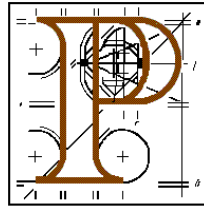


An Bord Pleanála



Inspector's Report

PL 17.246042

DEVELOPMENT:-

Land reclamation works over an area of approximately 3.16ha comprising of the importation of inert soil (approximately 96,700 tonnes); and the redistribution of approximately 1,300 tonnes of soil from part (0.35ha) of the adjoining previously permitted reclamation area (MCC Ref. DA/20014 ABP Ref. PL.17.129591) to reduce the finished ground level in that part of the reclaimed area by approximately 0.2 m, The increase in ground level on the proposed reclamation area is approximately 1.8m. The proposed development also includes for the repair & reinstatement of existing internal haul road; creation of a hard standing area of approximately 135 sq.m surrounded by a 0.45m high wall; reinstatement of an existing (currently unused) wheel wash and relocation of existing container on site and temporary use as site office at Loughlinstown and Kilbrew, Ratoath, County Meath.

Planning Authority:

Meath County Council

Planning Authority Reg. No:

AA/150544

Applicant:

John Coyle

Application Type:

Permission

Planning Authority Decision: Grant Permission
Appellant: Fergus Carey
Type of Appeal: Third Party –v- Grant
Observers: None
Date of Site Inspection: 06 April 2016

INSPECTOR: **Patricia Calleary**

1.0 INTRODUCTION

PL 17.246042 relates to a third party appeal against the decision of Meath County Council to issue a notification to **grant permission** for land reclamation works over an area of approximately 3.16ha at Loughlinstown & Kilbrew, Ratoath, County Meath. The development would include importation of inert soil and raising the level of the ground by 1.6m, redistribution of adjoining previously permitted area by lowering the level in this area by 0.2m (to a level of 2.0m over existing ground) and repair / reinstatement of ancillary works (haul road, hard standing area, wheel wash and temporary site office). The third party concerns in this appeal relate to traffic safety, amenity, flood risk and environmental concerns (noise, dust and waste) which would result from the development.

2.0 SITE LOCATION AND DESCRIPTION

The appeal site is a field located in a rural area c. 3.5km north of Ratoath in County Meath. It is accessed off a local road, L-50161-0 which connects with the R155 at Curragha crossroads, c.1.3km east of the existing site entrance.

The site with a stated net area of 3.16ha is low lying and forms part of a larger agricultural landholding. There were horses present on site on the day of my site inspection. Part of the site has been previously filled on foot of an earlier grant of permission by An Bord Pleanála (PL17.129591). I noted the remainder of the land was reasonably firm with some patches of wet ground underfoot. A narrow existing private access track, c. 0.5km in length connects the site to the local road.

The site is bounded by natural hedges and drainage ditches and it is immediately surrounded by other agricultural fields on all sides. There are various storage sheds associated with the manufacture of potato crisp products (Largo Foods) located to the west of the site access roadway. There are a number of one-off rural houses opposite and east and further west of the site entrance point. The closest house is the appellant's house, shown located c.340m north of the proposed works. Tayto Park theme park and zoo lies opposite the site entrance towards the west while the principal entrance to the theme park is located further north at Robinsons Cross off the R155. The wider environs consist of rural houses and agricultural lands.

3.0 PROPOSED DEVELOPMENT

This proposed development would consist of land reclamation over an area of 3.16ha and is best described on Dwg No. 106 P1 received by the PA on 3 Nov 2015.

It would comprise the following:

- Importation of inert soil (approximately 58,000 tonnes) with a consequential increase in ground level of 1.6m. It is important to note that the application initially sought to import c.96,700 tonnes but this was reduced to 58,000 following a request for further information.
- Redistribution of approximately 1,300 tonnes of soil from part (0.35ha) of the adjoining previously permitted reclamation area (Ref. PL.17.129591) to reduce the finished ground level in that part of the reclaimed area from 2.2m to 2.0m. [This would lower the height of of this area to result with the finished levels to match those permitted under PL.129591].
- Repair & reinstatement of existing internal haul road; creation of a hard standing area c.135 sq.m bounded by a 0.45m high wall.
- Reinstatement of an existing unused wheel wash, relocation of an existing container on site and for temporary use as a site office.

The planning application is accompanied by a number of reports including the following:

- Environmental Impact Report
- Stage 1 Flood Risk Assessment Report
- Agronomy Report
- Traffic Impact Assessment Report
- Appropriate Assessment Screening Report
- Archaeological Assessment (submitted during the planning process).

4.0 PLANNING AUTHORITY'S DECISION

The planning application was lodged with Meath Council on 28 May 2015. On 14 December 2015, a decision to **grant permission** issued with 8 no. conditions including the following:

- Condition 2 – Agricultural use only;
- Condition 3 – Buffer zone required between land reclamation works and drainage ditches;
- Condition 7 – Waste Permit required prior to commencement.

4.1 Planning officer's report

The Planner's report notes at the outset that development of field drainage or land reclamation for the purposes of agriculture could ordinarily be classified as exempt development as per Class 11, Part 3, Schedule 2 of the 2001 Planning and Development Regulations, as amended. However, it recognises that other parts of the Regulations state that exempted development provisions do not apply to development which endangers public safety by reason of a traffic hazard or obstruction of road users or interferes with the character of the landscape. The following provides a summary of the planning officer's assessment.

- Considers 2 main elements to the proposal including the redistribution of material from previously permitted area and the reclamation works over a new area.
- Notes that proposed volume of fill has been reduced from 90,000 to 58,000 tonnes in the applicant's response to a request for further information.
- Proposes raising levels by between 1.6m and 2.0m.
- Site located in 'Central Lowlands', which are indicated as 'High Value' within the Meath CDP 2013.
- Considered acceptable from a visual perspective.
- Notes that Environment Section had no objections regarding flood risk subject to providing a separation buffer between filled area and drainage ditches.
- Notes Road Design had no objection subject to conditions.
- No Archaeological Issues outstanding.
- Considers that an EIS is not required.
- Waste Facility permit will be required separately.

A recommendation to **Grant Permission** was made.

4.2 Submissions/Observation

The Planning Authority received a number of submissions and these have been summarised in the Planning Officers report. The main issues raised are listed as follows:

- Impact on landscape.
- Concerns over flooding and subsidence as field adjoins a flood plain.
- Dust and Noise impacts.
- Traffic safety due to 32 truck movements per day (16 in, 16 out).
- Inadequate visibility at entrance.
- Negative impacts on local community and amenity due to increased levels of tipper trucks on local roads and possible risk of unauthorised and hazardous wastes.

It is stated that all submissions have been taken into account in the assessment of the planning application.

4.3 Interdepartmental reports

Environmental (General)

- No response.

Environmental (Flooding)

- No objection subject to buffer distance between works and drains as per Dwg No.106.

Road Design

- No objection subject to conditions.
- A follow on email was received from SEE seeking a special contribution of €20,000 for footpath works along local road L-50161 and upgrading existing storm water drainage at the R150/L-50161 junction.

Heritage Officer

- No response

4.4 Prescribed Bodies Referral Responses

DAHG

- No objection - No further archaeological recommendations.

EPA

- Confirms that if combined lifetime recovery is less than 100,000 tonnes a waste facility permit is required.

An Taisce

- No response.

5.0 PLANNING HISTORY

PL17.215615 (DA50400) – 23 August 2006

Permission was **refused** for the carrying out of land recovery operation.

PL17.129591 (DA20014) – 22 October 2002

Permission was granted for importing soil and topsoil for the purpose of land recovery, together with the construction of an internal haul road and temporary wheel wash.

RL2213 (DAS54006) – 4 May 2006

A declaration was sought as to whether or not the importation of soil and subsoil fill of lands on an area of 3.3ha for agricultural purposes required planning permission. An Bord Pleanála determined that the works were not exempted development.

6.0 GROUNDS OF APPEAL

6.1 Third Party Appeal

A third party appeal was lodged by Fergus Carey who states that his family's house and lands are adjacent to the subject site and considers that the development would have a direct impact on his property.

The principal grounds of his appeal are summarised as follows:

- Existing narrow road unsuitable for proposed activity of 32 truck movements per day. Would generate traffic hazard and increase risk of road traffic collisions.
- Noise and dust would result from spreading and transport operations.
- Existing entrance is seriously sub-standard and dangerous with inadequate sightlines.
- Unacceptable change to the natural topography would result.
- Would give rise to potential for flood risk on lands including appellants lands.
- Detrimental impact on local community due to increased levels of tipper trucks.
- Land is fertile and not in need of restoration.
- Concerns about risk of unauthorised or hazardous wastes which could be deposited on site.
- Makes reference to inspectors report under PL17.129591.

- Will impact on applicant's amenity because of depositing of clay on roadway and cause traffic hazard.

In conclusion, the applicants request An Bord Pleanála to refuse planning permission for the proposed development.

7.0 OBSERVATIONS

None

8.0 APPEAL RESPONSES

8.1 First Party Response to Third Party Appeal

A response to the third party's appeal was received from Declan Brassil & Co. on behalf of the first party. The response sets out the following:

- Works would include for the redistribution of ground that was constructed higher than permitted to bring it into compliance with its permission granted under PL17.129591.
- Strategic Objective RUR DEV S07 supports agricultural & rural enterprises.
- Current proposal provides for bringing marginal and unproductive lands into productive use is consistent with policies and objectives of the Meath County Development Plan.
- Site is not located in or adjoining any designated site or area listed for protection or preservation or within any view of prospect under the Meath County Development Plan.

The appeal response is also accompanied by a supporting response prepared by Malone O Regan (MOR). This response deals with technical and environmental matters including traffic, noise, dust, flood risk and the principal points in the response are set out in summary below.

Traffic

- Level of traffic will be low (7 trucks in + 7 trucks out of site per day) and will only be for an 18 month period. Filling of the site will not occur at weekends and will be restricted to 9.00-18.00 hrs Monday to Friday.
- Road-widening is required along this road on foot of a planning permission associated with Tayto Park. MOR state their involvement in the detailed design stage and works are expected

to be complete in 2016 prior to land reclamation works on subject site.

- A review of the RSA website shows that there has only been 1 road traffic collision along this stretch of road, which occurred in 2011 proximate to the Tayto Park/Largo Foods entrance. A supporting map is presented.
- 145m sightline is required when accessing onto new and improved national road. States that this is not applicable to current proposal for temporary access onto a local road.
- Sightline in excess of 90m achievable to right when exiting site. Sightline of 90m achievable when turning left. Photographs of each are included.
- A letter of consent from adjoining landowner to maintain hedges along the public road for the duration of the works is included. [No corresponding map attached].
- Boards order did not cite traffic safety or amenity impacts as reasons for refusal under PL.215615.

Noise

- Appellant's property located c.340m from any noise sources.
- Temporary noise levels would not be in excess of background ambient noise levels at appellant's property.
- Hours of operation will limit potential for noise impact.
- Noise mitigation measurements including best practice and management of operations are listed.

Dust

- Dust impacts have been assessed and subject to the implementing mitigation measurements, there will be no resultant impact on nearby receptors including appellant's land and house.
- Dust mitigation measures are listed including planning, management, reseeding, inspections and proper use of suited equipment.
- Dust monitoring will be undertaken for the duration of works.

Flood Risk

- Based on FRA, low risk of pluvial or fluvial flooding.
- No increase in hard surface area and no resultant increase in surface water run-off as a result of development.

Other

- Only inert soils and sub-soils have previously been used and will be received on site. No hazardous or other waste materials have been deposited on site. The waste to be received will be strictly governed by the conditions of a waste facility permit.
- Current application is smaller and different to that which was considered under PL17.129591 and inspectors concerns then raised were in a different context. Cumulative impacts have been considered under Environmental Impact Report (EIR) submitted with the current application.

8.2 Second Party Response to Third Party appeal

- Refers to Planning Officers reports on file.
- Refers to senior executive engineer's reports in relation to traffic and flooding.
- Considers most appropriate decision in the interest of proper planning and sustainable development would be to grant planning permission.

8.3 Third Party Response to First Party Response

- Previous permission was not complied with despite letters sent to Meath County Council at the time (copy of one letter was attached to response).
- Land is not marginal and proposal would not enhance the green economy.
- States there were 3 no. collisions on the road in the week of the date of the letter (29 March 2016) and others previously. Not all accidents are reported to the RSA.
- Edge of road will be further eroded.
- Road is already over trafficked with large volumes of HGVs travelling the road continuously.
- Noise was an issue in 2003 from previous filling and resulted in more than background noise.
- 145m sightline requirement is what is required under DMRB and is therefore very relevant.
- Flood risk (especially pluvial flooding) was raised as an issue by the Planning Authority environment engineer.

- The Malahide SPA and SAC should have been identified in the Appropriate Assessment screening as it lies just outside the 15km radius from the site.
- A visit to the site will confirm that more than inert soils were deposited in the ground.
- Concerns about how the development would be policed given previous non-compliance in 2003.

8.4 Second Party Response to First Party Response

- Response stated nothing further to add to initial response.

9.0 POLICY CONTEXT

9.1 Local Planning Policy

The proposed development is governed by the policies and provisions contained in the Meath County Development Plan 2013-2019. Section 4.4 of the Development plan recognises the importance of agriculture as a component of County Meath's economy.

There are no specific objectives in the plan regarding land reclamation or recovery.

The appeal site is located outside any settlement centre and therefore the rural development objectives would apply as follows:

Strategic Objective RUR DEV S07

- *To support the continuing viability of agriculture, horticulture and other rural based enterprises within rural areas and to promote investment in facilities supporting rural innovation and enterprise with special emphasis on the green economy, in the context of sustainable development and the management of environmental resources.*

Strategic Objective RUR DEV S08

- *To support and protect the existing economic base and seek to diversify the economy through both inward investment and the promotion of agriculture, forestry and tourism- related industries in rural areas.*

The site is located within the 'Central Lowland', which is indicated as being a 'High Value' in the Meath County Development Plan 2013-2019.

10.0 ASSESSMENT

I have read and considered the contents of the planning application, grounds of appeal, responses and relevant planning policy. I have also attended the site and environs. The following assessment covers my considerations on the key planning issues and also encapsulates my *de novo* consideration of the application. I consider the key issues in determining the application and appeal before the Board are as follows:

- Principle of development.
- Planning History
- Traffic Impacts and Amenity
- Flood Risk
- Other Issues

10.1 Principle of Development

The proposed development involves the importation of c. 58,000 tonnes of inert soil to the site for the purposes of land reclamation. An area shown as Area 1 on Dwg No. 106 (submitted to the Planning Authority on 3 Nov 2015) was previously filled to a current height of 2.2m. It is proposed to reduce the level of fill in this area to 2.0m to bring it into compliance with its grant of permission PL17.129591. The remaining areas are to be filled to a height of 1.6m. Ancillary works include reinstatement of existing internal haul road, wheel wash, container for site office and the creation of a hard standing area.

Under the Meath County Development Plan 2013-2019, there are no specific policies in relation to land reclamation or recovery. However, Section 4.4 of the Plan recognises the importance of agriculture as a component of County Meath's economy.

Strategic Objective RUR DEV 07 is supportive of the continuing viability of agriculture and related enterprise within rural areas. **Strategic Objective RUR DEV 07** is also supportive of the promotion of agriculture in rural areas.

The agronomy report submitted as part of the application states that the works will improve the land and its agronomic value and provide a

benefit to agriculture. The appellants consider that the land is fertile and is not in need of improvement.

On the day of my inspection, I noted that the land which was previously filled to be much drier, and obviously higher than the original surrounding lower lying land.

On the basis of the stated policies and objectives, the proposed development description and my inspection, I am satisfied that the development will provide a benefit to the land and would not be contrary to any policies or objectives of the current Meath County Development Plan.

I am therefore satisfied that the development is appropriate and acceptable in principle.

10.2 Planning History

Permission was refused by the Board under PL17.215615 for reasons of potential for water flooding of adjoining low-lying lands in the absence of a full hydrological analysis. It was considered that the development then proposed could result in consolidation of unauthorised development due to an increase in levels beyond those permitted under PL17.129591.

I note that a comprehensive Flood Risk Assessment (dealt with under separate heading in Section 10.4 under) has been submitted with this current application. Also, the application includes a proposal to reduce the level of area filled under PL17.129591 by 200mm to bring it into compliance with its grant of permission.

Accordingly, I consider that the previous reasons for refusal have been addressed under this current planning application and appeal.

10.3 Traffic Impacts and Amenity

The appellant considers that the traffic that would be generated by the development (revised to 14 truck movements per day), when taking in conjunction with other development would be significant on a narrow unsuitable road. He considers it would create a dangerous traffic hazard and presents photographs of locations where previous road traffic collisions occurred on the local road serving the proposed development. The appellant also states that the development would give rise to unacceptable dust and noise issues from the spreading and transport operations, thus negatively impacting on residential amenity for the community.

The applicants state that the proposed importation of material on site is estimated to take 18 months and the frequency of trucks would be low at 7 loads in and 7 loads out per day. It is stated that no night time, evening or weekend operations would occur. The applicants also state that improvement works will be completed on the local road by Meath Co Council in 2016. They provide an extract map from the RSA website showing that only 1 collision is recorded proximate to the subject site, classified as a minor collision.

I noted on my inspection of the site and environs that the local road is deficient in terms of its width and alignment. It is already heavily trafficked, serving the adjoining 'Largo foods' establishment and other industrial premises to the west of the site entrance. While Tayto Park is located across the local road from proposed development, it's principal entrance, recently completed in 2015, is located further north at Robinsons Cross off the R155.

However, I consider that the additional traffic which the development would generate would not be significant and would not be long term. I am satisfied that the proposed development would not create an unacceptable traffic hazard or unacceptable convenience to other road users.

In relation to the appellants concerns raised on grounds of inadequate sightlines at the junction of the entrance, I am satisfied that the 90m sightlines achievable in each direction are acceptable on a local road and I note that the Local Authority's Road Design Engineer was satisfied with the proposal subject to conditions.

Noting the mitigation measures proposed in the Environmental Impact Report in terms of noise and dust, I am also satisfied that the amenity of residential properties proximate to the site would not be unduly reduced as a result of noise or dust during the filling operations. Given the low visual impact arising from the filling of low lying land by 1.6-2.0m, I do not consider there would be any long term traffic or amenity impacts on the residential properties, the closest which is c.340m away from the works.

In conclusion, I consider that the development should not be refused on grounds of traffic impact or loss of amenity.

10.4 Flood Risk

A Stage 1 Flood Risk Assessment (FRA) was submitted with the application which is stated to have been carried out in accordance with 'The Planning System and Flood Risk Management' Guidelines issued by the DEHLG in 2009.

The FRA concludes that the site is not located in an area where there is a high probability of flooding. It further concludes that the proposed land improvement works are not likely to cause flooding or surface water management issues. It notes that there is a history of occasional flooding of the adjoining fields to the south and south west of the site but that since the OPW began maintaining the streams at this location 8 years ago, that there has been no reported flooding issues. In the applicant's response to the appeal, this is referred to as water logging from low permeability underlying soils.

On the day of my inspection, I observed deep ditches alongside the field boundaries. Water level was low in these drains. At a wider level, I did not observe any flood issues in the vicinity of the proposed site. I note that the OPW have not recorded any flood events in the area under their National Flood Hazard Mapping. The development does not propose significant increase in any hard surface area and a buffer area of 20m strip between the areas of fill and the majority of field drains has been reserved (presented on Dwg No. 106 P1 received by the PA on 3 Nov 2015).

The appellants argue that pluvial flood risk was not addressed in the Flood Risk Assessment and that the Planning Authority also raised this issue. The applicants confirm that pluvial flooding was considered as part of the Stage 1 FRA.

I am satisfied that based on the findings of the Stage 1 FRA and physical evidence on the ground that the risk of flood increase or surface water management issues which would be caused as result of the development would be minimal.

Given the agricultural nature and use of the site and the findings of the Flood Risk Assessment, I do not consider the development should be refused on the basis of flooding.

10.5 Other Matters

Appropriate Assessment

I have read the appropriate assessment screening report submitted with the application.

The River Boyne and River Blackwater SAC - Site Code: 002299 and River Blackwater SPA - Site Code: 004232 lie c. 14km from the site in the north westerly direction. The field drains surrounding the site discharge into the Dunshaughlin stream c.3.5km downstream which in turn discharges to the Broadmeadow River. The Broadmeadow River flows east and enters the Malahide Estuary SPA and SAC c.16km eastwards. The appellants argue that the impact on the Malahide SAC /SPA should have been considered. I am satisfied that as it lies outside of the 15km radius, there was no requirement to do so.

The River Boyne and River Blackwater SAC **qualifying interests** include Annex I habitats (Alkaline fens, alluvial forests with Alder and Ash).

The **general conservation objectives** associated with the SAC seek to improve conditions which favour existing Annex 1 habitats for which the SAC has been selected so that they may reach favourable conservation status.

The River Boyne and River Blackwater SPA **qualifying interests** include Annex I bird species Kingfisher.

The **general conservation objectives** associated with the SPA seek to maintain and improve conditions which favour the expansion and maintenance of breeding kingfisher.

The potential impacts are examined in the AA Screening report as follows:

1. Loss of disturbance to habitats

Due to separation distance and lack of drainage links, it can be concluded that there will be no loss or disturbance to qualifying species of interest as a result of the development.

2. Potential impairment of water quality

Due to the large separation distance, there would be no potential for contaminants to reach the SPA/SAC. Mitigation measures are also

proposed (including during construction) to ensure the proposed development will not have any impact on surface water or ground water quality at the SPA/SAC.

I have had regard to the nature and scale of the proposed development and the nature of the receiving environment and proximity to the nearest European site, namely The River Boyne and River Blackwater SAC and SPA which lies c.14km south west of the site. I consider that it is reasonable to conclude on the basis of the information on file which I consider adequate in order to issue a screening determination, that the proposed development either individually or in combination with other plans or projects would not be likely to have a significant effect on the European sites referred to above or any other European site in view of the site's conservation objectives and therefore a State 2 Appropriate Assessment and the submission of an NIS is not therefore required.

Unauthorised development

The appellant raises concerns that the filling of the site previously was not in compliance with its grant of permission in terms of delivery times and the deposition of unauthorised demolition material on site. He raises further concerns about the risk of unauthorised or hazardous wastes which could be deposited on the site if permission was granted.

Based on my site inspection which was visual in nature, there is no physical evidence that the area which has been filled and which is now grassed over has included anything other than inert material. Furthermore the issue of unauthorised development is a matter for the Planning Authority as the enforcement authority and not a matter for An Bord Pleanála.

11.0 CONCLUSIONS AND RECOMMENDATION

Further to the above assessment of matters pertaining to this appeal, including the consideration of the submissions of each party and including my site inspection, I consider that the proposed development would not seriously injure the amenities of the area, would not give rise to an unacceptable risk of increased flooding and would be acceptable in terms of traffic safety and convenience. I consider that the proposal would be in accordance with the relevant provisions of the Meath County Development Plan 2013-2019 in respect of agriculture as

outlined in Section 9 above. I am therefore satisfied that the proposed development would be in accordance with the proper planning and sustainable development of the area.

I recommend that **permission** be granted for the development in accordance with the said plans and particulars based on the reasons and considerations hereunder and subject to the Conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the policies and provisions of the Meath County Development plan 2013-2019, which seek to support the continuing viability of agriculture and promote agricultural related industries in rural areas, together with the planning and permitted history of the site and the nature and scale of the development proposed, it is considered that, subject to compliance with the conditions set out below, the proposed development, which seeks to reclaim lands for agricultural use, would not seriously injure the amenities of the area, would not give rise to an unacceptable risk of increased flooding and would be acceptable in terms of traffic safety and convenience. It is considered that the proposal 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 on 28 May 2015 as amended by the further plans and particulars submitted on the 03 November 2015, 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 the development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Proposals for preventing suspended solids from entering the drains surrounding the site shall be employed and the measures proposed

shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

Reason: In order to protect surface water.

3. A buffer zone shall be maintained between the land reclamation works and the drainage ditches as shown on Drawing No. 106 submitted to the Planning Authority on 3 November 2015 and no inert material shall be deposited in this area.

Reason: In order to protect surface water.

4. (a) The importation of soil shall be completed within 18 months of commencement.

(b) The maximum number of truck loads to the site per day shall be limited to 7.

(c) The importation of soil and operation of associated machinery shall be carried out only between the hours 08.00 and 18.00 from Mondays to Fridays inclusive. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.

Reason: In the interest of good traffic management and to protect amenities of the area.

5. A traffic management plan for the operations shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

Reason: In the interest of traffic safety and convenience.

6. A wheel wash facility shall be provided, the location and details of which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. All vehicles (other than private cars and vans) existing the site shall pass through the wheel wash facility.

Reason: In the interest of traffic safety and convenience, and to protect the amenities of the area.

7. Details of a monitoring programme for dust shall be submitted to, and agreed in writing with the Planning Authority prior to commencement of the development. Details to be submitted shall include monitoring locations, the commencement date and the frequency of monitoring results.

Reason: To control dust emissions arising from the development and in the interest of amenity of the area.

8. The imported material shall comprise inert soil and topsoil only and shall be levelled, contoured and seeded upon the completion of the works in phases and protected until established.

Reason: In order to assimilate the development into the surrounding rural landscape, in the interest of visual amenity.

Patricia Calleary
Senior Planning Inspector

11 April 2015

Appendix: Location Maps & photographs