

An
Bord
Pleanála

Board Order
ABP-318631-23
(ABP-315937-23)

Planning and Development Acts 2000 to 2022

Planning Authority: Monaghan County Council

Planning Register Reference Number: 22/497

Application for Leave to Appeal against the decision of the planning authority by John Morehart care of Joe Bonner of The Airport Hub, Unit 1, Furry Park, Old Swords Road, Santry, Dublin, having an interest in land adjoining the land in respect of which Monaghan County Council decided on the 1st day of February, 2023 to grant subject to conditions a permission to Abbott Ireland care of Michael Fitzpatrick, Main Street, Butlersbridge, County Cavan.

Proposed Development: Expansion to existing facility to provide additional warehouse capacity of 443.50 square metres, laboratory area of 327.2 square metres, ancillary office and staff facilities of 951.10 square metres over four storeys, with an overall height of 15.8 metres from ground level. The change of use of existing warehouse area to accommodate a tower which will facilitate ingredient storage and blending with a floor area of 2,134.2 square metres with an overall height 22.7 metres from ground level. This tower expansion will be positioned alongside existing towers. The associated internal service and ancillary floorspace extends to six storeys that will include 87.3 square metres associated office space

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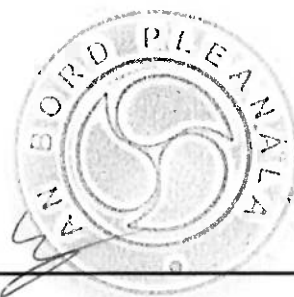
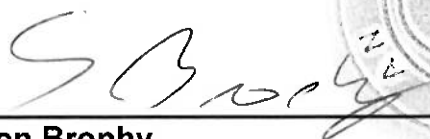
and 1,115.3 square metres storage space. Expansion to rear of existing facility to accommodate four number powder silos with floor area of 776.1 square metres over five storeys. Overall height 20.8 metres from ground level. Additional first floor office of 42.8 square metres within existing warehouse. First floor 4.2 metres above ground floor, overall height seven metres from ground level. Demolition and removal of existing prefabricated office building. Overall height three metres from ground level, floor area of 274.7 square metres. New standalone water treatment plant, floor area of 463.6 square metres and associated equipment, plant, yard and the height of highest tank is 15.4 metres from ground level. Three number existing water tanks to be relocated from within existing facility and incorporated within new water treatment plant. Three number existing water tanks and existing water treatment equipment to be removed off site. Installation of new 250 millimetres diameter water ring main around the north and east of the existing facility building. Provision of a temporary construction compound to the north of existing car parks comprising a total of 1,750 square metres. Ancillary works will also include for; relocation of staff shelter, removal of existing bicycle shelter and provision of new bicycle shelter, realigning existing kerbing, relocation of underground surface water sampling points, associated car parking spaces which incorporates 10 number electric vehicle charge spaces along with associated ducting and services within the proposed car parks. All associated site development/construction works required to facilitate the proposal along with connection to existing foul water, storm water and service networks, all at Dromore West, Cootehill, County Monaghan.

Decision

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to the submissions and documents received in connection with the application for leave to appeal and the conditions set out in planning authority's decision, it is considered that, notwithstanding the possibility that the conditions imposed may have drawn the applicant's attention to the issue of water contamination as set out in the applicant's submission; the conditions themselves, as imposed by the planning authority, do not result in a development that differs materially from the development as set out in the application for permission.



Stephen Brophy

Member of An Bord Pleanála

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

Dated this 9th day of January 2024.