



An
Coimisiún
Pleanála

Commission Order
ABP-322565-25

Planning and Development Acts 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 2560235

Appeal by John Conroy of The Rath, Ballymadun Road, Ashbourne, County Meath against the decision made on the 1st day of May, 2025 by Meath County Council to grant permission subject to conditions to Brendan Meehan Controls Limited t/a BNC Manufacturing care of Brock McClure Consultants of 63 York Road, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: The proposed development will consist of the following: The construction of one number high-tech manufacturing facility (approximately 7,851 square metres total Gross Internal Area and 13.2 metres in height) including ancillary office space, reception area, lobby, circulation areas, canteen, plant, communication room, stores, WCs and showers; the provision of four number dock levellers and four number doors on grade for loading and unloading of Heavy Goods Vehicles; the provision of 147 number car parking spaces (including 15 number EV parking spaces and eight number accessible parking spaces) and 36 number secure bicycle parking spaces; two number new vehicular access/egress points are proposed in the form of one number HGV access point and one number vehicular access points to the serve staff car parking areas separately via Ashbourne Business

Park; two number pedestrian/cycle access points are proposed via the R135; one number bin store and one number recycling store; 11 number Condensers and one number Generator associated with the proposed facility; an underground attenuation tank at the northern end of the site (407 metres cubed); and an attenuation basin (approximately 35 metres cubed) located at the southern boundary of the site; four number signage areas on the northern, southern, western and eastern elevations of the proposed facility; 785 square metres PV solar panels on the southern-western facing roof surfaces; all associated site development works including lighting, external plant, landscaping and engineering works at Ashbourne Business Park, Ashbourne, County Meath.

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 policy and objectives as set out in the Meath County Development Plan 2021-2027 in respect of high tech manufacturing within the Strategic Employment Zones (High Technology Uses), the nature, scale and design of the proposed development, to the pattern of existing and permitted development in the area including an existing permitted main access to the Ashbourne Business Park and the limited number of Heavy Goods Vehicles associated with the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development of this key strategic employment site would attract new employment development to Ashbourne which capitalises on the quality of road infrastructure at this location and its proximity to the M50, Dublin Airport and

Dublin Port, would not seriously injure the visual amenities of the area or of property in the vicinity, would respect the visual character of the area and would be acceptable in terms of traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The use of the proposed unit hereby permitted shall be restricted to uses for 'light industrial building' (Class 4) purposes only as defined in the Planning & Development Regulations 2001-2025 and for no other class of use specified in art 4 of Schedule 2 of the Regulations, unless authorised by a further grant of permission. The office floor space shall be ancillary to the permitted use.

Reason: In the interests of clarity and to prohibit an unacceptable change of use.

3. Prior to commencement of development written agreement shall be obtained in respect of the precise details of any signage (both affixed to the permitted structure and to be erected at the site entrance) to include text, size, logo's, position, colour and materials and the level of illumination (lux) of the signage.

Reason: In the interests of visual amenity.

4. The mitigation measures contained in the Preliminary Ecological Appraisal received by the planning authority as part of the application shall be implemented in full.

Reason: In the interest of biodiversity and protecting bats.

5.
 - (a) Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the relevant Section of the Council for such works and services.
 - (b) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties. All outfalls and their locations will be agreed in advance with the relevant section of the Council for such works and services.
 - (c) All surface water shall be managed in accordance with Sustainable Urban Drainage Systems design as submitted with the application. Prior to the 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 development a Stage 3 Completion Stormwater Audit to demonstrate 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. Notwithstanding the provisions of the Planning and Development Regulations, 2001 (as amended) no advertisement signs (including any signs installed to be visible through the windows), advertisement structures including freestanding structures, banners, canopies, flags or other projecting element shall be displayed or erected on the building or within its curtilage or attached to glazing without a prior grant of planning permission.

Reason: To protect the visual amenities of the area.

7. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

Reason: To protect the visual amenities of the area.

8. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas, or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenity of the area.

9. 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 shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained, and 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 and the amenities of properties.

10. Prior to the opening of the development, a Mobility Management Plan (MMP) shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling and walking by residents/occupants/staff employed in the development.

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

11. 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 noise management measures and off-site disposal of construction/demolition waste.

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

12. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interest of sustainable transport and safety.

13. Lighting shall be provided in accordance with a scheme, details of which shall be submitted to the planning authority for agreement prior to the commencement of development.

Reason: In the interest of amenity and public safety.

14. During the operational phase of the proposed development the noise level shall not exceed

(a) 55 dB(A) rated sound level between the hours of 0700 to 2000, and

(b) 45 dB(A) 15min and 60 dB LAfmax, 15min at all other times,

as measured at any point along the southern boundary of the site.

Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property to the south of the site.

15. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

16. (a) All ground works associated with the proposed development shall be monitored under licence by a suitably qualified archaeologist. Prior to construction all previously identified archaeological features and deposits should be conserved by record (full excavation) prior to any ground works under the terms of an agreed Method Statement agreed by the Department. All topsoil stripping associated with the archaeological monitoring should be carried out using a toothless flat grading bucket only.
- (b) Should further archaeological material be found during the course of works, the work on the site shall be stopped pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department with regard to any necessary mitigating action (that is, preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features, or other objects of archaeological interest

17. 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 Coimisiún 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.

Eamonn James Kelly

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Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this *11th* day of *September*, 2025.

