
Meath County Council



Planning Report

To:	Wendy Baguall, Senior Executive Planner
From:	David Caffrey, Executive Planner
Date:	20 th January 2015
File Number:	LB/140803
Applicant:	Dunbia (Slane)
Development Address:	Painstown, Beauparc, Co. Meath
Application Type:	Permission
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 210m ² 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 (153m ²); (v) Construction of 112m ² of additional lairage facilities; (vi) Construction of a 18m ² green offal processing room abutting the main factory building; (vii) Construction of an external gantry to support a stomach press (20m ²); (viii) Construction of a 4m ² 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).
Date Decision Due:	31 st January 2015

1.0 Site Location & Description:

This report shall be read in conjunction with previous planning report on this application requesting further information. The following outlines the response to the request from the Planning Authority.

The site consists of an existing abbatoir at the end of a cul-de-sac approximately 250m to the south west of the CR 381. There are a number of large industrial type buildings on site along with ancillary office accommodation. There is also a large concrete hardstanding for the parking and turning of employees vehicles and HGVs. The site is

surrounded by agricultural buildings/land. The abattoir has been in existence on site since the 1980s and was acquired by Dunbia in 2001.

The existing facility is regulated by an Integrated Pollution Prevention and Control licence issued by the EPA under P0811-01 and the said licence was amended by the EPA in 2013 to bring it into compliance with the provisions of EU Environmental Objectives Regulations 2010 and activity since 2013 is an Industrial emissions directive (IED) activity.

Services:

Water Supply- Public Mains

Effluent Disposal- Wastewater Treatment System

Surface Water- Soakpit

2.0 Planning History:

Under SA140210 the current applicant was granted permission for (i) retention of extensions to the side chill in three units of c. 155m² and c. 143m² and c. 46m² and extension to the existing lairage of c. 237m²; (ii) retention of change of use of separate lairage extension of c. 153m² from agricultural use to commercial use; (iii) retention of ancillary development comprising a trailer port, c. 93m² of existing green offal chills, c. 301m² of existing office and staff welfare facilities, 3 no. separate surface parking areas to accommodate 51 no. surface car parking spaces and 6 no. delivery/dispatch vehicles, together with lairage yard extension of c. 1025m² and associated site infrastructure works. Planning permission is also sought for works required to facilitate rain water harvesting, enhancement of water supply and upgrading of on-site drainage and surface water management infrastructure. The application relates to development for the purpose of an activity requiring an Integrated Pollution Prevention and Control Licence

Under SA100576 the current applicant sought retention permission for an extension to side chill & extension to lairage to existing meat processing plant. The application was deemed to be withdrawn after failure to respond to an FI request.

Under SA/801209 permission was granted to the applicant for the construction of 2 No. effluent Aeration tanks, control building and additional smaller storage tanks for effluent treatment purposes. An Integrated Pollution Control licence has been applied for.

SA/30332 – p/p granted to construct an integrated constructed wetland system to treat wash-waters and yard-waters from the existing Newgrange Meats process facility

SA/20110 – p/p granted for a two storey extension to the front and rear of existing abattoir and all auxiliary site works and services. Further Information/revised plans submitted with revisions including revised site boundaries, new car parking spaces, to fill in existing septic tank and to install a new BAF sewerage treatment system and also to install 2 no. underground storage tanks under current planning ref no.SA20110

P00/818 – p/p granted for a single storey extension to the side of existing abattoir to be used for hanging & clipping, plus a new blood holding tank

3.0 National and Local Planning Policy:

Meath County Development Plan 2013-2019 is applicable in the assessment of this application.

- Chapter 4 relates to economic development.
- Chapter 6 relates to transport.
- Chapter 10 relates to rural development.
- Chapter 11 relates to development management guidelines for non-residential development.

Chapter 4 of the County Development Plan sets out a range of economic policies and objectives which relate to the facilitation and development of employment in the county. Specifically, ED POL. 19 relates to business enterprise in the countryside and states:

'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'.

4.0 Submissions:

No submissions have been received under article 29 (1)(a) of the Planning and Development Regulations 2001 as amended. The following outlines the main content of same:

- Concern on wash water being spread on adjoining farm lands
- The road network in the vicinity is not suitable to cater for the volumes of traffic generated
- Concern expressed on hours of operation and noise emanating from the site
- Concern expressed on wastewater treatment and the disposal of same
- The impacts of land spreading of organic waste would be significant
- Potential for pollution and odour emanating from the site

The applicant submitted a response to the content of the third party submissions and the HSE by way of unsolicited further information.

The submissions/observations have been reviewed and taken into consideration in the assessment of this planning application.

5.0 Referrals of FI: Road Design:

6.0 Summary of Key Planning Issues:

The current application was the subject of a Further Information request on a number of issues. As such the key issues at this stage relate solely to the matters raised in the FI request.

7.0 Planning Assessment:

7.1 Further Information Response:

Item 1

The subject site is located on a county road in 80kph speed limit zone. The entrance is located on the inside of a bend where there is very narrow verge and sightlines are extremely poor. Reservations exist that an intensification of the site would impact on traffic safety to an unacceptable degree. Therefore you are requested to submit proposals whereby suitable access/egress arrangements are put in place. You are advised to liaise with the Road Design Section of Meath County Council in respect of the foregoing.

Response:

The applicant has indicated that hedgerow is intended to be removed either side of the entrance to achieve a sightline of up to 120m in each direction. A letter of consent has been received from the adjacent landowner for these works to be undertaken.

Item 2

The further information response is deemed to be significant and as such revised public notices have been submitted and are acceptable. Item 2 of the FI request has been addressed.

8.0 Conclusion:

The applicant has now responded in full to the FI request and to the satisfaction of the Planning Authority. Taking into consideration the foregoing and the previous planning report, a recommendation to grant permission is being made.

9.0 Development Contributions:

The DCS 2010-2015 states that expansions to existing authorised industrial and manufacturing operations shall be exempt from development contributions. This current proposal is an expansion to the existing operations on site and as such contributions are not applicable.

10.0 Recommendation:

Having regard to the suitability of the site from a technical perspective, together with the nature and scale of the development, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the amenities of the area nor lead to a devaluation of adjacent property; would not lead to creation of a traffic hazard nor traffic inconvenience and would, therefore, be in accordance with the proper planning and sustainable development of the area. Accordingly I recommend that permission be granted subject to conditions.

CONDITIONS

23 Oct 2014 (DC)

1. The development shall be carried out and retained in accordance with the plans and particulars lodged with the application on 10th day of September 2014 and 19th day of November 2014 and 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.

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2. The daily kill rate shall not exceed 350 cattle per day in accordance with the documentation submitted to the Planning Authority on 10th day of September 2014.

Reason: In the interest of clarity.

3. All of the environmental, construction and ecological mitigation measures set out in the Environmental Impact Statement of 10th day of September 2014 and in the further information response received by the planning authority and dated 19th day of November, 2014 shall be implemented in conjunction with the timelines set out, except as may otherwise be required in order to comply with the conditions hereunder.

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

4. Surface water run-off from this development (e.g. roofs, driveways, etc.) shall not be connected to the proposed or existing foul sewer system. All manholes, chambers and pipelines constructed/laid as part of the storm or foul sewer networks are to be constructed in such a manner that the infiltration of groundwater and/or surface water is eliminated.

Reason: In the interest of proper planning and sustainable development

5. All waste generated during construction, including surplus 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 interests of public health and to provide for the protection of the environment

6. No advertising signs, symbols, flags, emblems or logos shall be erected externally on the building or anywhere on the site whether or not such development would constitute exempted development or not, without a prior grant of permission.

Reason: In the interests of visual amenity

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

Reason: In the interest of traffic safety

8. Activities on-site shall not give rise to noise levels off-site, at noise sensitive locations, which exceed the following sound pressure limits (L_{eq}, 15 minute):

(i)	8am to 8pm Monday to Friday (inclusive):	55dB(A)
(ii)	8am to 2pm Saturday:	55dB(A)
(ii)	Any other time:	45dB(A)

In addition, there shall be no clearly audible tonal component or impulsive component in the noise emission from the site at any noise sensitive location.

Reason: In the interest of public health and proper planning and development.

9. (a) The application shall comply with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
(b) The rate of surface water runoff from the proposed development shall not exceed the pre-development 'greenfield' runoff rate.

Reason: In the interests of proper planning and development

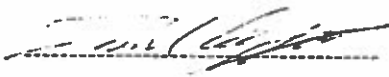
10. All hardstanding areas shall be covered with an impermeable surface or other approved surface and drained via an approved surface water drainage system subject to agreement and approval of the Planning Authority. Only clean uncontaminated water from all hardstanding areas, including roofs, within the site shall be discharged to the surface water drainage system. No surface water run off from the site shall be permitted to drain onto the public road.

Reason: In the interest of proper planning and development

11. The entrance to the site shall be as per the access arrangement detailed on the Site Layout Plan submitted to the Planning Authority on the 19th November 2014. Sight distances shall be maintained as per details submitted on the Site Layout Plan submitted to the Planning Authority on 19th November 2014.

Reason: In the interests of traffic safety

David Caffrey
Executive Planner



Wendy Bagnall
Senior Executive Planner

approved
WBagnall
21/1/15

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