

## **Decisions on planning applications accompanied by an Environmental Impact Assessment Report (EIAR)**

Notice is hereby given pursuant of Part II, Amendment of Miscellaneous Enactments of S.I. No. 352; Section 10 of the European Communities (Public Participation) Regulations 2010, Section 34(1A) of the Planning Development Act 2000 (as amended) and Section 172(1) of the Planning Development Act 2000 (as amended), that:

Kildare County Council made a decision to **Grant** Planning Permission for the following on the **17<sup>th</sup> July 2023**

**Planning Ref:** 22/1443

**Applicant:** TSL Projects Ltd.

**Development:** 1. The demolition of an existing 9m high warehouse (1,770 sqm) and existing ancillary buildings (692 sqm) and infrastructure. 2. The construction of new two storey 14m high production building incorporating warehouse space, food process areas, loading and unloading facilities, staff offices and toilets, plant rooms, roof mounted solar panels, external elevation logo signage. The building has a gross floor area of 7,495 sqm over two floors (Ground floor 5,657 sqm and first floor area 1,838 sqm). 3. The demolition of an existing effluent treatment plant (144 sqm compound) and reconstruction of new treatment plant (952 sqm compound). 4. The installation of a sprinkler storage tank (113 sqm), a glycol tank (23 sqm) and construction of an associated pump house (41 sqm). 5. The installation of food and ethanol silos. 6. Construction of a new gated exit onto local road L8068 and security hut 6 sqm. 7. Construction of a new ESB substation and undergrounding of existing ESB power lines. 8. Amendments to the existing stormwater drainage system. 9. Provision of associated site infrastructure including electric vehicle parking spaces; cycle parking and shelter 20 sqm; tanker unloading bund; refrigeration and air conditioning plant and equipment; raised external plant deck (317 sqm); connections/upgrades to existing services; hard and soft landscaping; boundary treatments; external lighting and all other associated and ancillary development and works above and below ground level to complete the project. 10. Current operational hours of the entire facility are 7 a.m. to 4.30 p.m. It is proposed that the hours of operation would increase to 24 hours with the use of shifts. The facility will not be operational on Sundays or Bank holidays. This would apply to both the existing and the above proposed extension. 11. The planning application is accompanied by an Environmental Impact Assessment Report and a Natura Impact Assessment. Revised by Significant Further Information: a) Changes to the design of the building including adjustments to the height of the building so it now ranges from 10m to 14.5m at its highest point; b) Changes to the finishing and screening materials for the proposed building and associated infrastructure. c) Revised plans illustrating items "a" and "b" including a "Materials" document illustrating the specification and location of the finishing materials and physical samples of the finishing materials proposed on the façade of the redesigned building. d) Revised design of exit gate to include a new timber gate and revised piers and walls; e) Revised site plan showing 3m wide footpath, public lighting and ducting; f) Updated plan showing greater detail and dimensions of the electric vehicle parking spaces; g) A revised Landscape Plan illustrating additional mitigating planting; a Landscape Design Rationale statement; and, a Landscape Maintenance and Management Specification report; h) Addendum to the Environmental Impact Assessment Report (EIAR) and Addendum to the Non-Technical Summary of EIAR. Accompanying the EIAR Addendum is a separate booklet containing amended and new Landscape and Visual Photomontages of the revised extension design. i) An Invasive Species Survey; j) An Urban Design Statement to support and explain the design changes; k) An updated Architectural Heritage Impact Assessment; l) RFI Cover Report with responses to the various Further Information items; and, m) Details of the locations of hot rolled asphalt (HRA) on adjoining public roads are contained in the RFI Cover Report;

**Location of Development:** American Fruits and Flavors Ireland DAC, Townparks Industrial Estate, Athy, Co. Kildare.

The applicant and any person who made submissions or observations in writing to the planning authority in relation to the planning application in accordance with Section 37(1) of the Planning and Development Acts, 2000 (as amended) may appeal such a decision to An Bórd Pleanála.

A person may question the validity of any decision of the planning authority by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with section 50 of the Planning and Development Act, 2000 (as amended)

A person may question the validity of any decision on an appeal by An Bórd Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with Section 50 of the Planning and Development Act, 2000 as amended.

Information in relation to the making of an appeal may be obtained from An Bórd Pleanála's website at [www.pleanala.ie](http://www.pleanala.ie). Also refer to Section 50 of the Planning and Development Act 2000 as amended by Sections 32 and 33 of the Planning and Development Act 2010 in relation to judicial review. General information on judicial review procedures is contained on the following website; [www.citizensinformation.ie](http://www.citizensinformation.ie)

Details with regard to the planning reference referred to in this notice may also be viewed on this website on the online planning system by entering the planning reference no. **22/1443** in the Planning File reference field.