



An  
Bord  
Pleanála

**Board Direction**  
**BD-013635-23**  
**ABP-311834-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/09/23

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 provisions of the Meath County Development Plan, 2021-2027, and the specific characteristics of the site and surrounds, it is considered that, subject to compliance with the conditions set out below, the development to be retained would not seriously injure the residential amenities of the area or of property in the vicinity, would be acceptable in design terms and would constitute an acceptable form of development at this location. The development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

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| 1. | The development to be retained shall comply 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 |
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	<p>to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority and the development shall be completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The use of this replacement shed shall be restricted to the storage of potatoes only. Any change of use shall obtain a prior grant of planning permission.</p> <p><b>Reason:</b> In the interest of proper planning and sustainable development of the area.</p>
3.	<p>The noise level arising from the development shall not exceed 55 dB(A) Leq (1 hour) between 0800 to 1800 hours, Monday to Saturday inclusive, when measured at the nearest residential dwelling. At all other times the noise level shall not exceed 45 dB(A) Leq (1 hour) measured at the same locations. No pure tones should be audible at any time.</p> <p><b>Reason:</b> In the interest of residential amenity.</p>
4.	<p>Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health.</p>
5.	<p>The operation of this development shall not give rise to any emissions of malodours, fumes, gas, dust or other deleterious materials, industrial effluent and noise, vibration or electrical interference generated on site such as would give rise to reasonable cause for annoyance to any person in residence or public place in the vicinity.</p> <p><b>Reason:</b> In the interest of public health and residential amenity.</p>
6.	<p>No additional signage or advertising shall be erected on site without the prior written approval of the Planning Authority whether or not such development would otherwise constitute exempted development.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
7.	<p>The developer should be responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway or rising from the development and shall make good any such damage for width to the satisfaction of the planning authority.</p>

	Reason: In the interests of the proper traffic management of the area.
8.	<p>The developer shall enter into water and wastewater connection agreement(s) with Irish Water, if required. The Applicant shall be required to adhere to the standards and conditions set out in that agreement.</p> <p><b>Reason:</b> In the interest of public health.</p>
9.	<p>The developer shall pay to the planning authority a financial contribution 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, as amended. 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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Board Pleana to determine the proper application of the terms of the Scheme.</p> <p><b>Reason:</b> It is a requirement of the Planning and Development Act 2000, as amended 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.</p>

**Board Member**

Joe Boland

**Date:** 08/09/2023

