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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: AA/191263**

**APPEAL** by Geraldine and Terence Dunne of “The Weavers”, Ford-de-Fyne, Naul, County Meath and by others against the decision made on the 28<sup>th</sup> day of July, 2020 by Meath County Council to grant subject to conditions a permission to Kilsaran Concrete Unlimited Company (trading as Kilsaran Build) care of SRL Consulting Ireland of 7 Dundrum Business Park, Windy Arbour, Dublin.

**Proposed Development:** The development will consist of: Extraction and processing on site, to include washing (with associated closed system silt settlement lagoons), screening and crushing, storage, stockpiling and haulage of sand and gravel to principally service the existing readymix concrete plant operated by Kilsaran Concrete on the eastern side of the R108 regional road and permitted under planning register reference number 80/572. The total extraction area extends to an area of circa 6.9 hectares and will be worked (extracted and restored) on a phased basis. Phased stripping and storage of topsoil and overburden materials for reuse in the restoration works.

Restoration of the site will be to a beneficial agricultural after-use; Access to the site will be through the existing agricultural enterprise site entrance onto the R108 regional road with upgrade of same and provision for the upgrade of

the existing internal access track and section of a new access track. All associated site works within an overall application area of circa 17 hectares, and all for a period of nine years plus one year to complete restoration works (total duration of 10 years). An Environmental Impact Assessment Report (EIAR) has been prepared in respect of this planning application. All at Ford-de-Fine, Naul, County Meath. Further public notices were received by the planning authority on the 5<sup>th</sup> day of June, 2020.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations 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**

1. The proposed development is dependent on the operation of the existing concrete batching plant to the east of the R108. In the absence of baseline information on the operation of the existing plant, the Board is not satisfied that the proposed development would not give rise to additional traffic movements on the public roads in the vicinity of the site, endanger public safety by reason of traffic hazard and obstruction of road users or seriously injure the residential and visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the nature of the proposed development and its location alongside the River Delvin, and deficiencies in the information contained within the Environmental Impact Assessment Report, and associated documents, in relation to ground water, the Board is not satisfied that the proposed development would not have significant effects on the quality of ground water and surface water in the vicinity of the site and flows within the River leading to the risk of increased flooding downstream. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2021.**