



An  
Coimisiún  
Pleanála

**Commission Order  
PL-500338-KE**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 24/61342**

**Appeal** by Moyvalley Meats (IRL) Unlimited Company against the decision made on the 24<sup>th</sup> day of October, 2025 by Kildare County Council to refuse permission.

**Proposed Development:** Development consisting of a 342.61-square-metre extension to the west elevation of the existing building with a maximum height of 4.44 metres for storing pallets. 22 number car parking spaces, including five number electric vehicle charging points. Lighting and all ancillary site development works. The development consists of retention planning permission for an additional 505.1-square-metre gross floor area added to the main building which was granted planning permission under planning register reference numbers 96/1777 and 98/1181. The additional footprint includes a canteen, workshop area, process area and loading bay. Alterations to the elevations of the main building as permitted under planning register reference number 98/1181 arising from the additional footprint. This includes the removal and relocation of the previously permitted workshop at the rear of the building to the south-west elevation, the relocation of external stairs and the reconfiguration of openings (windows and doors). Relocation of the truck wash facility granted under planning register reference number 98/1181 from

a stand-alone location close to the south-eastern corner of the site to its current location on the southern edge of the existing building. Reconfiguration of the layout of the seven-tank wastewater treatment plant previously granted under planning register reference number 98/1181. Change of use of a dwellinghouse (planning register reference number 96/1777) to office accommodation. Installation of a prefabricated unit for office accommodation adjacent to the dwellinghouse. Installation of a loading bay, a container to house a backup generator, a below ground stormwater attenuation tank and an electric gate at the facility entrance, all at Moyvalley Meats, Tanderagee, Broadford, County Kildare.

## **Decision**

**GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.**

## **Reasons and Considerations**

Having regard to the size, scale and nature of the proposed development and the development proposed to be retained, which is an extension to a permitted development of long-standing use located in a rural area in the Kildare County Development Plan 2023-2029, that the wastewater treatment plant employed by the developer to treat wastewater arising is fit for purpose and is capable of producing a final effluent that meets the emission limit values as specified in the relevant EPA licence, that the development will not alter the existing volume or nature of the discharge to the River Glash and, therefore, Water Framework Directive (2000/60EC) compliance will not be impeded as a result of the application, and that the EPA do not consider the discharge from the developer's facility to be a significant pressure on water quality in the River Glash, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would not have an adverse visual impact, would not seriously injure the amenities of the area by reason of odour or noise

nuisance, would not be prejudicial to public health, and would be acceptable in terms of traffic safety and convenience. The proposed development and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Appropriate Assessment Screening:**

The Commission completed an Appropriate Assessment Screening exercise in relation to the potential effects of the proposed development and the development proposed to be retained on European Sites, taking into account the nature, scale and location of the proposed development and the development proposed to be retained, the Appropriate Assessment Screening Report submitted with the planning application and the Inspector's report, the Senior Ecologist Inspector of An Coimisiún Pleanála, and submissions on file. In completing the screening exercise, the Commission adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development and the development proposed to be retained would not be likely to have a significant effect on the River Boyne and River Blackwater Special Area of Conservation (Site Code: 002299) or the River Boyne and River Blackwater Special Protection Area (Site Code: 004232) in view of the Conservation Objectives of these sites, and that a Stage 2 Appropriate Assessment (preparation of a Natura Impact Statement) is, therefore, not required.

## Conditions

1. The development shall be retained, 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 29<sup>th</sup> day of September, 2025 and by An Coimisiún Pleanála on the 20<sup>th</sup> day of November, 2025, 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 retained, carried out and completed in accordance with the agreed particulars.

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

2. All mitigation, environmental commitments and monitoring measures identified in the plans and particulars submitted shall be implemented in full as part of the proposed development, including, inter alia, the Water Framework Directive Assessment, the Odour Impact Assessment, and the Noise Impact Assessment. Where such measures 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.

**Reason:** In the interest of development control, public information, and clarity.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

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

4. Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of amenity and public safety.

5. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures, and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and amenity.

6. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" published by the Department of the Environment, Heritage and Local Government in July 2006.

**Reason:** In the interest of sustainable waste management.

7. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity.

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



**Declan Moore**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 26<sup>th</sup> day of MARCH 2026.