



An
Coimisiún
Pleanála

Inspector's Report PL-500014-LD

Development	Light industrial/storage building and all associated site works.
Location	Longford Business and Technology Park, Ballinalee Road, Templemichael Glebe, Longford.
Planning Authority	Longford County Council
Planning Authority Reg. Ref.	2460317
Applicant(s)	Michael Kellaheer
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Breda McLoughlin
Observer(s)	None
Date of Site Inspection	11 th of February 2026
Inspector	Darragh Ryan

1.0 Site Location and Description

- 1.1. The proposed development site is located within the Longford – Business & Technology Park located off the N63 roadway, approximately 300m south of the N4 Leo Casey Roundabout. The application site is situated in the outskirts of Longford Town, within the Longford Business and Technology Park and in the townland of Templemichael Glebe. The site is 1.4km north-east of Longford town centre. The site is accessed via an existing entrance that is just off the Ballinalee Road. Longford County Council are the identified owners of the road from which the proposed development is proposed to be accessed from and it is not currently a public road. The site is a greenfield site. The state site area is 0.37ha.

2.0 Proposed Development

- 2.1. Permission for light industrial/storage building, The applicants intend to construct a steel shed with plastered concrete base to the rear and cladding to the front. The proposed shed has a stated height of 9m at its highest point as viewed from the front elevation and has an overall proposed floor area of 1,316m².
- 2.2. Formation of entrance, parking, boundary wall/fence, extension of path/cycle track to frontage, connection to services and all associated ancillary site works

3.0 Planning Authority Decision

- 3.1. **The Planning Authority issued a Decision to grant permission subject to 13 conditions. The conditions of note include:**

- C2 – The applicant to confirm the location of appropriately sized commercial waste storage facility within the subject site
- C6 - The proposed works to the private road in the ownership of Longford County Council shall be constructed in accordance with the drawings submitted as part of the further information documentation submitted to Longford County Council on the 15th August 2025
- C10 -The overall development shall be so operated that there will be no emissions or malodours, fumes, gas, dust or other deleterious materials, no

industrial effluent and no noise vibration or electrical interference generated on the site such would give reasonable cause for annoyance to any person in residence or public place in the vicinity.

- C12 – the Applicant shall pay the sum of €28,806 Development Contribution, to the Planning Authority.
- C13- The Applicant shall pay a Special Development Contribution of €5,000.00 as a contribution to the likely costs that will be incurred by Longford County Council for the upgrade of this road (complete road surfacing, clean storm water drainage and other minor works).

3.2. Planning Authority Reports

3.2.1. There are two Planning Reports on file.

3.2.2. The first planning report considered the principle of development, design size and scale of development and considered potential impacts on neighbouring properties. From the perspective of amenity, size and scale the planning authority had no objection to the development.

3.2.3. Further Information was sought for the following:

- The proposed development is located on a road that is not a public road. This road is unfinished. Longford County Council have no knowledge of any services in this road. There is no wearing course on the road, no footpaths or public lighting. From previous planning applications (04-859, 04-700079)

There was an intention to install storm water drainage on the road. Assumed to be present. There was no intention to install foul water drainage on the road in the vicinity of this site. There was no intention to install a water supply along the road in the vicinity of this site. It is not clear what right the applicant has to use this roadway to service their development. Should this development be permitted, Road Design recommend a specific development contribution of €5,000 as a contribution to the likely costs that will be incurred by Longford Co Co for the upgrade of this road (complete road surfacing, clean storm water drainage and other minor works) Roads Design requires the following issues to be addressed before further consideration of this planning application

- Auto Track Swept Path Analysis: The Auto Track Swept Path Analysis in the site layout drawing provides for movement of an articulated lorry entering and leaving the proposed site. However, the Auto Track Swept Path Analysis does not show the track lines for wheel movements or extents of the vehicle. The applicant shall provide an updated Auto Track Swept Path Analysis showing the tracking lines.
- Details of construction details for internal layout of the development including car parking, tactile paving, pedestrian movement.
- Details provided for the proposed surface water drainage internally in the proposed development is inadequate. The applicant shall submit full details of surface water design, including attenuation details, design calculations, direction of flow and details of analysis carried out to confirm that the number of gullies proposed is adequate. The design shall be in accordance with the specifications of “Dublin Corporation stormwater Management Policy Technical Guidelines.”

The applicant submitted a detailed response to address the above a recommendation to grant permission with conditions was recommended.

3.2.4. Other Technical Reports

- Road Design –Report received on 3rd of January 2025 and 28th of August 2025. Further information sought with respect to Auto track analysis, Entrance to local authority road, storm water analysis. Conditions recommended
- Environment Department – Report received on 1st of September 2025 – no objection. The CEMP as submitted considered satisfactory

3.3. Prescribed Bodies

Uisce Eireann 9th of January 2025- The applicant is asked to submit a Pre-Connection Enquiry to Uisce Eireann (UE) for new water

and wastewater connections to ascertain the feasibility of connecting to the UE network. The applicant shall submit evidence of confirmation of feasibility from Uisce Eireann to the planning authority for new water & wastewater

connections and continue to engage with Uisce Eireann to obtain a connection agreement prior to commencement of development.

- In the case of this planning application, Transport Infrastructure Ireland requests that the planning authority has regard to the provisions of official policy for development proposals as follows: proposals impacting national roads, to the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities and relevant TII Publications and proposals impacting the existing light rail network, to TII's "Code of engineering practice for works on, near, or adjacent the Luas light rail system".

3.4. Third Party Observations

A single submission on file. Issues raised with regard to the following:

- proximity to the old Rectory which is a protected structure and also the national monument to the rear of the house highlighting policies in relation to the protection of national monuments and protected structures.
- Inconsistencies within the applicant and the supporting documentation.
- Issues with light pollution from the existing industrial structures, issues with the height of the proposed building, issues with boundary treatments, the proposed plot ratio and separation distances from the adjoining differently zoned lands,
- there was a previous agreement with the council in relation to development on the land which differs to what is proposed, lack of detail in relation to the upgrade of the sewer line and issues with the information in the traffic report.

4.0 Planning History

- 23-60113- Planning permission granted for the proposed construction of light industrial/storage building, formation of entrance, parking, boundary wall/fence connection to services and all associated ancillary site works and services was withdrawn.

- 09379 Permission was granted for Development of a retail scheme at 2.67 ha. site approximately, located at the N5/Ballinalee Road, Lisnamuck, Co. Longford. The site is principally bounded by: the N4 to the North, undeveloped lands to the south (the site of a concurrent application); the N5 Ballinalee Road to the east and undeveloped lands to the west. The development, with a total gross floor area of approximately 10,996sq.m. arranged over two levels, will consist of an anchor retail unit comprising a convenience net retail sales area of 2,424sq.m. (including alcohol sales area), a comparison net retail sales area of 2,715sq.m. and ancillary customer cafe. The development will also consist of administrative, office, staff, circulation and storage areas and 576 no. car parking spaces and bicycle parking spaces at surface level. (Access to the development will be from the N5/Ballinalee Road, which forms part of a concurrent planning application submitted to Longford Town Council).
- 04700078 – Permission was granted for Mixed residential development, comprising of 19 No. units, private open space, provision of creche, a new linear park along River Camlin, new pedestrian footbridge linking Council land to linear park, new access road off Ballinalee Road, together with car parking and associated site development works
- Part VIII No. 101 – permission was granted for the construction of a shared pedestrian/cyclist bridge over River Camlin with connecting pedestrian and cycleway provision either side of existing service road at Abbeycartron / Templemichael, Longford Town, Longford.
- Part VIII – No.95 N63 Ballinalee Road Pedestrian and Cycle Scheme

5.0 Policy Context

5.1. Longford County Development Plan 2021 - 2027

- 5.1.1. Section 11.7.1 of the Longford County Development Plan states the following with respect to Protected Structures:

11.7.1 Protected Structures A Protected Structure is a structure that the local authority considers to be of special interest from an architectural, historical,

archaeological, artistic, cultural, scientific, social or technical point of view. The protection afforded to structures on the Record of Protected Structures (RPS) applies to all parts of a given structure, including:

- the interior;
- the land lying within its curtilage (the area of land attached to or associated with a building and usually forming one enclosure with it);
- any other structures in that curtilage;
- specified features in attendant grounds, and;
- all fixtures and fittings forming part of the interior of a Protected Structure or of any structure within the curtilage.

Policy Objective CPO 11.17

Ensure the protection of structures included in the Record of Protected Structures by:

- Controlling development which would alter the character of Protected Structures and proposed Protected Structures.
- Monitoring the condition of Protected Structures and proposed protected structures to identify those endangered by neglect, vandalism or unauthorised development and taking appropriate action.
- Preventing the endangerment of Protected Structures in the Council's ownership

Policy Objective CPO 11.22

Protect the setting of Protected Structures and refuse permission for development within the curtilage or adjacent to a Protected Structure which would adversely impact on the character and special interest of the structure, where appropriate.

5.2. **Natural Heritage Designations**

The closest Natura 2000 sites are as follows:

- Brown Bog SAC (002346) 4.3km west of the site
- Mount Jessop Bog SAC (002202) 5.5km south of the site

- Ballykenny Fisherstown Bog SPA (004101) 5.6km west of the site.
- Lough Forbes Complex SAC (001818) 6km west of the site

6.0 EIA Screening

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

This is a third party appeal against the decision of Louth County Council to grant permission for the construction of a light industrial warehouse. The grounds of appeal can be summarised as follows:

7.1.1. Inadequacies in the planning application

- It is unclear what the gross floor area of the building will be, as it is stated 1316m² or 1575m².
- The application form under Section 17 states “no” where it is asked “Does this application relate to a development which affects or is close to a monument or place recorded under Section 12 of the National Monuments Act 1930 – 2004.
- The adjoining residence “The Rectory” is a listed protected structure on the NIAH. The church and graveyard both feature on the site and monuments record
- Notifications to the National Monuments Service of the Department of Arts, Heritage and the Gaeltacht to ascertain their requirements and consider their responses to same. This is a requirement of Development management Standards of the Louth County Development Plan. The proposed

development is 15m from a registered National Monument and less than 70m from the Rectory Archaeological Investigation

- DMS 16197 – a preliminary archaeology investigation by a licenced archaeologist would normally be required to the proposed development that would result in a significant ground disturbance within a zone of archaeological potential. It should be a requirement that an archaeological investigation be carried out.

7.1.2. Protected Species

- The appellants property and the surrounds of the proposed site have a number of species many of which are protected. Including Red Squirrel, White Owls, Hawks and Bats

7.1.3. Visual Impact

- The proposed visual impact of the development has not been adequately assessed. Section 16.4.14 of the Louth County Development Plan - Industrial Warehouse in Business Parks and Enterprise Hubs the planning authority places a significant emphasis on ensuring proposals are of high design quality, suitably landscaped and provide for pedestrian and cyclists. The proposed development impacts the surrounding area significantly and negatively.

7.1.4. Impact on appellants property

- The proposed development will have a significant negative impact on existing protected structure due to proximity and overbearing nature. The new industrial unit overshadow the property due to its extreme height.
- The proposed illumination from the development will be excessive in the context of the existing dwelling

7.1.5. Boundary Treatment

- The proposed boundary treatment is indicated as Pallisade fencing as a boundary treatment, this is not in keeping with the protected structure. No mention of what impact this will have on root systems on existing trees and hedgerows. Pallisade fencing at a height of 2.4m is insufficient to provide

screening against abuilding that reaches 9m high overshadowing a protected structure.

- Plot Ratio – The plot ratio is 0.34 is not considered acceptable as DMS 16.24 of the County Development Plan states the overall footprint of the proposed development should be reduced to incorporate more open space which at

7.2. Applicant Response

The applicant submitted a response to the appeal on the 3rd of November 2025. Each issue raised within the grounds of the appeal can be summarised as follows:

- The site is located within zoned land for Industrial/commercial/warehousing as set out in the Longford County Development Plan 2021-2027. The proposal is located 70m from the appellants dwelling. The church and graveyard is located 100m further west from the development site. The height of the structure along the boundary is below 7m at the eaves and overshadowing of the dwelling is not an issue given the relative distance and height of the building.
- The boundary fence will be maintained as palisade fence and back planted as per the drawings 21106- P01 with a new hedgerow to be provided along the inside of the boundary. The area between the site and dwelling is already heavily planted with mature trees and provides a strong natural screen which will be further secured and planted as per the proposal. The applicant is provide the additional space (approximate 2m) inside the site ownership boundary to the frontage to facilitate the development of the New Cycle way and Pedestrian link in the event of a successful application.
- Regarding light pollution the elevation facing the property (westfacing) will not have floodlighting and will be limited to low level circulation light at pedestrian doors on west and south elevations. Lighting to the front of the building will be designed to reduce light pollution and the applicant is willing to submit the final lighting design to “comply with downward and zero spill practice” for

approval on condition and to ensure no lighting will face directly toward the appellants dwelling.

- Regarding noise pollution – the existing noise issue highlighted is outside of the applicants control. There will be no additional noise source associated with the operation of the proposed development.

7.3. Planning Authority Response

Response to appeal from Longford County Council was submitted on the 3th of October 2025

- The planning authority consider that all matters raised in the appeal were addressed during the assessment of the planning authority

7.4. Observations

- None

7.5. Further Responses

- None

8.0 Assessment

Having examined the application details and all other documentation on the appeal file, including the appeal submission, and inspected the site, and having regard to relevant local, regional and national policies and guidance, I consider that the main issues in this appeal are those raised in the grounds of appeal. The issues can be addressed under the following headings:

- Principle of Development
- Impact of Protected Structure
- Other Matters
- Appropriate Assessment

8.1. Principle of Development

- 8.1.1. The site is located within Longford Business Park on lands zoned “Industrial/Commercial” under the Longford County Development Plan 2021–2027. The primary purpose of this zoning objective is to provide for industrial/workshop, warehouse and commercial or business development including compatible uses such as office and distribution uses.
- 8.1.2. The proposal consists of the construction of a 1,316m² storage/light industrial unit located to the south-western section of the site. The site itself is triangular in shape, and the proposed building reflects this arrangement, being positioned within the south-western corner of the site. The proposed structure extends to an overall ridge height of approximately 9m and will be finished externally in Goosewing Grey sheeting. Two large access doors are proposed on the northern and eastern elevations together with pedestrian access points on the southern and western elevations. The application documentation indicates that the building is to be used for storage/light industrial purposes associated with the existing Goodness Grains Bakery operation.
- 8.1.3. The surrounding area is serviced for development and benefits from existing access roads, footpaths and public lighting infrastructure. Lands to the north, south and east are similarly zoned for industrial/commercial purposes and contain a range of industrial, storage and manufacturing activities.

Having regard to the zoning objective applicable to the site, the established pattern of development within the area and the nature and scale of the proposal, I consider the principle of development to be acceptable at this location.

8.2. Impact on Protected Structure

- 8.2.1. The appellants have raised concerns that the proposed development, in combination with existing industrial development within the area, would result in a significant negative impact on the existing Protected Structure known as “The Rectory”. In particular, concerns have been raised regarding visual impact, overshadowing, noise disturbance and light pollution. It is further stated that the proposed boundary treatment and landscaping would not be sufficient to adequately screen the proposed development from the Protected Structure.

- 8.2.2. The Planning Authority considered that the proposed development was in keeping with the established character and zoning of the area and concluded that the proposal would not adversely impact upon the existing Protected Structure having regard to the separation distance involved together with the existing and proposed boundary treatment.
- 8.2.3. The nearest dwelling to the west of the site is the Protected Structure known as “The Rectory”. The structure is described on the National Inventory of Architectural Heritage as follows:
- “Detached three-bay two-storey over basement former Church of Ireland rectory with attic level, built c.1786... now in use as a private house...”
 - The structure is set within mature grounds and is associated with ancillary outbuildings and landscape features of architectural significance.
- 8.2.4. Section 11.7.1 of the Longford County Development Plan 2021–2027 sets out the statutory protection afforded to Protected Structures and their curtilage.
- Policy Objective CPO 11.17 seeks to ensure the protection of structures included within the Record of Protected Structures by controlling development which would alter the character of Protected Structures and preventing the endangerment of such structures through inappropriate development.
 - Policy Objective CPO 11.22 seeks to protect the setting of Protected Structures and states that permission should be refused for development within the curtilage of or adjacent to a Protected Structure where such development would adversely impact upon the character and special interest of the structure.
- 8.2.5. The proposed development is located 70m to the west of the Protected structure. The intervening lands between the site and the protected structure is already heavily modified with an existing county council material storage yard and ESB substation both to the north of the dwelling. I note the storage yard directly bounds the curtilage of the protected structure. To the south of the site and south east of Protected Structure is the existing Fenlon Engineering Factory which is accessed off College Park Road.

8.2.6. While I note the proximity of the proposed development to the protected structure, I do not consider the development proposal to be within the curtilage of the protected structure. The Heritage Council interpret “Curtilage” as the following:

The area of ground directly connected with the functioning or inhabitation of the structure, such as a yard, a basement or a passageway to the structure.

The Irish Statutory guidance refers to the following 3 no. considerations when determining curtilage: 1. a functional relationship between the structures 2. an historical relationship between the main structure and the structure 3. and the ownership past and present of the structure.

8.2.7. Having regard to the established industrial/commercial zoning of the site, the absence of any historical or functional relationship between the lands and the existing Protected Structure and the intervening industrial development already present within the area, I am satisfied that the proposed development site forms a distinct and separate planning unit and cannot reasonably be considered to form part of the curtilage of the Protected Structure.

Regarding potential impact to the protected structure, I consider potential for visual impact, noise pollution and light pollution to be the greatest potential source of negative impact regarding the protected structure. For the purposes of clarity each aspect shall be dealt with in sequence in this assessment.

8.2.8. Visual Impact - With regard to visual impact, I note the existence of a substantial mature tree and hedgerow boundary separating the proposed development site from the Protected Structure to the west. The applicant has indicated an intention to retain the existing vegetation and provide additional planting along the western boundary together with an increased landscape buffer. A palisade fence shall also be constructed within the boundary, with an additional 2m of planting proposed.

While I note the appellants’ concerns that a greater level of detail with respect to landscaping could have been submitted, I am satisfied that adequate information has been provided to allow an assessment of the likely visual impact in this instance. The site is not located within a designated landscape area, Special Area of Conservation, Special Protection Area or Natural Heritage Area as per the assertions of the appellant and therefore I consider the level of detail provided with respect to proposed landscaping to be acceptable.

- 8.2.9. The submitted site layout plan identifies existing vegetation to be retained together with additional proposed planting. I consider that the existing mature boundary treatment together with supplementary landscaping measures will provide a significant visual buffer between the proposed development and the Protected Structure.
- 8.2.10. I acknowledge that the proposed structure extends to an overall ridge height of approximately 9m. However, I also note that the wider surrounding area is already characterised by industrial and infrastructural development. In particular, there is an existing ESB substation and material storage yard immediately adjoining the boundary of the Protected Structure together with existing industrial/manufacturing buildings located to the north and south-east of the property, some of which contain roof profiles comparable in scale to that now proposed.
- 8.2.11. In this regard, I consider that the setting of the Protected Structure has already been altered to a degree by the established industrial character of the wider area. Having regard to the separation distance involved, the existing and proposed landscaping measures and the established industrial context of the area, I do not consider that the proposed development would significantly alter the character or setting of the Protected Structure. I am therefore satisfied that the proposal would comply with Policy Objectives CPO 11.17 and CPO 11.22 of the Longford County Development Plan 2021–2027.
- 8.2.12. Overshadowing -The appellants have also raised concerns regarding potential overshadowing impacts arising from the proposed development. No daylight/sunlight analysis or shadow projection diagrams were submitted with the application.
- Section 16.4.4.8, Objective DMS 16.37 of the Longford County Development Plan states:
- “Require daylight and shadow projection diagrams to be submitted in all proposals where buildings of significant height are involved or where new buildings are located very close to adjoining buildings.”
- 8.2.13. While the proposed structure extends to approximately 9m in height, I do not consider that a daylight/sunlight analysis or shadow projection study is required in this instance. The proposed development site is located approximately 70m to the

east of the Protected Structure. Given the orientation of the site, any shadow projection toward the Protected Structure would be limited to short duration low-angle morning sunlight conditions, principally during winter months. Having regard to the substantial separation distance involved together with the existing mature tree screening located along the western boundary of the site, I consider significant loss of daylight/sunlight to the Protected Structure to be unlikely. I am therefore satisfied that the proposed development would not adversely impact upon the Protected Structure by reason of overshadowing.

- 8.2.14. Noise - The appellants have also raised concerns regarding noise disturbance associated with the operation of the proposed development. In response, the applicant has confirmed that the proposed structure is to be used solely for storage purposes associated with the existing Goodness Grains Bakery operation. It is stated that activity on site will largely relate to vehicle movements during normal business hours and that there will be no storage of HGV trailers on site. I note that the surrounding area already contains a range of industrial and infrastructural uses including an ESB substation, material storage yard and existing industrial/manufacturing facilities. Existing background noise levels within the area are therefore reflective of an established industrial environment.
- 8.2.15. I further note that the Planning Authority recommended conditions restricting the use of the structure to storage purposes associated with the existing bakery operation together with conditions controlling hours of operation. I consider such conditions to be reasonable and appropriate in this instance. Having regard to the nature and scale of the proposed use together with the established industrial character of the area, I do not consider that the proposal would give rise to significant additional noise impacts on the Protected Structure.
- 8.2.16. Lighting - With regard to lighting, I note that external lighting on the western elevation facing the Protected Structure is limited and relates primarily to pedestrian access. The applicant has further indicated acceptance of a condition requiring all external lighting to comply with downward lighting and zero spill best practice. I consider it reasonable and appropriate that any grant of permission should include conditions controlling the design and operational hours of external lighting. Subject to compliance with such conditions, I do not consider that lighting associated with the

proposal would adversely impact upon the character, setting or residential amenity of the Protected Structure

8.2.17. Having regard to:

- the zoning objective applicable to the site,
- the established industrial character of the area,
- the separation distance between the proposed development and the Protected Structure,
- the existing and proposed landscaping measures,
- and the nature and scale of the proposed use,

I am satisfied that the proposed development would not adversely impact upon the character, setting or special interest of the Protected Structure and would therefore comply with Policy Objectives CPO 11.17 and CPO 11.22 of the Longford County Development Plan 2021–2027.

8.3. Other Matters

8.3.1. Recorded Monument – The appellants have raised concerns regarding the proximity of the proposed development to the Recorded Monument at Templemichael Glebe (LF013-016), comprising the ruins of a church and associated graveyard. The monument is of local archaeological significance and is located in excess of 100 metres from the boundary of the proposed development site. Other recorded monuments in the vicinity include a ringfort (LF013-015) and a possible castle site (LF013-017).

8.3.2. Development Management Standard 16.195 of the Longford County Development Plan states that development within a 20 metre radius of a recorded monument will not be permitted, while development within 75 metres is discouraged. In this instance, the proposed development site lies outside both the exclusion area and the wider consultation distance. Furthermore, the site is not located within the Zone of Notification or identified Zone of Archaeological Potential associated with any recorded monument.

8.3.3. The County Development Plan also includes policies relating to the protection of archaeological heritage, including:

CPO 11.55 – To presume in favour of the preservation in-situ of archaeological remains and their settings, where appropriate, feasible, and in accordance with the proper planning and sustainable development of the County.

CPO 11.56 – To consult with the National Monuments Service in relation to proposed developments adjoining archaeological sites.

- 8.3.4. I note that no concerns or observations were raised by the Planning Authority or the National Monuments Service in relation to archaeological impacts arising from the proposed development.
- 8.3.5. Notwithstanding the above, and having regard to the proximity of the development to the recorded church and graveyard complex, I consider that it would be prudent and reasonable to attach a condition requiring archaeological test trenching to be undertaken prior to the commencement of development. Given the separation distance of over 100 metres from the recorded monument, the likelihood of encountering archaeological material is considered low. The proposed condition is therefore precautionary in nature and would ensure that any previously unidentified subsurface archaeological remains are identified and appropriately addressed prior to construction works commencing.

Accordingly, I am satisfied that the potential for archaeological disturbance does not constitute a substantive reason for refusal and that any residual concerns can be adequately managed by way of condition.

9.0 **AA Screening**

I have considered the proposed development at Lands Longford Business and Technology Park, Ballinalee Road, Templemichael Glebe, Longford.in light of the requirements S177U of the Planning and Development Act, 2000, as amended.

The subject site is not within or adjacent to of any Natura 2000 site, the nearest designated sites Brown Bog SAC (002346) 4.3km west of the site

There are no drainage ditches or watercourses in the vicinity of the development site that provide direct connectivity to European sites. Article 10 of the Habitats Directive and the Habitats Regulations 2011 place a high degree of importance on such non-Natura 2000 areas as features that connect the Natura 2000 network. Features such

as ponds, woodlands and important hedgerows were taken into account in the decision process.

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;

- The nature and small scale of the development,
- The location of the development site and distance from nearest European site(s), and the weakness of connectivity between the development site and European sites.
- Taking account of the screening report/determination by the Planning Authority.

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

10.0 Water Framework Directive

I have assessed the proposed development for the construction of a light industrial/storage building have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. 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 a surface water

The reason for this conclusion is as follows:

- The best practice standard measures that will be employed to prevent groundwater and surface water pollution from the site.

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes,

groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

10.0 Recommendation

I recommend that permission be granted for the following reasons and considerations.

11.0 Reasons and Considerations

The proposed development does not cause significant undue impact on existing protected structure, in particular in relation to loss of amenity with respect to visual impact, overshadowing, noise and lighting. The applicant has demonstrated that adequate boundary screening exists and can be strengthened on site to limit any potential for overbearing impact. Having regard to the substantial separation distance involved together with the existing mature trees screening located along the western boundary of the site, I consider significant loss of daylight/sunlight to the Protected Structure to be unlikely. Having regard to: the zoning objective applicable to the site, the established industrial character of the area, the separation distance between the proposed development and the Protected Structure, the existing and proposed landscaping measures, and the nature and scale of the proposed use, I am satisfied that the proposed development would not adversely impact upon the character, setting or special interest of the Protected Structure and would therefore comply with Policy Objectives CPO 11.17 and CPO 11.22 of the Longford County Development Plan 2021–2027.

12.0 Conditions

1. The 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 15th day of August 2025, 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 developer shall engage a suitably qualified licence eligible archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance/dredging/underwater works and/or construction works. The report shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record [archaeological excavation] and/or monitoring may be required. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

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

3. Prior to the commencement of the development the applicant shall submit, for the written approval of the Planning Authority, a revised site layout plan which shall confirm:

(a) The location of appropriately sized commercial waste storage facility within the subject site building plans and drawings, including elevation and floor plans for the amended warehouse/storage unit.

(b) The two EV car parking spaces required on site.

Reason: In the interest of orderly and sustainable development

4. This permission authorises only the development proposed on the public notices and advertisement.

(a) The proposed structure shall be used for warehousing and storage purposes related to the main commercial unit located in close proximity to the site; and the unit on site only and shall not be used as a new commercial unit, without the express written agreement of the planning authority or any necessary grant of a further and separate planning permission.

(b) The car parking area and the bike storage shall be properly laid out with clearly marked parking bays.

(c) The internal pedestrian footpath linking the bike storage and car park shall also be provided and clearly marked out on site.

Reason: In the interests of residential amenity, and the proper planning and sustainable development of the area.

5. The following design considerations shall be strictly adhered to in the development:

(a) The proposed cladding materials and the colours shall be agreed with the Planning Authority prior to the commencement of the development.

(b) All service cables associated with the proposed development (such as electrical, telecommunications and communal television) located outside buildings or not attached to buildings shall be located underground.

Reason: In the interests of visual amenity, architectural harmony and the proper planning and sustainable development of the area.

6. Prior to the commencement of development, the applicant shall prepare and submit Construction Traffic Management Plan:
- a) The construction site shall be securely fenced along its perimeter and all construction activities shall take place within the site in the interests of the safety of the public.
 - b) The existing public footpath shall be maintained for pedestrians at all times. Where it is necessary to close the footpath to pedestrians, a suitable alternative shall be agreed with the Area Engineer of the Longford Municipal District.
 - c) Storage of materials in the existing set down area or along public footpaths is not allowed.
 - d) Loading or unloading of deliveries shall not take place on the private road in ownership of Longford County Council.
 - e) No parking for construction workers shall be permitted along the private road in ownership of Longford County Council.
 - f) All necessary measures shall be taken by the development contractor to prevent any spillage or deposition of clay, dust, rubble or other debris, arising from the development, on the adjacent public road network during the course of the construction works.

Reason: In the interest of road safety and orderly development

7. The proposed entrance to the development shall be constructed in accordance with the drawings submitted as part of the further information documentation submitted to Longford County Council on the 15th August 2025.
- a) The proposed works to the private road in the ownership of Longford County Council shall be constructed in accordance with the drawings submitted as part of the further information documentation submitted to Longford County Council on the 15th August 2025.
 - b) The applicant shall apply to Longford County Council (Roads section) for a road opening license for any road works or service connections on existing public roads or in the existing set down area or footpaths.

- c) Any damage to the public road as a result of the Works shall be the liability of the Applicant.
- d) Public road shall not be adversely affected by the Works with regard to pavement, obstructions, road operation, verges or drainage.
- e) All necessary measures shall be taken by the developer to prevent any spillage or deposition of clay, dust, rubble or other debris, whether arising from the vehicle or otherwise, on adjoining and/or adjacent public road network during the course of the construction works and during the operational phase of the development.
- f) No building material or plant shall be used or stored on the public road/footpath without the prior consent of the Council's Municipal District Engineer
Reason: In the interest of road safety and orderly development

8. Drainage and Surface Water Attenuation:

- a) The surface water drainage shall be constructed in accordance with the information provided in the surface water drainage design submitted by the applicant as part of the further information documentation submitted to Longford County Council on the 15th August 2025.
- b) The applicant shall clean out all existing surface water drains on site in ownership of Longford County Council, ensure they are in working order
- c) and provide CCTV drain survey to Longford County Council once this is complete.
- d) Existing road and land drainage shall not be impaired by the proposed development and all roadside works shall be designed and shaped or otherwise treated to ensure the uninterrupted flow of road surface water run-off.
- e) All surface water run-off from this development shall be collected and disposed of within the site to specifically designed to adjacent water courses. In particular, no such water run-off shall be allowed to flow onto the public road or adjoining properties.

- g) Any surface water or storm water attenuation system shall be constructed in accordance with the “Dublin Corporation Storm Water Management Policy Technical Guidelines.”

Reason: In the interests of public health, environmental protection, public safety, proper planning and the sustainable development of the area.

9. The applicant shall connect the proposed factory unit to Uisce Éireann utility connections when the road is improved and network provision is installed and provided. The applicants shall at the time of the road improvements make a Pre-Connection Enquiry to Uisce Éireann.

Reason: In the interests of public health, environmental protection, public safety, proper planning and the sustainable development of the area.

10. No advertising or signage shall be constructed, placed on the proposed development, the subject of this application, or erected anywhere else with the site or other buildings without the express written agreement of the Planning Authority, save for those shown on the drawings submitted as part of this application.

Reason: In the interest of visual amenity

11. No flood lighting shall be permitted on the west and south facing elevations of the proposed development. Prior to commencement of development the applicant shall submit for the written agreement of the planning authority a final lighting design that complies with downward and zero spill best practice.

All lighting shall be designed in accordance with the 2023 BCT Lighting Guidance (GN08/23 Bats and Artificial Lighting At Night).

Reason: To minimise disturbance-related impacts on protected species.

12. 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

13. The Applicant shall pay a Special Development Contribution of €5,000.00 as a contribution to the likely costs that will be incurred by Longford County Council for the upgrade of this road (complete road surfacing, clean storm water drainage and other minor works).

Reason: It is considered reasonable that the Applicant should contribute towards the additional expenditure incurred or proposed to be incurred by Longford County Council in respect of the provision / improvement of public services/infrastructure benefiting development in the areas of the Planning Authority.

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
11th of May 2026

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Coimisiún Pleanála Case Reference	PL - 500014- LD		
Proposed Development Summary	Light industrial/storage building and all associated site works.		
Development Address	Longford Business and Technology Park, Ballinalee Road, Templemichael Glebe, Longford.		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? <small>(that is involving construction works, demolition, or interventions in the natural surroundings)</small>	Yes	X	
	No		
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			EIA Mandatory EIAR required
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)	Conclusion
No			
Yes	Part 2, Schedule 5, 10 (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10		Proceed to Q.4

		hectares in the case of other parts of a built-up area and 20 hectares elsewhere.		
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4. Has Schedule 7A information been submitted?		
No		Preliminary Examination required
Yes	X	Screening Determination required

Inspector: _____ Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL- 500014-LD
Proposed Development Summary	Light industrial/storage building and all associated site works.
Development Address	Longford Business and Technology Park, Ballinalee Road, Templemichael Glebe, Longford.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	Briefly comment on the key characteristics of the development, having regard to the criteria listed. The development has a modest footprint relative to the scale of Technology park, comes forward as a standalone project, does not require demolition works, does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development)	Briefly comment on the location of the development, having regard to the criteria listed

<p>in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>The development is situated in an urban area on previously disturbed land. The development is removed from sensitive natural habitats, centres of population and designated sites and landscapes of identified significance in the County Development Plan.</p>
<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Having regard to the characteristics of the development and the sensitivity of its location, consider the potential for SIGNIFICANT effects, not just effects.</p> <p>Having regard to the modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>
<p>Conclusion</p>	
<p>Likelihood of Significant Effects</p>	<p>Conclusion in respect of EIA</p>

There is no real likelihood of significant effects on the environment.	EIA is not required.
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