



An
Bord
Pleanála

Inspector's Report ABP-318710-23

Development	Retention of 2 manufacturing and storage buildings, retention of extraction system including flue and retention of a roofed delivery area.
Location	Dalgan Road, Shrule, Co. Mayo.
Planning Authority	Mayo County Council
Planning Authority Reg. Ref.	221044
Applicant(s)	Turin Components Ltd.
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	Patricia Lulling & Others
Observer(s)	None
Date of Site Inspection	4 th of September 2024
Inspector	Darragh Ryan

1.0 Site Location and Description

- 1.1. The existing site is located on local road L-1616-0 known as Dalgan Road, approx. 1.3km northeast of the village of Shrul Co. Mayo. The site is irregular shaped with the existing manufacturing facility to the rear of the site and an existing office to the front of the site.
- 1.2. Dalgan Windows Ltd is located immediately south west of the site. There is a local cul de sac road that runs east behind Dalgan Windows and borders Turin Components - (one of the manufacturing buildings). This road services a number of one off dwellings and rural landholdings. The surrounding area generally is characterised by low lying agricultural land holdings. To the south west of this cul de sac road there has been a storage/warehouse building recently constructed which is associated with the operations of Dalgan Windows.
- 1.3. The site benefits from mature evergreen planting (hedging and trees) to the north of the site. There are no immediate boundaries on the southern side of the development as the facility immediately abuts the existing roadway. The site area is stated at 1.12 hectares.

2.0 Proposed Development

- 2.1. Retention of 2 no manufacturing and storage buildings of 2748sqm and 1208sqm. Retention of extraction system including flue and retention of a roofed delivery area.

3.0 Planning Authority Decision

3.1. Decision

Mayo County Council issued a decision to grant permission subject to 15 conditions. Conditions of note include the following:

C2 – Hours of operation of entire facility shall be between 0700 to 1900 hours Monday to Friday and 0800 hours to 1400 hours on Saturday.

C7 – A formal Noise and Dust Monitoring Plan shall be submitted for agreement with Mayo County Council, this plan shall have regard to nearby sensitive receptors.

C8 – Noise emission levels at the nearest sensitive receptor during operating hours shall not exceed 55dB (A) Laeq (1 hour)

C9 – Total dust emissions arising from on site operations associated with the development shall not exceed 350 milligrams per sqm per day averaged over a period of 30 days when measured as deposition of soluble and insoluble particulate matter at any position.

C15 – A contribution of €158,840 shall be paid to Mayo County Council prior to commencement of development

3.2. Planning Authority Reports

3.2.1. There are two planning reports on file, the issues raised can be summarised as follows:

- Details of on site activity are required including exact process on site, hours of operation and numbers of staff employed.
- Further information is required with regard to public health measures including noise control, dust control and details of all chemicals used in the manufacturing process on site
- Stormwater and effluent disposal details are also required.

Having regard to the above a comprehensive further information was sought with 18 points of further information:

- The response to further information provided a Stack Emission report, Environmental Noise Report, Chemical Inventory, Extractor Maintenance Checklist, Test Report, Aerial Photograph of Site and revised site layout plans with site survey
- Having regard to the response to further information and receipt of clarification of further information the planning authority was satisfied that the proposal as set out was acceptable to the proper planning and sustainable development of the area.

3.2.2. Other Technical Reports

- Area Engineer/ Roads Report – recommended further information with regard to sightlines from the access and request for swept path analysis
- Environment Section – request for information with regard to dust control measures and noise monitoring. A second report indicating satisfaction with noise and dust control measures.

3.3. Prescribed Bodies

- None

3.4. Third Party Observations

There is one third party observation on file with seven signatures. The issues raised shall be set out in greater detail under section 6.0 of the report.

- The extraction system is out of character with the area and a visual eyesore.
- There is increased noise as a result of the new extraction system.
- There is increased dust pollution as a result of new extraction system
- The applicant should be required to apply for a waste licence
- There is increased environmental risk as a result of the extraction system
- Buildings on site do not have a stated purpose
- The proposal is not in keeping with planning and environmental legislation

4.0 Planning History

Existing Site:

- PA reg ref 70/939 – Permission granted to Joseph McCarthy (Dalgan Wood Industry) for an extension to workshop.
- PA reg ref 06/1558 – Permission granted for offices and car park

Adjacent Site to the South

- PA reg ref 21/699 – Permission granted to Dalgan Windows for the construction of a storage unit and workshop

5.0 Policy Context

5.1. Mayo County Development Plan 2022 -2028

The site is located outside the settlement boundary of the village of Shrúle and is situated in the open countryside of Co. Mayo

5.1.1. Section 4.4.2

- EDO 1 -To facilitate and support the continued growth of the economy in the county in a sustainable manner and in accordance with the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy.
- EDO 2 -To support and facilitate the economic development of the county in a manner which is consistent with the economic pillars identified in the Enterprise and Investment Units Economic Strategy.
- EDO 3 - To continue to promote the county to attract enterprise and investment into Mayo through the Enterprise & Investment Unit and/or Local Enterprise Office, with a focus on a number of established and emerging sectors including tourism, manufacturing, marine, renewable energy, ICT, food and agri-food.
- EDO 5 - To encourage enterprise and employment development to locate in brownfield sites or unoccupied buildings in town centres or where appropriate in existing industrial/retail parks or other brownfield industrial sites in preference to undeveloped zoned or unzoned lands.
- EDO 6- To facilitate the economic development of Mayo to create a viable and favourable economic environment for business and enterprise, whilst delivering sustainable jobs, employment opportunities and an enriched standard of living for all.
- EDO 7 To identify and promote a range of locations within the County for different types of enterprise activity including international business and technology parks, small and medium enterprises (SME) and micro enterprise centre.

- EDO 9 - To encourage and facilitate home-based start up enterprises of appropriate type, size and scale, subject to compliance with the criteria outlined in 5.10 of Volume 2 (Development Management Standards) of the Plan, and where it can be demonstrated that the development will not have significant adverse effects on the environment, including the integrity of the Natura 2000 network, residential amenity or visual amenity.
- EDO 12 - To promote quality employment and residential developments in proximity to each other in order to reduce the need to travel.
- EDO 13 - To encourage the provision of 'live work' communities, in which employment, residency and sustainable transport facilities are located in close proximity to each other, to reduce long distance commuter trends and congestion, as well as reducing outward migration from the county.
- EDO 14 To ensure that people intensive developments are located close to the strategic public transport network.
- EDO 15- To address the rate of out bound commuting, with the provision of 'live work' communities in strategic settlements served by sustainable transport, thereby improving quality of life, encouraging volunteerism and community engagement.
- EDO 19 -To support start-up businesses and small-scale industrial enterprise at appropriate locations throughout the County, subject to the principles of proper planning and sustainable development.
- EDO 21 -To encourage and facilitate indigenous industries, at appropriate locations with good communication infrastructure, in recognition of their increasing importance in providing local employment and helping to stimulate economic activity within small communities.

5.1.2. Section 4.4.8 Rural Economy

Mayo is a rural county, with much of its population rural-based and the majority of the land in the county is in agricultural / forestry use. Construction, engineering, manufacturing, quarrying, tourismrelated services, transport, energy production, forestry, agriculture, food, education, waste disposal and health are all significant areas of employment in the rural areas of County Mayo. The Council recognises,

however, that rural-based employment extends beyond these traditional rural sectors to include all aspects of the economy. A national strategic outcome of the NPF is 'Strengthened Rural Economies and Communities'. Rural areas play a key role in defining our identity, in driving our economy and our highquality environment and are part of the county's strategic development during the plan period. In addition to the natural resources and food sector as traditional pillars of the rural economy, improved connectivity facilitating home working and digital hubs, broadband and rural economic development opportunities offer the potential to ensure our rural area remains and strengthens as a living and working community. Local Development Companies are important collaborators with Mayo County Council on rural economic development through their work with the LEADER Rural Development Programme and other rural based programmes

5.1.3. DM Standard 5.2 – Plot Ratio Standards for Warehousing/ Industrial

Out of town centre – plot ratio of 1 is acceptable

5.2. **Natural Heritage Designations**

Shrute Turlough SAC – 1.3km west of the Site

5.3. **EIA Screening**

EIAR Screening Determination The current application before the Board does not constitute a class of development for which EIAR is required.

6.0 **The Appeal**

6.1. **Grounds of Appeal**

This is a third party appeal against the decision of Mayo County Council to grant retention permission. The issues raised can be summarised as follows:

6.1.1. Principle of Development

- The current use of the site for manufacturing or industrial activity is entirely unsuitable for this rural, open countryside location. Adequate provision exists in the County Development Plan, which designates appropriate zones in

towns and villages for such activities. As such, the proposal is inconsistent with Section 4.4.2 and Objective EDO 18 of the County Development Plan.

- The previous use of the site for window manufacturing cannot be considered comparable to the present operations on the site, particularly in terms of scale and nature of the activity.
- The continued operation of Dalgan Windows on the adjacent site should not be used as a justification for linking the current development to the historic window manufacturing activities.
- Approval of this development would set an undesirable precedent for similar developments in inappropriate locations.
- The County Development Plan does not provide for this type of economic activity in rural areas. While general economic development in rural areas is supported, it is typically limited to sectors such as agriculture and rural tourism, which does not align with the subject development.

6.1.2. Outstanding Unauthorised Development

- The site contains structures, including a building labelled as "unused," which was erected without planning permission. As this building does not have the benefit of planning permission, it would be unlawful for the Board to grant retrospective permission for all other aspects of development in this instance.

6.1.3. Impact on Residential and Visual Amenity

- Size and Scale: The original planning application, under PA Reg Ref, sought permission for a 10,000 sq ft extension. However, the current application before the Board involves a significantly larger development, comprising 46,000 sq ft. The operation currently accommodates 63 employees working from 7 a.m. to 8 p.m., making it a substantial operation that would likely surpass the activity levels typically associated with industrial estates in rural settings.
- Visual Amenity: The scale and form of the buildings, located in an open countryside setting, are incongruent with the surrounding built environment of Shrule, which mainly consists of low-profile, two-storey structures. The recent

addition of a 16m-high flue or chimney feature is visually intrusive and negatively impacts the local residents' views.

- Noise, Dust, and Odour: Evidence provided by the appellant includes complaints submitted to Mayo County Council and the EPA regarding noise, dust, and odours originating from the development. The appellant, a long-time resident next to the factory, only began experiencing these issues in recent years, indicating that the nature of the activities at the site has changed significantly.

6.2. Applicant Response

6.2.1. Positive contribution of Turin Components to the local area

- Shrulce is one of 4 villages in Mayo that has had a decline in population (17%) from the 2016 census to the 2022 census. (pictures provided to indicate decline)
- The positive economic impact of Turin components is set out- employs 63 people and has contributed directly and indirectly to other local businesses. (figures are provided)

6.2.2. Site History

- Turin Components purchases the site in 2017 at which point there were 4 extractor fans on site and all existing buildings were in situ. The covered area for retention was erected in 2017. There were a total of 4 extractor fans on site. 2 fans have been removed fully. One fan has been replaced – the current retention application and it's proposed to change the 4th fan in the future. The purpose of changing the fans is to operate a more environmentally friendly on-site operation.

6.2.3. Compliance with County Development Plan

- The proposal as set out complies with Mayo County Development Plan policies namely Section 4.4.8 of Rural Economic Development and EDP 19 which seeks to support indigenous businesses in the County

6.2.4. Noise and Dust

- The applicant has taken all measures to control noise and dust from the site and are compliant with EPA standards with regard to same. No air escapes through the flue and all air extracted from the machines is filtered and returned into the factory to reduce heat loss.
- Dust monitoring is carried out at regular intervals in the year with a dust monitor in situ on the extractor flue. Noise monitoring takes place by independent consultant and any noise is found to be within acceptable limits.

6.2.5. Objections

- It should be noted that a number of original objectors have since withdrawn there letters of objection and no longer object to development at Turin Components.

6.3. Planning Authority Response

- None

6.4. Observations

- None

7.0 Assessment

7.1. Having examined the application details and all other documentation on file, including the appeal, and having inspected the site and having regard to the relevant national and local policy guidance, I consider the main issues in relation to this appeal are as follows:

- Principle of Development
- Impact on Residential Amenity
- Other Issues
- Appropriate Assessment

- 7.2. Principle of Development – Use of the site for the manufacturing of timber products.
- 7.2.1. The sheds, with a combined area of 3,868 sqm, for which retention permission is sought, have been in place since before 2000. The current applicant acquired the site in 2017, and these sheds, located at the rear (east) of the site, are used for daily business operations. Retention permission is also sought for a covered area between the sheds, which provides dry working conditions for employees. In addition, permission is sought for the replacement of a extractor fan- flue/chimney, approximately 16m in height. This is one of four flue stacks on the site.
- 7.2.2. The appellant argues that the retention of two warehouses and the replacement chimney/flue is inconsistent with the provisions of the Mayo County Development Plan, particularly Policy Objective EDO 18 and Section 4.4.5. They further contend that the previous use of the site for window manufacturing should not be considered a precedent, as the current operations are significantly different in nature and scale. The applicant asserts that the development complies with Section 4.4.8 and Policy Objective EDP 19 of the County Development Plan, citing the number of employees on site as a justification.
- 7.2.3. The site's planning history indicates a long-established presence of manufacturing activities, which predates the Planning and Development Act. Under a 1970's application, planning permission was granted to Dalgan Windows for an extension to their workshop on the site, and in 2006, permission was granted for a new office and car parking area. Based on this history, it is evident that manufacturing activities have been conducted on this site for several decades. While issues related to the size and scale of the current development will be addressed separately, I am satisfied that the principle of manufacturing at this location has been well-established.
- 7.2.4. Considering the policy context within the Mayo County Development Plan, I believe the proposed development is supported by relevant policy objectives. Section 4.4.8 of the Mayo County Development Plan emphasises the importance of fostering economic activity in rural areas to support local employment and the sustainable development of rural communities. It outlines the Council's commitment to "Strengthening the Rural Economy" by promoting balanced growth, retaining population, and providing employment opportunities outside urban centres. The

section encourages the establishment and expansion of rural enterprises that do not detract from the character of the countryside, while recognizing the need for sustainable development in rural areas. Furthermore, Economic Development Objective EDO 21 encourages and facilitates indigenous industries at appropriate locations, recognising their importance in providing local employment and stimulating economic activities in smaller communities.

7.2.5. The continued use of the site for manufacturing timber products aligns with the above objectives in several key ways:

- **Local Employment:** The operation of the timber manufacturing facility provides direct employment for 63 people in the area, supporting the local economy and reducing the need for outward migration to urban areas for work. This directly contributes to the goals of rural economic development by retaining and providing job opportunities for the local population.
- **The Mayo County Development Plan, particularly under Economic Development Objective EDO 21,** places a strong emphasis on encouraging indigenous industries in rural areas. The manufacturing of timber products is an indigenous industry that supports not only the local workforce but also potentially the regional supply chain, contributing to the growth of the local economy in line with the objectives of Section 4.4.8.
- **Appropriate Use in a Rural Context:** While industrial and manufacturing activities are often associated with urban or zoned industrial areas, Section 4.4.8 allows for certain types of rural-based enterprises, particularly those that are in harmony with the rural setting and do not cause undue negative impacts. The use of the site for timber manufacturing, a sector that can integrate with the rural character, particularly where mitigation measures for noise, dust, and visual impact are put in place, can be seen as compatible with this policy objective.
- **Strengthening the Rural Economy:** By providing long-term employment and supporting rural industry, the development directly contributes to the economic vitality of the surrounding rural area. This aligns with the key aim of Section 4.4.8, which seeks to strengthen the rural economy by enabling

sustainable enterprises to operate outside of urban and town centers, fostering economic self-sufficiency in rural communities.

- 7.2.6. In summary, the continued use of this site for timber manufacturing complies with Section 4.4.8 of the Mayo County Development Plan and Policy Objective EDO 21 by providing local employment, supporting indigenous industry, and contributing to the broader objective of strengthening the rural economy in a sustainable and appropriate manner.

7.3. Impact on Residential Amenity

7.3.1. Visual Amenity

The appellants sets out the buildings and extractor fan - chimney flue are wholly inconsistent with the scale of the built environment at this location. It is stated the chimney feature are at excessive heights and do not contribute visually to the area. The chimney stack of 16m in height make the appearance of been located in an industrial environment rather than a rural location.

- 7.3.2. While acknowledging concerns of the appellant in this regard, I do not consider the scale of the structures at this location to be significant. I note the structures have been in situ almost 25 years and take up a considerable area on the site, however owing to adjacent structures in neighbouring field to the south (recently constructed) and levels of screening on site, I do not consider the development to be overbearing in this rural context. Dalgan Windows under planning permission 21/699 recently constructed a storage/warehouse for their on-site operations further consolidating the development in its local context.

- 7.3.3. I consider that the development is intermittently visible in the surrounding landscape and from neighbouring residential properties. I also note that the structures do not terminate any view and will be screened within a wider context. As such, I do not consider that the structures would dominate or be unduly intrusive within the landscape or on amenities of neighbouring properties at this location. Noting the nature of the landscape in the vicinity of the appeal site, the presence of screening around the boundaries of the site, and the design of the of the chimney flue which replaces a similar type of structure, I am satisfied that the proposal would not be incongruous within the immediate landscape. I consider that the proposal accords with Section 10.4.7 in relation to Landscape Appraisal and Figure 10.1 within the

Landscape Sensitivity Matrix where Development sits in the category of Policy Area 4- this area is identified within the matrix to have capacity to absorb some commercial/ manufacturing development. I consider that the development for retention is designed and located to cause minimum impact on the landscape and amenities of neighbouring properties, and that a refusal of permission on the basis of visual impact would therefore not be warranted.

7.3.4. Noise/Dust/ Odour

- 7.3.5. The appellant has submitted documentation, including complaints made to the local authority and the EPA, regarding noise, dust, and odour from the site. The appellant, who has resided next to the premises for 20 years, indicates that these issues have only arisen recently, suggesting that the nature of the manufacturing process on site has changed significantly. In response, the applicant outlines the noise control and dust management measures in place on-site. Furthermore, the applicant states that no odour issues should arise from the site, as Turin Components does not conduct any in-house spraying or activities that would generate odour.

7.3.6. Noise

During my site inspection, I did not find the noise levels on-site to be excessive. At the time of inspection, two extraction fans were operational, and activities were ongoing in both workshops. The applicant has provided evidence of on-site noise monitoring, and a letter from the enforcement department of Mayo County Council confirms that the noise levels were within acceptable limits. Additionally, the flue and extraction system in use is state-of-the-art for the woodworking industry, specifically designed to reduce noise emissions. The applicant has also carried out an Environmental Noise Study carried out by a qualified acoustic consultant.

- 7.3.7. The report provides an extensive analysis of the noise environment, covering various aspects including the instrumentation used, field calibration, weather conditions, and topographical influences. The nearest noise-sensitive receptors were identified, and ambient background noise levels were recorded over the period of two hours when the manufacturing plant is working. Location A & Location C are the nearest to residential development and I note that the highest recorded LAeq was 43db and 40db respectively. I note the largest emitter of noise was from the public road. At no point from any of the locations did noise emissions exceed 45db. The noise survey

as conducted, demonstrates that noise levels emitting from the site are limited and are not significant in the context of residential amenity. I also note Condition 8 of the council's decision to grant permission, which sets permitted noise levels for both daytime and nighttime operations, alongside conditions regulating the hours of operation. Should the Board be inclined to grant permission, I consider it prudent to maintain noise monitoring practices on site to ensure that any impact on residential amenity is kept to a minimum. In my view, the applicant has implemented adequate noise control measures, and the issue of noise does not constitute sufficient grounds for refusal in this case.

7.3.8. Dust Control Measures

7.3.9. No evidence of dust emissions from the site was observed during my site inspection. The applicant has outlined that the flue/extraction system on-site includes a dust monitoring system to ensure that no dust is emitted from the flue. Additionally, the extractor system is designed to filter and recirculate air within the workshop rather than expelling it through the flue, except under very hot conditions. This process not only controls dust emissions but also reduces heat loss within the factory.

7.3.10. The applicant further states that dust monitoring is conducted three to four times per year to ensure dust levels are kept to a minimum. A letter from the enforcement department of Mayo County Council confirms that the Air Emissions Flue Testing Report and Dust Monitoring Report found the surveys to be satisfactory. Given these measures, I conclude that the applicant has taken adequate steps to manage dust emissions, and I do not consider the dust-related concerns sufficient to warrant a refusal.

7.3.11. Scale

7.3.12. The appellant contends that the overall scale of the development is excessive and unsuitable for a rural area, arguing that the expansion from the previous operation is having a significant negative impact on residential amenity. The total building area for retention is 4,273 sqm, while the previous operation on-site occupied a total building area of only 929 sqm.

7.3.13. While I acknowledge the appellant's concerns about the scale of the development, I note that the buildings for retention have been in place for over 24 years, with the additional covered area constructed in 2017. The current operation employs 61 full-

time staff and 2 part-time staff. For context, a letter from Dalgan Windows confirms that, during its use of the site for window manufacturing, there were 93 employees on-site. In light of this, I do not consider the scale of the current operation to represent a significant increase compared to the previous use.

7.3.14. Furthermore, DM Standard 5.4 of the Mayo County Development Plan outlines appropriate plot ratio standards for industrial and warehouse developments. The current plot ratio of 0.38 is well below the permitted maximum of 1 for industrial and warehouse developments located outside town centres. This demonstrates that the building coverage on-site is significantly below the threshold considered acceptable for rural industrial developments.

7.3.15. In my view, the scale of the development—both in terms of building size and employee numbers—is proportionate to the local context and complies with DM Standard 5.4 of the Mayo County Development Plan 2022 - 2028. Therefore, I consider the scale of the development to be acceptable in this instance.

7.4. Other Issues

7.4.1. Unauthorised Development

7.4.2. The appellant has raised concerns regarding a building labelled "unused building" on the site, stating that it does not have the benefit of planning permission. The appellant argues that the applicant should have applied for retention of this structure as part of the current application. Several precedent cases have been referenced where An Bord Pleanála refused permission due to unauthorised development on site.

7.4.3. The building in question is a single-storey structure located along the northern boundary of the site. Following a detailed review of the site history and all relevant drawings, I was unable to find evidence that planning permission was ever granted for this structure. However, based on my assessment, I do not consider the presence of this building to be an impediment to granting permission in this instance.

7.4.4. It is clear that this structure, which has been in situ for a number of years, is not being used for the operation of the business on-site. The building is effectively redundant in the context of the current planning application, and although it falls within the red line boundary, it is not actively used by Turin Components in their

operations. Its presence does not impact the daily functioning of the site, nor does it play a material role in the planning considerations related to this application.

- 7.4.5. The appellant has provided precedent cases where An Bord Pleanála refused permission due to unauthorised development on the grounds. While I have reviewed the cases cited, I do not find them directly relevant to the current application. In those cases, the refusals were primarily based on the fact that unauthorised development was actively being carried out, or that the unauthorised use of buildings was integral to the ongoing operation of the business. In contrast, the building in question here is not being used for any operational purpose and is not central to the activities of the applicant.
- 7.4.6. In conclusion, while the building may be unauthorised, its presence is not material to the determination of the current application. The fact that it is not used in the operation of the business means that it does not impact the merits of the proposal under consideration. I also note that the structure has been in place for a considerable period without causing significant issues or complaints. Therefore, I do not believe the unauthorised status of the building warrants a refusal of the application.
- 7.4.7. As a result, I recommend that the issue of the unauthorised building be deemed immaterial to the decision on this appeal, and that permission should not be refused on this basis.

8.0 AA Screening

I have considered the proposal to construct a dwelling in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is located within a rural location 1.3km East of Shrle Turlough SAC. The development proposal consists of retention of two warehouse units and replacement chimney stack.

Having considered the nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows:

- scale and nature of the development

- the structures are in situ for a considerable time (approx. 25 years)
- Location-distance from nearest European site and lack of connections

I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

9.0 Recommendation

I recommend that retention permission be granted for the proposed development for the following stated reason and subject to the following stated conditions.

10.0 Reasons and Considerations

It is considered that, subject to compliance with the conditions set out below, the retention of 2 manufacturing and storage buildings, retention of extraction system including flue and retention of a roofed delivery area aligns with Mayo County Development Plan Policy Objective EDO 21 and Section 4.4.8 in terms of indigenous industries in rural areas. The applicant has demonstrated that noise levels coming from the site are at acceptable levels and adequate dust monitoring controls are in situ, therefore the proposed development would not be seriously injurious to the amenities of the area or the residential amenities of properties in the vicinity of the site. The development for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans, elevations and documentation submitted to Mayo County Council on 25/11/2022 and additional information submitted to the planning authority on 10/08/2023 and 25/10/2023 except as amended by conditions hereunder.

Reason: In the interest of clarity.

2. Hours of operation for the facility shall be between the hours of 0700 and 1900 hours Monday to Friday excluding Bank Holidays and 0800 and 1400 on Saturdays.

Reason: In the interest of residential amenity.

3. 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 , (corrected for a tonal or impulsive component) as measured at the nearest dwelling

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 in the vicinity of the site

4. Dust levels at the site boundary shall not exceed [350] milligrams per square metre per day averaged over a continuous period of [30] days (Bergerhoff Gauge).Details of a monitoring programme for dust shall be submitted to, and agreed in writing with, the planning authority. Details to be submitted shall include monitoring locations, commencement date and the frequency of monitoring results, and details of all dust suppression measures.

Reason: To control dust emissions arising from the development and in the interest of the amenity of the area.

5. No goods, raw materials or waste products shall be placed or stored between the front of the building and the public road.

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

6. 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Darragh Ryan
Planning Inspector

30th of September 2024

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	318710-23		
Proposed Development Summary	Retention of 2 manufacturing and storage buildings, retention of extraction system including flue and retention of a roofed delivery area.		
Development Address	Dalgan Road, Shrile, Co. Mayo		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	
		No	No further action required
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes			
No	X		Proceed to Q.3
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
		Threshold	Comment (if relevant)
No	X	N/A	No EIAR or Preliminary Examination required
Yes			

4. Has Schedule 7A information been submitted?

No	X	Preliminary Examination required
Yes	X	Screening Determination required

Inspector: _____ **Date:** _____