



MEATH COUNTY COUNCIL

Planning Section
County Hall
Navan
046 - 9097045

Date: 03/05/2006
Planning Reference Number: NA/50074
An Bord Pleanala Reference Number: 17.213675

Environmental Protection Agency,
Johnstown Castle Estate,
Wexford.

Application by Organic Gold Marketing Ltd for retention for ancillary composting facilities at existing development (existing planning permission 90/045) comprising bunded concrete yard area. Permission is also requested for the completion of works including boundary fence and landscaping and for revision to be made to the site layout, boundary and site entrance. Such changes are listed hereunder. All waste accepted on site will be treated in enclosed in-vessel composting units during the first stage of composting, a waste reception building (area 792 sq.m., maximum height 11m) will be built on the slab where waste will be inspected, stored and blended prior to being composted in the in-vessel units (8 units in total, area of each unit will be 120sq. m maximum height 3.9m) an improved site entrance will be development to allow for double lane traffic and to ensure the site entrance meets the DMRB standards, and internal access roads will be upgraded. There will be improved signage and security gates at the proposed development. This application will be accompanied by an Environmental Impact Statement and the development is subject to an application for a licence under the EPA Act 1996

Dear Sir/Madam,

I refer to the above mentioned planning application and to the subsequent appeal of same to An Bord Pleanala and wish to inform you that An Bord Pleanala has notified us of the decision as follows:

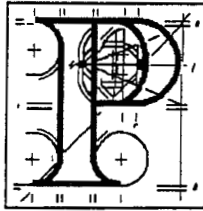
The appeal has been **GRANTED** with conditions

A copy of the above decision is available for inspection at the offices of the Planning Authority at the above address.

Yours faithfully,


Area Administrator/Town Clerk.

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2004

Meath County

Planning Register Reference Number: NA/50074

An Bord Pleanála Reference Number: PL 17.213657

APPEAL by the Wilkinstown Community Environment Group care of Alan Grimes of Fletcherstown, Wilkinstown, Navan, County Meath and by Organic Gold Marketing Limited care of Frank Burke and Associates of Baldara, Trim Road, Navan, County Meath and by others against the decision made on the 22nd day of July, 2005 by Meath County Council to grant subject to conditions a permission to the said Organic Gold Marketing Limited in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of ancillary composting facilities (existing planning permission (90/045, 22/8/90) comprising a bunded concrete yard area. Permission is also requested for completion of works including boundary fence and landscaping and for revisions to be made to the site layout, boundary and site entrance. All waste accepted on site will be treated in enclosed in-vessel composting units during the first stage of composting, a waste reception building (area 792 square metres, maximum height 11 metres), will be built on the slab where waste will be inspected, stored and blended prior to being composted in the in-vessel units (eight units in total, area of each unit will be 120 square metres, maximum height 3.9 metres) an improved site entrance will be developed to allow for double lane traffic and to ensure the site entrance meets DMRB standards, and internal access roads will be upgraded. There will be improved signage and security gates at the proposed development all at Wilkinstown, Navan, County Meath.

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.

AB

REASONS AND CONSIDERATIONS

Having regard to the provisions of the current Meath County Development Plan, national and regional policies in relation to waste management and the existing use of the site it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities or depreciate the value of property in the vicinity, would not be prejudicial to public health, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the planning history of the site and the existing use on the site.

CONDITIONS

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by the revised drawings received by the planning authority on the 30th day of May, 2005, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. This permission is for the composting of waste with a maximum intake of 25,000 tonnes per annum.

Reason: In the interest of clarity.

3. The site shall be used only as a compost making facility and shall not be used for any other waste processing activity or any other class of use contained in Part 4 of Schedule 2 to the Planning and Development Regulations, 2001, unless authorised by a separate and specific grant of planning permission.

Reason: To limit the proposed development to the terms of this application, having particular regard to the location of the site.

4. (a) All waste for composting delivered to the site shall be delivered in enclosed containers. Prior to commencement of development details of the type of containers to be used to transport materials to and from the site shall be submitted to and agreed with the planning authority.

(b) The site shall not be used by members of the public in private vehicles for the purpose of transporting material to the site.

- (c) No outdoor storage of waste to be used in the composting process shall occur on the site.

Reason: To control the nature and scale of the development.

5. (a) The proposed alterations and upgrading works of the site entrance and internal access roads, as detailed in the plans and particulars lodged with the application and amended by the drawings received by the planning authority on the 30th day of May, 2005, shall be carried out to the satisfaction of the planning authority prior to the construction of the waste reception building and modular in-vessel composting units.
- (b) A concrete apron shall be constructed between the entrance gates to the site and the edge of the tarred carriageway on the R162. No surface water from the site or from the concrete apron area shall discharge onto the R162. Roadside drainage shall not be impaired by the revised entrance.

Reason: In the interest of orderly development and traffic safety

6. Details of the colours/textures of the buildings/structures to be erected on the site shall be submitted to and agreed with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

7. Prior to commencement of development, the misting system shall be relocated from the southwestern boundary of the concrete yard to within the boundaries of the site so as not to impact or cause nuisance on the adjoining laneway and shall be to the written satisfaction of the planning authority

Reason: In the interest of amenities of adjoining property

8. Details of all external lighting within the curtilage of the site shall be submitted to and agreed with the planning authority prior to commencement of development.

Reason: In the interest of orderly development.

9. The site, including access, shall be landscaped in accordance with a scheme of landscaping details of which shall be submitted to and agreed with the planning authority prior to commencement of development. The scheme shall include a timescale for implementation. All planting shall comply with the specifications of the agreed landscaping scheme and shall be maintained by the developer.

Reason: In the interest of visual amenity.

10. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001 shall be displayed or erected within the curtilage of the site without the agreement of the planning authority.

Reason: In the interest of visual amenity and the proper planning and sustainable development of the area.

AS

11. Prior to commencement of development, the developer shall submit, and obtain the written agreement of the planning authority to, a plan containing details for the management of construction waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials.

Reason: To provide for the appropriate management of waste and, in particular, recyclable materials, in the interest of protecting the environment.

12. Water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

13. All vehicles leaving the site shall exit via a wheel-wash facility which shall be maintained to the satisfaction of the planning authority.

Reason: To protect the amenities of the area.

14. All service cables associated with the proposed development (such as electrical, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

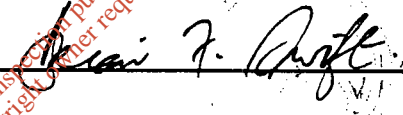
15. The developer shall pay to the planning authority a financial contribution of €71,974.64 (seventy one thousand nine hundred and seventy-four euro and sixty four cent) in respect of road improvement works benefiting development in the area of the planning authority that is provided or intended to 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. The contribution shall be paid prior to the 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. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine.

Reason: It is a requirement of the Planning and Development Act 2000 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.

16. The developer shall pay to the planning authority a financial contribution of €10,377.12 (ten thousand three hundred and seventy-seven euro and twelve cent) in respect of social infrastructure works 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. The contribution shall be paid prior to the 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. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine.

Reason: It is a requirement of the Planning and Development Act 2000 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.

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Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 27th day of April 2006.