

An
Bord
Pleanála

Board Direction
BD-018903-25
ABP-320187-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/02/2025.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the established commercial enterprise on site, the Board considered that the proposed development, subject to the conditions set out below would not seriously injure the 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 proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not share the inspector's conclusion that there were concerns regarding the inadequacy of the water supply serving the proposed development. The Board noted that the proposed development would give rise to an additional 6-8 employees at the facility and that the additional water demand would be likely to be minimal, having particular regard to the commercial nature of the development. The Board also noted that the site is located within a groundwater area where the bedrock is locally productive and on this basis that the well has sufficient capacity to cater for the proposed expansion of the facility and the modest increase in demand in water supply arising from the expansion. Finally, in relation to water supply the

Board noted that Meath County Council's Water Services Department expressed no concerns in relation to water supply issues.

With regard to the inspector's concerns in relation to the collection and disposal of surface water, it was noted that new roof water and surface water drainage is proposed to be incorporated into the surface water layout and this water is to be collected in a new surface water attenuation area via a manhole fitted with a silt trap prior to being discharged to a public 600mm storm water sewer. Any surface water discharge will be controlled with a hydrobrake to limit run-off flow to 3 litres per second. It is considered that the public storm water sewer with a diameter of 600mm has sufficient capacity to cater for the increase in run-off rate, including any additional run-off arising from discharges from the fire water retention tank. It was further noted that, subject to conditions (which have been incorporated in the Board's decision) the Water Services Department of Meath County Council had no objections in respect of the surface water arrangements on site.

The Board, noted and agreed with the inspector that the development would not give rise to significant traffic generation so as to create a traffic hazard on the surrounding road network and would not give rise to any significant adverse impacts on residential amenity in terms of overshadowing, loss of light or visual intrusion. The Board also considered that the further information submitted by the applicant in respect of upgrading the wastewater treatment system serving the development would allay any concerns that the proposed development would pose a threat or be prejudicial to public health.

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 received by the planning authority on the 19th day of May 2022 and 27th May 2022 and received by the Board on the 12th Day of August 2024 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. All relevant conditions attached to the parent permission (Register Reference DA70011) shall be complied with in full to the satisfaction of the planning authority.

Reason: in the interests of clarity.

3. The landscaping scheme shown on drawing number PL07, as submitted to the planning authority on the 19th day of May, 2022 shall be carried out within the first planting season following substantial completion of external construction works.

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 five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

4. Prior to the occupation of the proposed extension, the applicant shall provide 4 no. fully functional charging points for Electrical Vehicles at accessible locations, the details of which shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interests of sustainable transportation.

5. Details of the materials, colours and textures of the external finishes to the proposed warehouse shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interests of visual amenity.

6. Parking on the public road including the hard shoulder along the road curtilage of the site shall be prohibited.

Reason: In the interests of traffic safety

7. (a) Prior to the commencement of development the developer shall submit an Engineering Report outlining the design calculations for the proposed attenuation system. The applicant shall submit details of the Q-bar calculations for the greenfield run-off for the subject site. The Discharge rate from the subject site shall be restricted to equal to 1 year greenfield site peak runoff rate or 2l/s/ha, whichever is the greatest.
(b) The developer shall submit a revised surface water attenuation system design details of which are to be agreed in writing with the planning authority prior to the commencement of development.
(c) The developer shall upsize the proposed attenuation system by 20% for climate change.
(d) All flow control devices shall be fitted to an outlet pipe (minimum 225 mm diameter) and shall be fitted with a pull cord bypass. In order to isolate and carry out maintenance of the flow control device a penstock valve (or similar approved) shall be installed within the flow control chamber, on the upstream end of the manhole.
(e) The developer shall supply a specification for the proposed flow control device which will ensure that the discharge rate from the site will equate to greenfield discharge rates.
(f) The applicant shall engage with and secure the written permission of the Municipal District Engineer for access to the water drain. The applicant shall undertake any remedial works to the existing surface water drainage network

which the Municipal District Engineer considers necessary to facilitate the discharge from the proposed development.

(g) All works shall comply with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2 for new Developments.

Reason: In the interests of the orderly collection and treatment of surface water and the proper planning and sustainable development of the area

8. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of proper planning and sustainable development.

9. All waste generated during construction, including surplus excavation material to be removed off site, shall be only recovered or disposed of at an authorised site which has a current Waste Licence or Waste Permit in accordance with Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the developers site boundary.

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

10. (a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on 24th August 2024 and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.

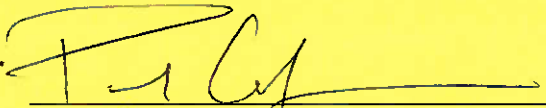
(b) Treated effluent from the wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021. (c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

(c) Access to the wastewater treatment system shall be provided for maintenance purposes. If this requires the removal or partial removal of the recently constructed warehouse to the rear of the site, the developer shall remove that portion of the warehouse to ensure that access to the waste water treatment system and percolation area is available at all times.

Reason: In the interest of public health and to prevent water pollution.

11. No increase in material shall be imported into the site until the requisite authorisation under the Waste Management (Facility Permit and Registration) Regulations has been obtained by the developer. The developer shall liaise with the Environment Section of Meath County Council to ensure compliance with the above Regulations.

Board Member


Paul Caprani

Date: 13/02/2025

