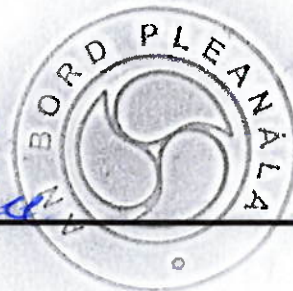
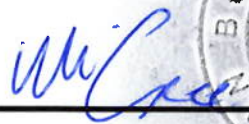
7. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.



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.



Liam McGree

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 17 day of November 2024.