

## Board Direction

Ref: PL17.244473

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 15<sup>th</sup> 2015.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the reasons, considerations and conditions set out below.

### REASONS AND CONSIDERATIONS

Having regard to the information on the file and the inspectors report which the Board has adopted, the Board considered that the proposed development, individually or in combination with other plans or projects would not be likely to have a significant effect on the River Boyne and River Blackwater SAC (Site Code 002299) and the River Boyne and River Blackwater SPA (Site Code 004232), or any other European site, in view of the site's Conservation Objectives, and a Stage 2 Appropriate Assessment (and submission of a NIS) is not therefore required.

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 adverse impacts on the environment.

Having regard to the nature of the proposed extension to an existing facility which operates under the provisions of an EPA 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 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 and would not be prejudicial to public health and would be generally 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.

### 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 further plans and particulars lodged on the 23<sup>rd</sup> day of October 2014, the 19<sup>th</sup> day of November 2014 and the 28<sup>th</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> 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.

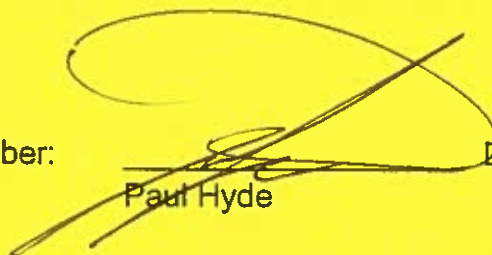
8. All car parking spaces shall have minimum dimensions of 2.5 x 5 metres and shall be marked with luminous road paint or other suitable material.

**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 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 19<sup>th</sup> day of November, 2014 as indicated on Drawing RFI-1.

**Reason:** In the interests of traffic safety

Board Member:



Paul Hyde

Date: 15.06.15