



## Board Direction

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**Ref: PL17.245760**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4<sup>th</sup> March 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

### REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed upgrade and enhancement of the existing and long-established water supply infrastructure at this location, to the pattern of development in the area and to the policies and provisions contained in the Meath County Council Development Plan 2013-2019 it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the cultural or visual amenities of the area or of property in the vicinity, would not be prejudicial to public health and would generally be 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.

#### *Appropriate Assessment*

The Board carried out a screening exercise in relation to potential impacts on nearby European sites, specifically the River Boyne and River Blackwater SAC and SPA (site codes 00XXXX and 00XXXX) and the River Nanny Estuary and Shore SPA (site code 00XXXX), and having regard to the nature and scale of the proposed development, the nature of the receiving environment, the screening report submitted, the submissions on file and the report of the Inspector, the Board concluded that, on the basis of the information available, the proposed development would not be likely to

have a significant effect on any European site, either individually or in combination with other plans and projects.

## CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:
  - (a) A plan to scale of not less than 1:500 showing –
    - (i) Existing trees, hedgerows and shrubs specifying which are proposed for retention as features of the site landscaping
    - (ii) The measures to be put in place for the protection of these landscape features during the construction period
    - (iii) The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder
    - (iv) Details of screen planting which shall not include *cupressocyparis x leylandii*
    - (v) Details of roadside/street planting which shall not include *prunus* species
    - (vi) Hard landscaping works, specifying surfacing materials and finished levels.
  - (b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment

- (c) A timescale for implementation including details of phasing

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of 5 years from the completion of the development, shall be replaced within the next planting season with others of similar size and species.

**Reason:** In the interests of residential and visual amenity.

3. CMP1

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

5. All tank containers located on site shall be rendered impervious to materials stored therein. All tanks shall as a minimum be bunded locally to a volume of not less 110% of the capacity of the largest tank within the bunded area.

**Reason:** In the interest of public health and the environment.

6. The applicant shall put in place sediment control measures during the construction phase to ensure the protection of the River Boyne and Blackwater SAC. Details of these sediment control measures shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** To ensure the integrity of any European Site in the vicinity is not adversely affected during the construction works.

7. Any artificial lighting within the confines of the site shall be appropriately cowed so as to ensure no light spillage onto adjoining lands. Details shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interests of protecting residential amenity.

Board Member: \_\_\_\_\_ Date: 4<sup>th</sup> March 2016  
G.J. Dennison