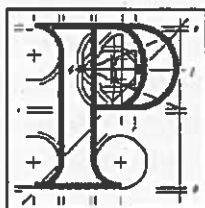


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

Meath County

Planning Register Reference Number: LB/140803

An Bord Pleanála Reference Number: PL 17.244473

APPEAL by Gerry Frawley and others care of Frank Burke of Baldara, Trim Road, Navan, County Meath against the decision made on the 22nd day of January, 2015 by Meath County Council to grant subject to conditions a permission to Dunbia (Slane) care of Murty Hanley and Associates Limited of Ardeevin, Mullingar, County Meath in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development comprising the following: (i) intensification of livestock slaughtering activities at the existing meat plant, (ii) demolition and removal of existing offices as required under condition number 3 of planning permission planning register reference number SA/140210, (iii) construction of 210 square metres of new offices, staff welfare and storage facilities at the location of the demountable structure referred to in (ii) above, (iv) change of use of an existing farmhouse from residential use to office use (153 square metres); (v) construction of 112 square metres of additional lairage facilities, (vi) construction of a 18 square metre green offal processing room abutting the main factory building; (vii) construction of an external gantry to support a stomach press (20 square metres); (viii) construction of a 4 square metre pump house and (ix) addition of five number new ancillary car parking spaces, all at Painestown, Beauparc, 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.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature of the proposed extension to an existing facility which operates under the provisions of an Environmental Protection Agency licence in a rural location together with the pattern of development in the vicinity, the proximity to the National Road Network and the provisions of the Meath County Development Plan 2013-2019, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of residents in the area or of property in the vicinity, would not give rise to an undue risk of water pollution, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment

Having regard to the information on the file and the Inspector's report which the Board has adopted, the Board considered that, taking into account the screening report submitted with the application, in relation to potential impacts of the site having regard to the nature and scale of the proposed development and characteristics of the River Boyne and River Blackwater Special Area of Conservation (Site Code 002299) and the River Boyne and River Blackwater Special Protection Area (Site Code 004232), no Appropriate Assessment issues arise and the Board concluded on the basis of the information available that the application for consent for proposed development, either individually or in combination with other plans or projects would not be likely to have a significant effect on the European sites, or any other European site, in view of the sites' Conservation Objectives, and a Stage 2 Appropriate Assessment (and submission of a NIS) is not, therefore, required.

Environmental Impact Assessment

The Board completed an Environmental Impact Assessment of the proposed scheme, which considered the Environmental Impact Statement submitted with the application, the further submissions made during the course of the planning application and the appeal, and the report, assessment and conclusions of the Inspector in relation to the environmental impacts of the scheme. The Board considered that the environmental impacts of the proposed development are acceptable and that the proposed development would not have unacceptable significant effects on the environment.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the planning application, as amended by the further plans and particulars lodged on the 23rd day of October 2014, the 19th day of November 2014 and the 28th day of November 2014, 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. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard, only uncontaminated surface water run-off shall be discharged off-site and all contaminated and soiled waters shall be directed to the storage lagoons located on site for suitable treatment by a licensed waste contractor off-site. All details shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of environmental protection and public health.

3. The daily kill rate shall not exceed 350 cattle per day in accordance with the documentation submitted to the planning authority on the 10th day of September, 2014.

Reason: In the interest of clarity.

4. All mitigation measures set out in the Environmental Impact Statement submitted with the planning application on the 10th day of September, 2014 and further information received by the planning authority shall be implemented in full, except as may be required in order to comply with conditions set out hereunder.

Reason: In the interest of orderly development and environmental protection.

5. Any wastewater generated by the proposed development to be disposed of by spreading on land shall be agreed in writing with the planning authority. The location of rate and time of spreading (including prohibited times for spreading) and the buffer zones to be applied shall be in accordance with the requirements of the European Communities (Good Agricultural Practice for the Protection of Water) Regulations 2014 (S.I. No. 31 of 2014).

Reason: To ensure the satisfactory disposal of waste material in the interests of amenity, public health and to prevent the pollution of watercourses.

6. All waste generated during the construction, including surface excavation material to be taken off-site, shall be only recovered or disposed of at an authorised site which has a current waste licence or waste permit in accordance with the Waste Management Acts 1996 to 2008. This shall not apply to the reuse of excavated material within the applicant's site boundary.

Reason: In the interest of public health and to provide for the protection of environment.

7. No advertising signs, symbols, flags, emblems or logos shall be erected externally on existing buildings or anywhere else on site whether or not such development would constitute exempted development without a prior grant of planning permission.

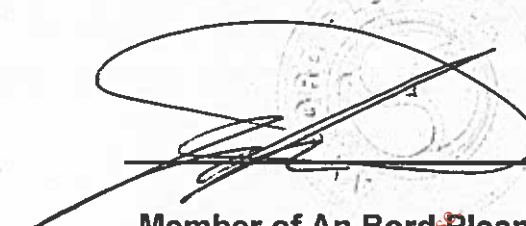
Reason: In the interest of visual amenity.

8. All car parking spaces shall have minimum dimensions of 2.5 by 5 metres and shall be marked with luminous road paint or other suitable material.

Reason: In the interest of traffic safety.

9. At the entrance to the site the existing hedgerow shall be removed and a new hedgerow shall be reinstated in order to improve sightlines for vehicles exiting the site. Details of the proposed works to be undertaken shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development and shall comply with Option 2 of the additional information submitted to the planning authority on the 19th day of November, 2014, as indicated on drawing number RFI-1.

Reason: In the interest of traffic safety



A handwritten signature in black ink, consisting of a large loop followed by several horizontal strokes, is written over a horizontal line. In the background, a faint circular official seal of An Bord Pleanála is visible.

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

Dated this 22nd day of JUNE 2015.

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