



An
Bord
Pleanála

Board Direction
PL17 248960

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24th January, 2018.

Appropriate Assessment Screening

The Board noted that the proposed development is not directly connected with or necessary to the management of a European Site. In completing the screening for Appropriate Assessment, the Board accepted and adopted the screening assessment and conclusion carried out in the Inspector's report in respect of the identification of the European sites which could potentially be affected, and the identification and assessment of the potential likely significant effects of the proposed development, either individually or in combination with other plans or projects, on these European sites in view of the site's Conservation Objectives. The Board 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 SAC (002299), the River Boyne and River Blackwater SPA (004232), and the Mount Hevey Bog SAC – Site Code: 002342, or any other European site, in view of the site's Conservation Objectives.

Environmental Impact Assessment Screening

In completing the screening for Environmental Impact Assessment, the Board accepted and adopted the screening assessment and conclusion carried out in the Inspector's report and was satisfied that the proposal is not one which is likely to have significant effects on the environment, either by itself or in combination with other plans or projects. It then follows that an Environmental Impact Assessment (EIA) or the preparation of an EIA Report are not required.

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

The policy of the Planning Authority as set out in the Meath County Development Plan 2013-2019 actively supports rural enterprises such as that proposed, particularly through Policies ED POL 19 which states support for rural enterprises and Policy ED POL 22 which states support of the development of micro businesses in rural areas. It is considered that, subject to the conditions set out below, and having regard to the nature, scale and extent of the proposed development, the proposed development would not adversely affect the hydrological or hydrogeological environment, would not seriously injure the visual or other amenities of the area, would not be prejudicial to public health and would not constitute a threat to water pollution or give rise to an unacceptable traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

As per Inspector's recommended conditions- Drafting to standardise.

Condition 2 (c) to read :

The quantity of water being abstracted shall be monitored and the results of this monitoring shall be submitted to the planning authority on a bi-annual basis.

Condition 3 to read

The recommendations for the protection of the groundwater source as outlined in the hydrological report submitted to the planning authority on 12/5/17 shall be implemented.

Reason: In the interest of protection of the water source.

Condition 7 –noise condition A

Condition 9 (a) to read:

The septic tank and percolation area shall be located, constructed and maintained in accordance with the details submitted to the planning authority with the application

on 12th May 2017, and in accordance with the requirements of the document entitled 'Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)' – Environmental Protection Agency, 2009. Only effluent from the office, wc's and canteen facilities shall be directed to the septic tank and no system other than the type proposed in the submissions shall be installed unless agreed in writing with the planning authority.

Add additional conditions below

- Any proposals for the water treatment of the source waters, together with proposals for the disposal of any waste products arising from this process, shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason : In the interest of public health.

- The external finishes of the proposed development shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. External cladding shall be dark green in colour.

Reason: visual amenity

Board Member

Date: 26.01.2018

Terry Prendergast