

## **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 on the **25/04/2024** for the following:

**Planning Ref: 23/60077**

**Applicant: Nua Manufacturing MMC Limited**

**Development:** for a 7 year planning permission for development on a site of c. 23.4 hectares bounded generally by the M7/M7 Junction no. 13 to the north, residential development under construction ('Grey Abbey View') to the south, and the R415 to the east and undeveloped agricultural lands to the west. The development will consist of the construction of 2 no. light industrial buildings of c.61,472 sq. m (for the purpose of timber frame/light gauge steel manufacturing) A) All site clearance and enabling works required to facilitate the development; B) Building A (Factory unit A) will comprise c. 38,124 sq. m GFA) - height of c.17.1 metres (with a partial cladding element extending 1m above roofline on elevations up to 18.1m) and which includes 2,185 sq. m of support and staff welfare facilities, kitchen and dining facilities, warehouse/storage space, and ancillary office space at ground and first floor levels, water tanks, recycling area along with signage on elevations (2 no. types); C) Building B (Factory unit B) will comprise c. 23,348 sq. m GFA) - height of c.17.1 metres (with a partial cladding element extending 1m above roofline on elevations up to 18.1m) and which includes c. 2,185 sq. m of support and staff welfare facilities, kitchen and dining facilities, warehouse/storage space, and ancillary office space at ground and first floor level with signage on elevations (2 no. types); D) Provision of yards and recycling areas, along with loading bays, waste compactor and gated access points, and 2 no. ESB substations, (each with an overall GFA of 42.8 sqm) and the provision of 2 no. single storey security guard houses (each with a GFA of 29.8sqm); E) Access to the unit will be provided via a revised entrance onto the R415 and the provision of 622 no. car parking spaces, parking for 80 trucks/trailers, and 622 no. bicycle spaces; F) The development includes landscaping, boundary treatments, photovoltaic panels at roof level, entrance barriers, site lighting, and all associated site development works, including underground foul and storm water drainage services and attenuation areas, internal drainage diversions, culverts and all ancillary works; G) The development also consists of the reprofiling of the subject site to include an increase of ground levels at the site by up to circa 3m. The increase in ground levels will be facilitated through the importation of approximately 250,000m<sup>3</sup> of infill material. For the avoidance of doubt, the imported infill material required to alter the ground levels will not be waste as defined by the Waste Management Act 1996 (as amended). An update to the Environmental Impact Assessment Report (EIAR) and Natura Impact Statement and Significant Further Information/Revised Plans have been furnished to the planning authority in respect of this proposed development and are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the authority during public opening hours of the Planning Department. The significant further information relates to amendments to the overall site layout of the

buildings (roundabouts, carparking, cycle lanes, bus stop and shelter, relocation of ESB substations), additional Sustainable urban drainage systems (green roofs, attenuation areas, swales), Buildings A and B (relocated storage tanks, elevation amendments, reduction in height of buildings, revised signage), revised cycle parking arrangements & reduction in truck parking (2 no. spaces).

**Location of Development:** Lands at Nurney Road (R415) Greyabbey (townland), Kildare, 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. **23/60077** in the Planning File reference field.