



An  
Bord  
Pleanála

**Board Order**  
**ABP-315949-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 22/1450**

**Appeal** by Wild Ireland Defence CLG care of Peter Sweetman of Shangri La, Newtown, Bantry, County Cork against the decision made on the 22<sup>nd</sup> day of February, 2023 by Meath County Council to grant subject to conditions a permission to Jason Reilly care of Aidan Kelly of Molough, Newcastle, Clonmel, County Tipperary in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Permission to construct a milking parlour building incorporating crush/drafting area, collecting yard, meal bins, slatted underground effluent tanks and hardcore area; cubicle house extension with underground effluent tanks; existing agricultural entrance to be closed and replaced with new agricultural entrance and access roadway and all associated site works at Grangegoddan Glebe, Kells, County Meath. The proposed development was revised by new public notices received by the planning authority on the 3<sup>rd</sup> day of February 2023.

## **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.**

## **Reasons and Considerations**

Having regard to:

- (a) the established agricultural activities carried out on site;
- (b) the location, nature, scale and design of the proposed development;
- (c) the provisions of the Meath County Development Plan, 2021-2027;  
and
- (d) the specific characteristics of the site and surrounds,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, would not have an unacceptable impact on the landscape or ecology, would not be prejudicial to public health, and would constitute an acceptable form of development at this location. 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 further information received by the planning authority on the 13<sup>th</sup> day of January 2023, 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. A nutrient management plan, complying with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations, 2022, shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of public health.

3. The colour of the proposed farm structures hereby permitted shall be dark grey, grass or dark green, dark brown, dark red or unfinished concrete. Roof colours shall be darker than wall colours.

**Reason:** In the interest of visual amenity.

4. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

5. Prior to the commencement of development, the developer shall complete a Bre 365 test for the proposed soakways on site. If necessary, the developer shall increase the size of the existing soakaway volume to reflect the increase in impermeable area as a result of this application. The applicant shall include 20% increase in rainfall due to climate change and design the attenuation system for the ground conditions.

**Reason:** In the interest of public health.

6. The proposed development shall be designed, sighted and constructed in accordance with the Department of Agriculture, Food and the Marine specifications as per the European Union (Good Agricultural Practice for Protection of Waters) Regulations, 2022 (S.I 113 of 2022).

**Reason:** In the interest of public health and residential amenity.

7. All uncontaminated surface water, including roof water, shall be separately collected and shall not in any circumstances be allowed to discharge to the foul storage facilities.

**Reason:** In the interest of public health.

8. (a) All waste generated during construction, including surplus excavation material to be taken off site, shall be recovered or disposed of at an authorised site which has a current waste licence or waste permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the site boundary.
- (b) The effluent storage tanks shall be constructed in accordance with the minimum specification documents issued by the Department of Agriculture, Food and the Marine S123 Minimum Specification for Bovine Livestock units and Reinforced Tanks.
- (c) The livestock sheds shall be constructed in accordance with the minimum specification document issued by the Department of Agriculture, Food and the Marine, S101 Minimum Specification for Agricultural Buildings.
- (d) All new buildings must be cognisant of the separation distances as outlined in the European Union (Good Agricultural Practice for the Protection of Waters) Regulations, 2022.

**Reason:** In the interest of public health.

9. Prior to commencement of development, the developer shall enter into a water and wastewater connection agreement with Uisce Éireann.

**Reason:** In the interest of public health.

  
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**Stephen Brophy**

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

Dated this 8<sup>th</sup> day of January 2024.