

An
Bord
Pleanála

Board Order
ABP-319334-24

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 2360947

Appeal by Tom Ryan of Ballynoe, Mungret, County Limerick against the decision made on the 14th day of March 2024 by Limerick City and County Council to grant, subject to conditions, a permission to CADMIN Limited care of Pierce McGann and Company Limited of 22 Barrington Street, Limerick in accordance with plans and particulars lodged with the said Council:

Proposed Development: The planning application seeks to construct a single storey ESB substation combined with MV and LV rooms within the floor space of the existing units, at site number 1 (Units 1 & 2), Pearce Road, Raheen Business Park, Raheen, Limerick.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the 'High Tech/Manufacturing' zoning of the site, the proposed sub-station and ancillary MV and LV rooms meet with the design guidelines for utility structures in high tech/manufacturing zoned lands as contained in Table DM6 of the Limerick Development Plan 2022-2028. Furthermore, it is considered that the proposed development, subject to compliance with the conditions set out below, would not result in an increase in surface water discharges, being located within the existing building envelope, would not impact on the visual or residential amenities of the area and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 21st day of February 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority 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. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission planning authority register reference 23/60142, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. Site development and building works shall be carried out between the hours of 0700 to 19.00 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

4. 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.

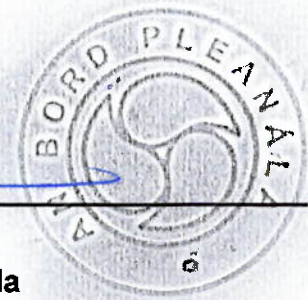
Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Paul Caprani

Member of An Bord Pleanála

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



Dated this 19th day of February 2025.