

An  
Bord  
Pleanála

## Board Order ABP-319162-24

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### Planning and Development Acts 2000 to 2022

**Planning Authority:** Longford County Council

**Planning Register Reference Number:** 23/60128

**Appeal** by Granardkill Residents care of Will Design Associates of Knockmartin Lane, Longford against the decision made on the 1<sup>st</sup> day of February, 2024 by Longford County Council to grant subject to conditions a permission to Raymond Farrell care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention and completion of existing partially constructed truck wash area consisting of concrete surface with silt trap. Retention and completion of existing shed type structure for the storage of truck wash equipment. Retention and completion of the existing partially constructed boundary wall along the western boundary of the site to which this application relates. Retention of existing front boundary block and plastered wall with railings. The proposed decommissioning of exiting entrance together with replacement of an existing front boundary hedgerow with a block and plastered wall with railings to match that described above and all ancillary works, all at Granardkill, Granard, County Longford.

## **Decision**

**GRANT permission for the above 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 established nature and the scale of the specific aspects of the development proposed to be retained, and the provisions of the Longford County Development Plan 2021-2027, in particular the zoning of the site for Industrial/Commercial/Warehousing, it is considered that, subject to compliance with the conditions set out below, including the regulation of hours of operation, noise emissions and wastewater discharge, the development proposed to be retained and completed would be in accordance with the zoning objective of the site, would not detract unduly from the residential amenity or lead to surface water pollution, and would otherwise be acceptable in terms of traffic safety and convenience. The development proposed to be retained and completed would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained 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 13<sup>th</sup> day of December, 2023 and on the 15<sup>th</sup> day of January, 2024, 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 and the development shall be retained and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2.
  - (a) This permission authorises the retention and completion of a truck wash area, storage shed, boundary walls and revised entrance, as described in the public notices.
  - (b) The truck wash shall not operate as a public facility. The use of the truck wash shall be limited to vehicles associated with authorised development/uses within the site.

**Reason:** In the interest of clarity.

3. Prior to commencement of development, the developer shall submit the following for the written agreement of the planning authority:
  - (a) A revised site layout plan indicating a minimum set back of the access gate of 16 metres from the edge of the public road. The access point and parking area/quantum, circulation routes shall be revised accordingly. The five-metre-wide landscaped buffer inside the front boundary (as shown in revised drawings received by the planning authority on the 15<sup>th</sup> day of January, 2024) shall remain.

- (b) A revised site layout plan indicating the extension of the proposed Perspex screening for the truck wash a further 10 metres along the eastern site boundary, i.e. to the location of the outfall to the drainage ditch indicated on the site layout plan. The Perspex shall be clear or light grey in colour, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of traffic safety, residential amenity and the protection of surface waters in the vicinity.

4. Prior to commencement of development, the developer shall enter into connection agreements with Uisce Éireann to provide for a service connection to the public water supply and wastewater collection network. A Trade Effluent Discharge Licence shall be obtained.

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

5. The petrol interceptor shall be a Class 1 type interceptor in accordance with EN858 2002 European Standard for Interceptor Design and Sizing. Prior to commencement of development, the developer shall submit, for the written agreement of the planning authority, written confirmation of the installation of same from a certified engineer along with details of capacity/sizing, demonstrating adequacy to cater for the proposed development, and a maintenance programme for same.

**Reason:** In the interest of the protection of surface waters.

6. Noise from the truck washing activity shall not exceed more than 5dB above existing background levels (LA90) when measured at the nearest noise sensitive location, as identified in the Noise Impact Assessment received by the planning authority on 13<sup>th</sup> September, 2023. Details of noise monitoring shall be agreed with the planning authority within three months of the date of this Order.

**Reason:** In the interest of residential amenity.

7. The Landscape Plan drawing number LP-001 received by the planning authority on the 15<sup>th</sup> January, 2024 shall be implemented within the first planting season following grant of planning permission. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of orderly development and residential and visual amenity.

8. The materials and finishes of the boundary walls and shed shall match those of the existing structures.

**Reason:** In the interest of visual amenity.

9. (a) All wastewater/effluent from the truck wash facility shall discharge to the public foul sewer. No drainage from the truck wash facility shall discharge to adjoining surface watercourses.
- (b) All surface water run-off from the development shall be collected and disposed of within the site to specifically designed soakpits/drains or to the adjacent water course via the petrol inceptor.

- (c) No surface water run-off shall be allowed to flow onto the public road or adjoining properties. Existing road and land drainage shall not be impaired by the development.
- (d) The developer shall install and maintain a heavy duty Acco Drain or similar approved across the full entrance opening, connected to the surface water pipe detailed at the entrance.
- (e) Drainage arrangements shall otherwise comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of sustainable drainage, environmental protection and public health.

- 10. Sightlines shall be provided in accordance with the site layout plan received by the planning authority on the 13<sup>th</sup> December, 2023 and, along with the public road and footpaths outside of the premises, shall remain free and unobstructed at all times.

**Reason:** In the interest of traffic safety.

11. 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 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.

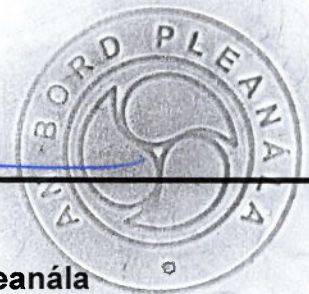
**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



**Paul Caprani**

**Member of An Bord Pleanála**

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



Dated this 13<sup>th</sup> day of June 2025.