



An  
Bord  
Pleanála

**Board Direction**

**PL17.248115**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21<sup>st</sup> September 2017.

The Board decided to grant permission 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 structure for retention within an existing quarry site, the pattern of development in the vicinity of the structure, the planning history of the site and the policies in the Meath County Development Plan 2013 -2019, the board considered that the retention of the structure for a period of three years from the date of this order, subject to compliance with the conditions set out below would not seriously injure the residential or visual amenities of the area or property in the vicinity, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. The Board accepted and adopted the screening assessment and conclusion carried out in the Inspector's report was satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the River Boyne and River Blackwater Special Area of Conservation (Site Code 002299) or any other European site, in view of the site's Conservation Objectives.

Furthermore, the Board accepted the Inspector's findings in terms of the Environmental Impact Assessment and was satisfied that the proposed development was not likely to have a significant effect on the environment. The proposed development for retention would, therefore be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development for retention 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.

**Reason:** In the interest of clarity

2. The use of the prototype silo shall cease after three years from the date of this order and shall then be removed from site within six months unless otherwise approved by the planning authority or An Bord Pleanála by way of a further grant of planning permission

**Reason:** To comply with the terms of the planning application lodged.

3. The development shall comply with conditions set out under planning reference numbers P00/2075 and TA/20408, except where conditions hereunder specify.

**Reason:** In the interest of the proper planning and development of the area.

4. The silo shall only operate between the hours of 0700 hours and 1900 hours Monday to Friday and 0700 hours to 1400 hours on Saturday and not at all on Sundays or Bank Holidays.

**Reason:** To protect the residential amenity of the area.

5. The noise levels generated by the development shall not exceed 55 dB(A) LAeqT during operations and 45 dB(A) LAeqT at any other time when measured at the nearest occupied house. When measuring the specific noise level the time shall be 1 hour period during which the sound emission is at its maximum level.

**Reason:** In order to protect the amenities of property in the vicinity.

6. The developer shall pay to the planning authority a financial contribution of €360 (three hundred and sixty euro) in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine.

**Reason:** It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Board Member**

**Date:** 22<sup>nd</sup> September 2017

---

Maria FitzGerald