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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: RA/181383**

**Appeal** by Jennifer and Michael O'Shea care of William Doran of 7 Saint Mary's Road, Ballsbridge, Dublin against the decision made on the 26<sup>th</sup> day of July, 2019 by Meath County Council to grant subject to conditions a permission to Peter Joseph Barry and Enrich Environmental Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Construction of a new entrance and access road to Enrich Environmental Limited from the L6215 and associated upgrade works of the L6215 from the proposed new entrance to the junction with the R125. This will replace the permitted access road and entrance to the facility via the R125 (not yet constructed), permitted under Meath County Council Register Reference Number RA/140777; An Bord Pleanála Appeal Reference Number PL17.244408 (condition number 6 of the permission refers). The proposed development includes all ancillary site development, landscaping and boundary treatment works above and below ground. The application relates to development which comprises or is for the purposes of an activity requiring an Industrial Pollution Prevention and Control Licence (now replaced by an

Industrial Emissions Licence) at Larch Hill Stud, Newtownrathganley and Phepotstown, Kilcock, County Meath.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the location, nature, scale and detailed design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of properties in the vicinity of the site, would not be prejudicial to public health and would be acceptable in terms of pedestrian and traffic safety. 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 4<sup>th</sup> day of July 2019, 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 conditions pertaining to the parent permission, planning register reference number RA/140777 (PL17.244408), shall continue to apply, except as may be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

3. Prior to commencement of development a detailed design of all road improvement works shall be submitted to, and agreed in writing with, the planning authority. These shall include details of roadside drainage.

**Reason:** In the interest of traffic safety.

4. Prior to commencement of development, a construction and operational traffic management plan shall be submitted to the planning authority for written agreement.

**Reason:** In the interest of traffic safety and residential amenity.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

6. All service cables in the public road shall be located underground.

**Reason:** In the interests of visual and residential amenity.

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**Stephen Bohan**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board**

**Dated this            day of            2019**