

S.37
File With _____

SECTION 131 FORM

Appeal No: PL

244473

Defer Re O/H

☐

To. SEO

Having considered the contents of the submission dated/received 16/3/15 from

on I recommend that section 131 of the Planning and Development Act, 2000
be/not be invoked at this stage for the following reason(s): No new issues

EO:

B Turner

Date:

19/3/15

To EO:

Section 131 not to be invoked at this stage

☐

Section 131 to be invoked - allow 2/4 weeks for reply

☐

SEO:

Date:

SAO:

Date:

M

Please prepare BP _____ Section 131 notice enclosing a copy of the attached submission
to: _____

Allow 2/3/4 weeks BP _____

EO:

Date:

AA:

Date:

Nichola Meehan

From: procbordemail
Sent: 16 March 2015 14:53
To: Nichola Meehan
Subject: FW: PL - DM - Appeal Submission - PL 17.244473 dunbia
Attachments: dunbia.pdf

-----Original Message-----

From: Bord
Sent: 16 March 2015 14:45
To: procbordemail
Subject: FW: PL - DM - Appeal Submission - PL 17.244473 dunbia

-----Original Message-----

From: Mary Loughran [mailto:MLoughran@meathcoco.ie]
Sent: 16 March 2015 10:55
To: Bord
Cc: Avril Young
Subject: FW: PL - DM - Appeal Submission - PL 17.244473 dunbia

<<dunbia.pdf>> Dear Sir / Madam,

FYA - original in the post
Mary

Mary Loughran
Senior Staff Officer
Planning Department
046 9097583; email - planning@meathcoco.ie

-----Original Message-----

From: Mary Loughran
Sent: 16 March 2015 10:53
To: Mary Loughran
Subject: PL - DM - Appeal Submission - PL 17.244473 dunbia

Your message is ready to be sent with the following file or link
attachments:

dunbia

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Meath County Council.
E-mail: info@meathcoco.ie
Web: www.meath.ie
Tel: 046-9097000

Comhairle Chontae na Mí

*Roim Pleanáil,
Teach Buvinda, Bóthar Átha Cliath,
An Uaimh, Contae na Mí
Fón: 046 – 9097500/Fax: 046 – 9097001
E-mail: planning@meathcoco.ie
Web: www.meath.ie*



Meath County Council

*Planning Department
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Tel: 046 – 9097500/Fax: 046 – 9097001
E-mail: planning@meathcoco.ie
Web: www.meath.ie*

PLANNING SECTION

16th March 2015

**Our Ref: LB140803
Your Ref: PL.17.244473**

**An Bord Pleanála
64 Marlborough Street
Dublin 1**

File Number: LB140803

ABP: PL.17.244473

Applicant: Dunbia (Slane)

Appellant: Gerry Frawley, Thomas Concannon and Thor Bjorn Preisler

Development Address: Painstown, Beauparc, Co. Meath

Development Description: development will comprise the following: (i) Intensification of livestock slaughtering activities at the existing meat plant; (ii) Demolition and removal of existing offices as required under Condition no 3 of planning permission SA/140210; (iii) Construction of 210m² 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 (153m²); (v) Construction of 112m² of additional lairage facilities; (vi) Construction of a 18m² green offal processing room abutting the main factory building; (vii) Construction of an external gantry to support a stomach press (20m²); (viii) Construction of a 4m² pumphouse; (ix) Additional of 5 no. new ancillary car parking spaces. An Environmental Impact Statement (EIS) will be submitted with the planning application to the Planning Authority. The application is in respect of an activity which requires an Integrated Pollution Prevention and Control Licence (IPPC).

Dear Sir/Madam,

Introduction

By Order dated, 22/1/2015, Meath County Council decided to grant permission to Dunbia (Slane) for development to comprise of the following: (i) Intensification of livestock slaughtering activities at the existing meat plant; (ii) Demolition and removal of existing offices as required under Condition no 3 of planning permission SA/140210; (iii) Construction of 210m² 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 (153m²); (v) Construction of 112m² of additional lairage facilities; (vi) Construction of a 18m² green offal processing room abutting the main factory building; (vii) Construction of an external gantry to support a stomach press (20m²); (viii) Construction of a 4m² pumphouse; (ix) Additional of 5 no. new ancillary car parking spaces. An Environmental Impact Statement (EIS) will be submitted with the planning application to the Planning Authority. The application is in respect of an activity which requires an Integrated Pollution Prevention and Control Licence (IPPC).

Frank Burke on behalf of Gerry Frawley, Thomas Concannon and Thor Bjorn Preisler is appealing the decision to grant permission.

In correspondence received by An Bord Pleanála on 17th February 2015 from the aforementioned, the decision to grant permission is appealed. The grounds of appeal are addressed as follows:

- The development results in the displacement of a residential unit. It is normal practice for the Planning Authority to require replacement of the dwelling
- The appellants believe that a revised IPPC licence should have been obtained prior to granting of any permission
- The traffic volumes in the EIS are understated based on maximum kill numbers
- The road network in the vicinity of the site is inadequate to cater for the development
- The sight distances at a number of junctions in the area are inadequate to accommodate the traffic volumes
- The proposed development would be contrary to ED POL 17
- There is a lack of detail contained in the EIS in respect of impacts on domestic wells in the vicinity
- There is no information that the soils in the area are suitable to cater for the spreading of wastewater

The Planning Authority's response to this matter is as follows:

- The Planning Authority notes that there are no requirements in the CDP 2013 necessitating the replacement of dwellings to be utilised for another purpose
- The Road Design Section had no objection to the proposal from an increased volume of traffic perspective and sought further information for the improvement of the access to the site. The Planning Authority was satisfied that this matter was addressed by way of response to the FI request.
- ED POL 17 relates to business enterprise in the countryside and states that the Planning Authority will seek: *"To normally permit development proposals for the expansion of existing authorised industrial or business enterprises in the countryside where the resultant development does not negatively impact on the character and amenity of the surrounding area. In all instances, it should be demonstrated that the proposal would not generate traffic of a type and amount inappropriate for the character of the access roads. This policy shall not apply to the National Road Network"*.
- It must be reiterated that the proposal pertains largely to an improvement in on site facilities through the provision of new offices, lairage facilities etc...The increase in the slaughter numbers necessitated the submission of an EIS, which did formulate part of the application
- The site is controlled by license from the EPA and thus matters relating to noise, odour, dust etc...would be assessed in that regard.

Conclusion

The Planning Authority respectfully request that An Bord Pleanála supports its decision in this matter and fully considers the above submission in addition to the original Planning Officer's reports submitted in respect of the proposed development in determining this appeal.

Yours faithfully,


On Behalf of Meath County Council

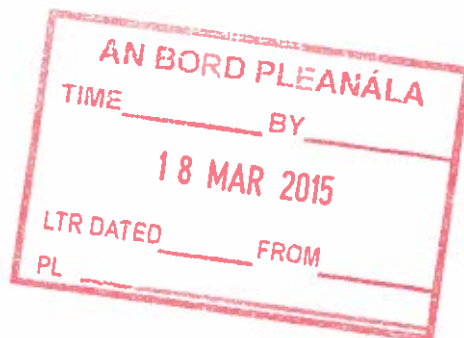
Comhairle Chontae na Mí

Roinn Pleanáil,
Teach Buvinda, Bóthar Átha Cliath,
An Uaimh, Contae na Mí
Fón: 046 – 9097500/Fax: 046 – 9097001
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Meath County Council

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AN BORD PLEANALA	
TIME _____	BY _____
18 MAR 2015	
LTR DATED _____	FROM _____
PL _____	

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H. Loughran
 On Behalf of Meath County Council