



An
Bord
Pleanála

Board Direction
PL17.247792

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 7th 2017.

The Board decided to grant permission by a vote of 2:1 generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the location of the site adjacent to established quarry uses and a former landfill, to the Environmental Impact Statement and information in support of the application and also the licencing regime under which the operational phase of the facility would be regulated, it is considered that subject to compliance with the conditions set out below, the proposed development would not have unacceptable impacts on the environment, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, and would 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

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 6th October 2016, 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 the development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The permission shall apply for a period of five years from the date of this order. Following the expiration of this period, the importation of material to the site and operations on site shall cease, unless prior to the end of the period, planning permission shall have been granted for a further period.

Reason: In the interest of clarity.

3. All the environmental and construction mitigation measures set out in the Environmental Impact Statement as updated by additional information, shall be implemented in conjunction with the timelines set out, except as otherwise be required in order to comply with the conditions hereunder. No development shall commence prior to issuance of an EPA Waste License

Reason: In the interest of orderly development and the amenities of the area and to safeguard the receiving environment.

4. The importation of soil and recovery of C&D and operation of associated machinery shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays and between 0800 and 1400 on Saturdays and not at all on Sundays and public holidays.

Reason: In the interest of good traffic management and to protect amenities of the area.

5. (a) A traffic management plan for the operations shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

(b) Details of road signage, warning the public of the entrance and of proposals for traffic management at the site entrance, shall be submitted to, and agreed in writing with, the planning authority prior to re-commencement of development at this site.

(c) Pull in bays to be completed to the satisfaction of the Planning Authority prior to acceptance of materials into the site.

Reason: In the interest of orderly development and traffic safety

6. The developer shall be responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction works and operations and shall make good any damage to the road to the satisfaction of Meath County Council.

Reason: In the interest of traffic management of the area.

7. A 10m wide buffer zone shall be maintained along the edge of the Dangan river in accordance with Dwg: S-39-4 Revision A – Site Layout Plan, as received by the Planning Authority on 6th October 2016 and no inert material shall be deposited in this area.

Reason: In order to protect receiving waters.

8. The imported material to be deposited on the land shall comprise inert soil and topsoil only and shall be levelled, contoured and seeded upon the completion of the works in phases and protected until established.

Reason: In order to assimilate the development into the surrounding rural landscape, in the interest of visual amenity.

9. The developer shall pay to the planning authority a financial contribution as a special contribution under section 48(2) (c) of the Planning and Development Act 2000, as amended, in respect of the provision of pull-in bays to allow for passing traffic along the L-6209. The amount of the contribution shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála for determination. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office.

Reason: It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

10. During the construction phase of the proposed development, the noise level from within the boundaries of the site measured at noise sensitive locations in the vicinity, shall not exceed-

(a) an L_{Ar,T} value of 55 dB(A) during 08:00 and 1900 hours Monday to Friday and between 08.00 and 13.00 on Saturdays (excluding public holidays).

(b) an L_{Aeq, T} value of 45 dB(A) at any other time.

Reason: To protect the residential amenities of property in the vicinity.

11. During the construction stage, dust emissions shall not exceed 350 mg/m²/day averaged over a continuous period of 30 days (Bergerhoff Gauge). Details of a monitoring programme for dust shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. Details to be submitted shall include monitoring locations, the commencement date and the frequency of monitoring results.

Reason: To protect the residential amenities of property in the vicinity.

Board Member

Date: 07.07.17

Paul Hyde