

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 21/1166

APPEAL by Shay and Mandy Duff of Lobinstown, Navan, County Meath and by others against the decision made on the 21st day of December, 2021 by Meath County Council to grant subject to conditions a permission to Meade Potato Company Unlimited care of Boylan Engineering of Main Street, Mullagh, Kells, County Meath.


Proposed Development: Construction of a farm distillery and farm shop with associated retail area, café, exhibition space, associated parking, warehousing. Proposed storm drainage and treatment infrastructure, including retention pond. Proposed sewerage treatment system comprising of an advanced treatment unit and associated percolation area. All ancillary site development works, all at Heronstown, Lobinstown, Navan, County Meath, as revised by the further public notices received by the planning authority on the 26th day of November, 2021.

Decision


REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

The site of the proposed development is located within an area identified as a 'Poor Aquifer – Bedrock which is Generally Unproductive (Pu)' where the Meath Groundwater Protection Scheme Report (Section 5.5.2) notes that yields are generally less than 40 cubic metres per day. Policy INF POL 31 of the Meath County Development Plan 2021-2027 seeks 'To protect and develop, in a sustainable manner, the existing groundwater sources and aquifers in the County and to manage development in a manner consistent with the protection of these resources.' Furthermore, Objective INF OBJ 36 seeks 'To protect and develop, in a sustainable manner, the existing groundwater sources and aquifers in the County and manage development in a manner consistent with the sustainable management of these resources in conformity with the EU Environmental Objectives (Groundwater) Regulations 2010 and the second cycle National River Basin Management Plan 2018-2021, and any subsequent plan and the Groundwater Protection Scheme.' Having regard to the reliance on private wells for domestic water supply within the surrounding area and, in the absence of empirical evidence to demonstrate that a sustainable supply of water can be abstracted to cater to a development of this scale and nature, it is considered that the proposed development would not be in accordance with the aforementioned policy and objective of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 27th day of October 2023.