

Meath County Council
Planning Department
Buvinda House
Dublin Road
Navan
Co. Meath
Phone: 046 909 7000 Fax: 046 909 7001

Planning Application Ref: LB/140803

Ian Lumley An Taisce
Tailors Hall
Back Lane
Dublin 8

13/10/2014

Applicant: Dunbia (Slane)
Agent:

I wish to acknowledge receipt of your Submission/Observation made in writing to this office on the 13/10/2014 to the proposed development described as 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. 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).

The Submission/Observation is in accordance with the appropriate provisions of the Planning & Development Regulations 2001 to 2013 and will be taken into account by the Planning Authority in its determination of the planning application.

You will be notified of the Planning Authority's decision in due course.


On Behalf of Meath County Council.

THIS IS AN IMPORTANT DOCUMENT

Keep this document safely. You will be required to produce this acknowledgement to An Bord Pleanála if you wish to appeal the decision of the Planning Authority. It is the only form of evidence which will be accepted by An Bord Pleanála that a submission or observation has been made to the Planning Authority on the Planning Application.



An Taisce

The National Trust for Ireland

20141002-17-140803

Planning Department
Meath County Council
Buvinda House
Dublin Road
Navan
Co Meath

**RECEIVED
PLANNING DEPT.**

13 OCT 2014

**POST
REFERENCE NO.**

10.10.14

Ref: LB/140803

App: Dunbia (Slane)

For: devemoplent 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).

Site: Painstown, Beuparc, Navan, Co. Meath,

Dear Sir/Madam,

Thank you for referring the above application to An Taisce for comment.

The site suitability for expanded operation needs to be addressed. The existence of any type of plant or processing facility on a site is not an entitlement to justify its expansion. The two policies in the Meath County Development Plan are crucial to the assessment of this application ED POL 17 and ED POL 18:

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 standard of the access roads. This policy shall not apply to the National Road Network.

The Tailors' Hall, Back Lane, Dublin 8, Ireland | Telephone: 01 454 1786 | Fax: 01 453 3255
www.antaisce.org

Company Registration No: 12469 | Charity Reference No: CHY 4741

Directors : J Harnett | J Leahy | M Mehigan | D Murphy | B Rickwood (British) | P Howley | C Stanley Smith (British) | A Uí Bhroin

Working for a Better Quality of Life – For Now and For Future Generations

To permit development proposals for industrial or business enterprises in the countryside where generally the following criteria are met:

- (i) the proposed use has locational requirements that can more readily be accommodated in a rural location than an urban setting and this has been demonstrated to the satisfaction of Meath County Council;*
- (ii) the development will enhance the strength of the local rural economy;*
- (iii) the resultant development is of a size and scale which remains appropriate and which does not negatively impact on the character and amenity of the surrounding area;*
- (iv) the proposal demonstrates that it has taken into account traffic, public health, environmental and amenity considerations;*
- (v) the proposal is in accordance with the policies, requirements and guidance contained in this plan;*
- (vi) it is demonstrated to the satisfaction of Meath County Council that the proposal would not generate traffic of a type and amount inappropriate for the character of the access roads or would require improvements which would affect the character of these roads. This policy shall not apply to the National Road Network.*

An assessment is required with regard to ED POL 17 and ED POL 18.

Please acknowledge our submission and advise us of any decision made, with all planners' reports attached in the event of a grant of permission as per DoEHLG Guidelines for Planning Authorities, June 2007.

Yours sincerely,



Ian Lumley
Built Environment & Heritage Officer
builtenvironment@antaisce.org

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