

Murty Hanly & Associates Ltd.

Consultant Engineers & Project Managers

Ardeevin,
Mullingar,
Co. Westmeath
Tel: (044) 93 42186

Planning Department,
Buvinda House,
Dublin Road,
Navan,
County Meath

MEATH COUNTY COUNCIL		
Date Recd	Ref	LB
10-09-14	140803	
LAYTOWN BETTYSTOWN AREA		

9th September, 2014.

Re: Planning application for Dunbia (Slane) @ Painestown, Beuparc, Navan, Co. Meath

Dear Sir/Madam,

We hereby apply for planning permission for 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) Addition of 5 no. new ancillary car parking spaces.

In addition to the drawings describing the proposed development, an Environmental Impact Statement (EIS) and Appropriate Assessment Screening Report are being submitted in support of the planning application.

The new buildings to be constructed include a new building containing a vets office and lairage procurement office, a file storage area and a staff canteen to replace the existing prefabricated structures currently on site. It should be noted that this canteen is for staff to reheat pre-prepared meals only and no cooking or food preparation is intended to be carried out in this canteen. Equipment will include microwaves, fridges, water boilers/ kettles and vending machines only.

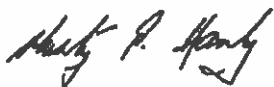
The proposed new lairage building provides additional area to allow an extension of the existing cattle pens for extra capacity as and when it may be required. The other new structures proposed include a

new green offal processing room abutting the main factory building, a small pumphouse and a steel structure containing an external gantry and supporting a stomach press.

The proposed change of use of the farmhouse involves the conversion of the existing dwelling on site into new administrative offices and reception area, which were previously housed in the prefabricated building referred to above.

We trust the above and enclosed are to your satisfaction, however please do not hesitate to contact us should you require anything further.

Yours Sincerely,



Murty P. Hanly

Director

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SCHEDULE OF DOCUMENTS

Please find the following drawings/ documents submitted in support of this planning application for DUNBIA @ PAINSTOWN, BEAUPARC, NAVAN, CO. MEATH:

Cheque for planning fee

2 no. copies of completed planning Application Form

2 no. copies of planning fee calculations and car parking calculations

2 no. copies of letter of consent from owner of portion of site not owned by applicant

2 no. copies of Newspaper notice

2 no. copies of Site Notice (yellow)

10 no. copies of Environmental Impact Statement (EIS)

10 no. copies of Appropriate Assessment Screening Report

10 no. copies of the following Architects drawings/ maps:

• 14/18_01	OS site location map	1:10,560	@A3
• 14/18_01A	OS site location map	1:2,500	@A3
• 14/18_02	existing overall site layout plan	1:1000	@A1
• 14/18_03	proposed overall site layout plan	1:500	@A0
• 14/18_04	proposed buildings layout plan	1:500	@A1
• 14/18_05	existing office & staff welfare facilities	1:100	@A1
• 14/18_06	existing farmhouse plans & elevations	1:100/50	@A1
• 14/18_07	existing lairage plan & elevation	1:100	@A1
• 14/18_08	proposed office & staff welfare facilities & pumphouse	1:100/50	@A1
• 14/18_09	proposed farmhouse plans & elevations	1:100/50	@A1
• 14/18_10	proposed lairage plan & elevations	1:100	@A1
• 14/18_11	proposed green offal processing room plan	1:100	@A1
• 14/18_12	proposed green offal processing room elevations & section	1:100	@A1

MEATH COUNTY COUNCIL		
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LAYTOWN BETTYSTOWN AREA		

Calculation of Planning fees

Schedule of areas for calculation of fees :

1. <u>Change of Use of Farmhouse:</u>	153 sqm
Class 4 Fee = 153sqm x €3.60 = €550.80	
2. <u>Buildings to be constructed:</u>	
New offices, staff welfare & storage facilities:	210 sqm
Additional Lairage Area:	112 sqm
Green Offal Processing Room extension:	18 sqm
Pumphouse:	4 sqm
Gantry for Stomach Press (footprint)	20 sqm
Total area of buildings to be constructed:	364 sqm
Class 4 Fee = 364sqm x €3.60 = €1310.40	

In regard to the additional car parking we submit that fees do not apply as these are ancillary to the development.

Total Fee = €550.8 + €1310.40 = €1861.20

Calculation of Parking Requirements

The Meath County Development Plan Car Parking standards are set out in Section 11.9 of the Plan. For manufacturing this requires the provision of 1 space per 50m². The car parking requirement is calculated as follows:

Gross Floor Area of existing facility = 2567m² / 50 = 51 no. spaces

Gross Floor Area of proposed facility = 2788m² / 50 = 56 no. spaces (5 no. additional spaces)

MEATH COUNTY COUNCIL		
Date Recd	Ref	LB
10-09-14	140803	
LAYTOWN BETTYSTOWN AREA		

Clement Booth
96B Fitzherbert Court
Slane Road
Navan
Co. Meath

1 September 2014

Re: Planning Application by DUNBIA (Slane) for intensification of use and related development at its existing meat processing plant at Greenhills, Painestown, Beauparc, Navan, Co. Meath

TO WHOM IT CONCERNS

I hereby confirm that I, as owner of part of the lands on which this application is being made, consent to the above planning application being made by DUNBIA for intensification of use and related development at its existing meat processing plant at Greenhills, Painestown, Beauparc, Navan, Co. Meath

Yours sincerely

Clement Booth

Clement Booth

MEATH COUNTY COUNCIL
Date Recd Ref LB
10-09-14 140803
LAYTOWN BETTYSTOWN AREA

PLANNING APPLICATION FORM

1. NAME OF RELEVANT PLANNING AUTHORITY:

MEATH COUNTY COUNCIL

AN BORD PLEANÁLA
TIME _____ BY _____
- 5 MAR 2015
LTR DATED _____ FROM _____
PL _____

2. LOCATION OF DEVELOPMENT:

*Postal Address or Townland
or Location (as may best
identify the land or structure
in question)*

Dunbia (Slane), Painstown, Beauparc, Navan, Co.
Meath

*Ordnance Survey Map Ref.
No. (and the Grid Reference
where available)*

Plot ref. no. 19650697_1_1
Coordinates 695271, 769860

3. TYPE OF PLANNING PERMISSION (PLEASE TICK APPROPRIATE BOX):

☒ Permission

☐ Permission for retention

☐ Outline Permission

☐ Permission consequent on Grant of Outline Permission

4. WHERE PLANNING PERMISSION IS CONSEQUENT ON GRANT OF OUTLINE PERMISSION:

Outline Permission Register Reference Number:N/A.....

Date of grant of Outline Permission:N/A.....

5. APPLICANT:

Name(s)

Dunbia (Slane)

Contact details

to be supplied at the end of this form.
(Question: 24)

6. WHERE APPLICANT IS A COMPANY REGISTERED UNDER THE COMPANIES ACTS):

RECEIVED
PLANNING DEPT.

10 SEP 2014

Counter



Reference No. LA140903

Name(s) of company director(s)	Robert John Dobson, James George Dobson, Colin Potts, Liam Dempsey Padraig Browne
Registered Address (of company)	DUNBIA (SLANE) c/o DUNBIA, GRANVILLE INDUSTRIAL ESTATE DUNGANNON, COUNTY TYRONE, BT70 1NJ
Company Registration number	Company No. NI042146

7. PERSON/AGENT ACTING ON BEHALF OF THE APPLICANT (IF ANY):	
Name	Murty Hanly & Associates
Address	to be supplied at the end of this form (Question 25)

8. PERSON RESPONSIBLE FOR PREPARATION OF DRAWINGS AND PLANS:	
Name	Eimear Hanly
Firm/Company	Hanly Robinson Architects

9. DESCRIPTION OF PROPOSED DEVELOPMENT:	
Brief description of nature and extent of development	Permission is sought for Intensification of livestock slaughtering activities; Change of use of existing farmhouse; Demolition of existing offices; Construction of (i) new offices & staff welfare facilities, (ii) additional lairage, (iii) green offal processing room, (iv) external gantry, (v) pumphouse; & 5no. additional ancillary car parking spaces.

10. LEGAL INTEREST OF APPLICANT IN THE LAND OR STRUCTURE:		
Please tick appropriate box. Where legal interest is 'Other', please expand further on your interest in the land or structure	A. Owner	B. Occupier
	C. Other	
	The vast majority of the site is owned by the applicant. A small area of the development site is owned by the adjoining landowner and leased by the applicant.	

<i>If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation</i>	The part of the site not owned by the applicant is owned by: Clement Booth 96b Fitzherbert Court, Slane Rd., Navan, Co. Meath A letter of consent from the landowner of this part of the site is attached.
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11. SITE AREA:

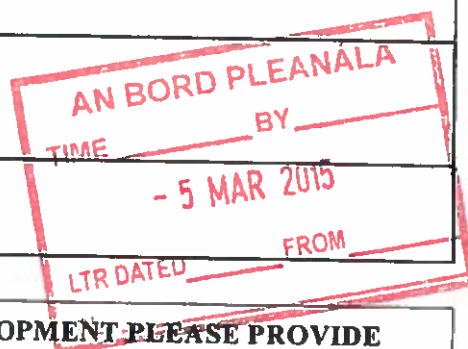
Area of site to which the application relates in hectares 11.45 ha

12. WHERE THE APPLICATION RELATES TO A BUILDING OR BUILDINGS:

Gross floor space ⁵ of any existing building(s) in m2	2567 sqm
Gross floor space of proposed works in m2	344 sqm to be constructed + 153 sqm change of use
Gross floor space of work to be retained in m2 (if appropriate)	N/A
Gross floor space of any demolition in m2 (if appropriate)	276 sqm

13. IN THE CASE OF MIXED DEVELOPMENT (E.G. RESIDENTIAL, COMMERCIAL, INDUSTRIAL, ETC), PLEASE PROVIDE BREAKDOWN OF THE DIFFERENT CLASSES OF DEVELOPMENT AND BREAKDOWN OF THE GROSS FLOOR AREA OF EACH CLASS OF DEVELOPMENT:

Class of Development	Gross floor area in m2
N/A	



14. IN THE CASE OF RESIDENTIAL DEVELOPMENT PLEASE PROVIDE BREAKDOWN OF RESIDENTIAL MIX:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses							N/A

Apartment							
Number of car-parking spaces to be provided							

AN DORD Total ANA LA
TIME BY

5 MAR 2015

LTR DATED FROM

15. WHERE THE APPLICATION REFERS TO A MATERIAL CHANGE OF USE OF ANY LAND OR STRUCTURE OR THE RETENTION OF SUCH A MATERIAL CHANGE OF USE:

Existing use ⁶ (or previous use where retention permission is sought)	The existing use of the farmhouse is residential use
Proposed use (or use it is proposed to retain)	The proposed use of the farmhouse is commercial use
Nature and extent of any such proposed use (or use it is proposed to retain)	The farmhouse is to be converted to offices for administration purposes

16. SOCIAL AND AFFORDABLE HOUSING:

(Please tick appropriate box)	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?		✓
If the answer to the above question is "yes" and the development is not exempt (see below), you must specify, as part of your application, the manner in which you propose to comply with section 96 of Part V of the Act.		
If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000 ⁸ , a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).		

If the answer to the above question is "no" by virtue of section 96(13) of the Planning and Development Act 2000⁹, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.

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

17. DEVELOPMENT DETAILS:

Please tick appropriate box	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		<input checked="" type="checkbox"/>
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		<input checked="" type="checkbox"/>
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994 ¹⁰ ?		<input checked="" type="checkbox"/>
Does the proposed development require the preparation of an Environmental Impact Statement ¹¹ ?	<input checked="" type="checkbox"/>	
Does the application relate to work within or close to a European Site (under S.I. No. 94 of 1997) or a Natural Heritage Area ¹² ?		<input checked="" type="checkbox"/>
Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?	<input checked="" type="checkbox"/>	
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		<input checked="" type="checkbox"/>
Do the Major Accident Regulations apply to the proposed development?		<input checked="" type="checkbox"/>
Does the application relate to a development in a Strategic Development Zone?		<input checked="" type="checkbox"/>
Does the proposed development involve the demolition of any structure?	<input checked="" type="checkbox"/>	

18. SITE HISTORY

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

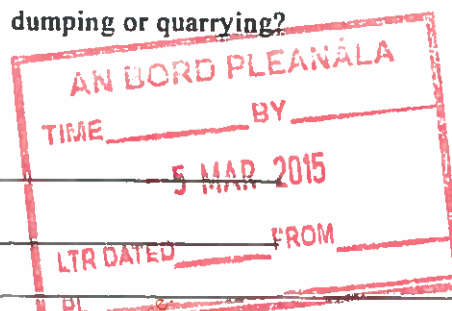
Yes[] No[☒]

If yes, please give details e.g. year, extent:

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes[] No[☒]

If yes, please give details.



Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes[☒] No[]

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: SA140210

Date: 21.03.2014

Reference No.: SA100576

Date: deemed withdrawn

Reference No.: SA801209

Date: 16.07.2008

Reference No.: SA30332

Date: 19.03.2004

Reference No.: SA20110

Date: 20.03.2003

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with article 19(4) of the Planning and

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development 13?

Yes[] No[☒]

An Bord Pleanála Reference No:.....

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19. PRE-APPLICATION CONSULTATION:

Has a pre-application consultation taken place in relation to the proposed development¹⁴?

Yes [☒] No [☐]

If yes, please give details:

Reference No. (if any): N/A

Date(s) of consultation: 25/8/2014

Persons involved: Wendy Bagnall, Murty Hanly (email correspondence)

20. SERVICES:***Proposed Source of Water Supply***

Existing connection [☐] New connection [☐]

Public Mains [☐] Group Water Scheme [☐] Private Well [☒]

Other (please specify):.....

Name of Group Water Scheme (where applicable):.....

Proposed Wastewater Management/Treatment

Existing [☒] New [☐]

Public Sewer [☐] Conventional septic tank system [☐]

Other on-site treatment system [☐] Please specify

Proposed Surface Water Disposal

Public Sewer/Drain [☐] Soakpit [☐]

Watercourse [☒] Other [☐] Please specify

21. DETAILS OF PUBLIC NOTICE:

Approved newspaper¹⁵ in which notice was published

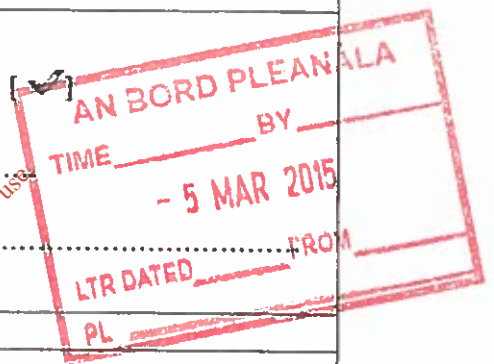
Meath Chronicle

Date of publication


9th September 2014

Date on which site notice was erected

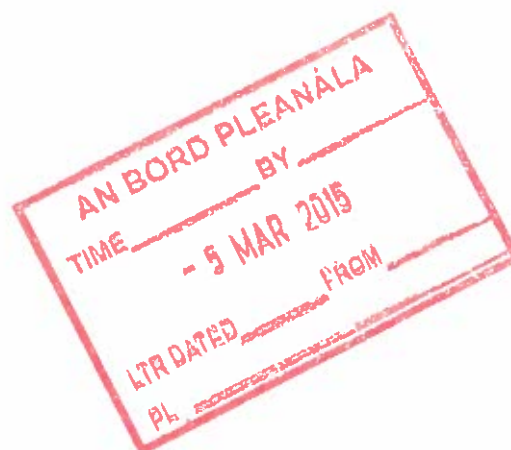
10th September 2014



22.APPLICATION FEE:
<i>Fee Payable</i>
€1,861.20
<i>Basis of Calculation</i>
See attached Fee Calculation

23. DECLARATION:	
<i>I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.</i>	
<i>Signed</i> <i>(Applicant or Agent as appropriate)</i>	
<i>Date</i>	9 th September 2014

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as specified in the Third or management Act, 1996, is/are as

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PLANNING NOTICES

Meath County Council - I, James
Byrne, intend to apply for
permission for development at
Hayestown and Camuff Little,
Navan, Co. Meath. The
development will consist of
construction of a two storey style
dwelling with detached domestic
garage, install a Septic Tank &
Percolation area and form new
entrance from public road. The
planning application may be
inspected or purchased at a fee not
exceeding the reasonable cost of
making a copy, at the offices of the
planning authority during its public
opening hours and that a
submission or observation in
relation to the application may be
made to the authority in writing on
payment of the prescribed fee
(€20.00) within the period of 5
weeks beginning on the date of
receipt by the authority of the
application. Signed: Foster
Associates Architects (Registered
Designer & Registered Assigned
Certifier under new Building
Control Regulations) Dean Hill,
Hayes, Navan, Co. Meath - ph.
046-9024417.

Information revised plans may be
made in writing to the Planning
Authority within two weeks of
receipt by the planning Authority of
the newspaper notice and site
notice or in case of a planning
application accompanied by an
Environmental Impact Statement
(E.I.S.), within 5 weeks of receipt
of such notices by the Planning
Authority and must be
accompanied by the prescribed fee
except in the case of a person or
body who has already made a
submission or observation.
Signed: Rebecca Morrin

Meath County Council - Further
Information /Revised Plans on
Register Reference No.SA/130997.
Eamon Waters Application for
Permission for Retention of
development at Rathdrinagh,
Beauparc, Navan, Co. Meath. The
development consisted of the
retention of amendments to
workshops, garage, shop, filling
station and stores. Significant
further information/revised plans
were submitted on this application.
This significant further
information/revised plans, in
relation to the application have
been furnished to the Planning
Authority, and are available for
inspection or purchase at a fee not
exceeding the reasonable cost of
making a copy, at the offices of the
authority during office hours. A
submission or observation in
relation to the further
information/revised plans may be
made in writing to the Planning
Authority on payment of the
prescribed fee. Submissions or
observations are to be sent to the
Planning Authority within two
weeks of receipt by the Planning
Authority of the newspaper notice
and site notice or in the case of a
planning application accompanied
by an Environmental Impact
Statement (E.I.S.), within 5 weeks
of receipt of such notices by the
Planning Authority.

Meath County Council - I, Ciara
Doyle, intend to apply for planning
permission for development at
Moyglare, Maynooth. The
development will consist of a two
storey dwelling, car-port, external
storage and effluent treatment
plant. The planning application
may be inspected or purchased at
a fee not exceeding the reasonable
cost of making a copy, at the
offices of the Planning Authority
during its public opening hours,
and a submission or observation in
relation to the application may be
made in writing to the Planning
Authority on payment of the
prescribed fee (€20.00) within the
period of 5 weeks beginning on the
date of receipt by the Planning
Authority of the application.

Meath County Council - I, Edel
Clinch intend to apply for planning
permission for development at
Lismulinn, Navan, Co. Meath. The
development will consist of
revisions to planning rel. no.
NA/100821. Revisions include
change of house type from one
and a half storey to two storey
house, new garage and all
associated site works. The
planning application may be
inspected or purchased at a fee not
exceeding the reasonable cost of
making a copy, at the offices of the
planning authority during its public
opening hours. A submission or
observation in relation to the
application may be made to the
authority in writing on payment of
prescribed fee (€20) within the
period of 5 weeks beginning on the
date of receipt by the planning
authority of the application.

weeks of receipt by the Planning
Authority of the newspaper notice
and site notice or in the case of a
planning application accompanied
by an Environmental Impact
Statement (E.I.S.), within 5 weeks
of receipt of such notices by the
Planning Authority.

Meath County Council - We,
Dunbia (Slane), intend to apply for
permission for development at this
site, at Painesstown, Beauparc,
Navan, Co. Meath. The
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 112m2s of
additional lairage facilities;
- (vi) Construction of a 18m2s green
oil processing room abutting the
main factory building;
- (vii) Construction of an external
gantry to support a stomach press
(20m2s);
- (viii) Construction of a 4m2
pumphouse;
- (ix) Addition 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
planning application and EIS may
be inspected or purchased at a fee
not exceeding the reasonable cost
of making a copy at the offices of
the Planning Authority during its
public opening hours. A
submission or observation in
relation to the application and/or
EIS may be made in writing to the
planning authority on payment of
the prescribed fee, €20, within the
period of 5 weeks beginning on the
date of receipt by the Planning
Authority of the application, and
such submissions or observations
will be considered by the Planning
Authority in making a decision on
the application. The Planning
Authority may grant permission
subject to or without conditions, or
may refuse to grant permission.

Meath County Council - I,
Margaret Campbell, intend to apply
for permission for retention of
development at Gallow, Knock,
Co. Meath. The development
consists of a two storey extension
to the side and rear of a two storey
dwelling house.

The planning application may be
inspected or purchased at a fee not
exceeding the reasonable cost of
making a copy, at the offices of the
Planning Authority during its public
opening hours. A submission or
observation in relation to the
application may be made in writing
to the Planning Authority on
payment of the prescribed fee
(€20.00) within the period of 5
weeks beginning on the date of
receipt by the Planning Authority of
the application and such
submissions or observations will be
considered by the Planning
Authority in making a decision on
the application. The Planning
Authority may grant permission
subject to or without conditions, or
may refuse to grant permission.

SITE NOTICE

MEATH COUNTY COUNCIL

AN BORD PLEANÁLA

TIME _____ BY _____

- 5 MAR 2015

PL _____ FROM _____

We, DUNBIA (SLANE), intend to apply for permission for development at this site, at PAINESTOWN, BEAUPARC, NAVAN, CO. MEATH.

The 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) Addition 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 planning application and EIS may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours.

A submission or observation in relation to the application and/or EIS may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed :


Hanly Robinson Architects
Level One, Unit 8, Galway Technology Park,
Parkmore, Galway

MEATH COUNTY COUNCIL		
Date Recd	Ref	LB
10-09-14	140803	
LAYTOWN BETTYSTOWN AREA		

Date of Erection of Site Notice : 10th September 2014