



An
Bord
Pleanála

Inspector's Report

ABP-315282-22

Development

Proposed construction of an extension to Meath County Council Headquarters including a 2 and 3 storey building of 3220 sqm comprising of a Council chamber, ancillary Councillor facilities and office accommodation; associated bicycle parking; associated landscaping including a garden courtyard; site drainage works and all associated site development works.

Location

Buvinda House, Dublin Road, Navan, Co. Meath

Planning Authority

Meath County Council

Planning Authority Reg. Ref.

Not Applicable

Applicant(s)

Meath Co Council.

Type of Application

Application under the provisions of S177AE

Planning Authority Decision

Not Applicable

Observer(s)

Development Applications Unit,
Department of Housing Local
Government and Heritage

Emer Tóibin

Áine De Barra

Date of Site Inspection

31st January 2023

Inspector

Paul Caprani

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1.0 Introduction

- 1.1. ABP 315282-22 relates to an application by Meath County Council under the Provisions of S.177AE of the Planning and Development Act 2000 as amended, for a 3220 sq.m extension to the Meath Co Council headquarters at Buvinda House, Dublin Road Navan. The application which was made directly to the Board was accompanied by an NIS on account of the sites close proximity to the River Boyne and River Blackwater SAC and SPA, both of which are located in proximity the western boundary of the site.

2.0 Site Location and Description

- 2.1. Buvinda House is located in Athlumney in the southern Environs of Navan Town. Buvinda House, in which the Meath County Council Offices are located within an IDA Business and Technology Park which is bounded by Bothar Sion to the north, the River Boyne to the west and the Metges Road to the east. The existing offices are located within 100 meters of the River Boyne. Land to the immediate south out the Council Offices within the Business and Technology Park are undeveloped. Access to the offices are provided off and internal access road which serves the Technology Park runs southwards from Bothar Sion to the east of the Council Offices. The lands along the northern boundary of the site incorporate a steep embankment down to Bothar Sion (R153).
- 2.2. The existing offices comprise of a part-two, part-three storey office block rising to an overall height of just less than 15m above ground level. The office block is surrounded by landscaped grounds and surface car parking most of which is located to the east and south of the office building.
- 2.3. The existing Buvinda house is a two-storey over basement office block amounting to c.7,710 sq.m. It was originally designed as a building to accommodate a software company but was refurbished and upgraded as Meath County Council Headquarters in 2017. The site is a designated zone of archaeological interest however the proposed extension under the current S177 AE application is located outside this designated zone.

3.0 Proposed Development

- 3.1. Planning permission is sought for a part two, part three storey extension to the north and north-east of the existing building. The new extension is primarily to be located within the footprint of the existing parking area and will extend the northern elevation of the building closer to Bother Sion along the northern boundary of the site. The new extension is irregularly shaped and is to enclose a new garden courtyard area adjacent to the existing northern elevation of the offices.
- 3.2. At ground floor level it is proposed to provide for a new council chamber at the north eastern portion of the building together with a new entrance and public foyer. To the west of the chamber, it is proposed to provide a series of meeting rooms and open plan office area looking southwards onto the garden courtyard. An outdoor meeting area is also proposed adjacent to the courtyard area.
- 3.3. The first floor is to provide additional open plan offices, meeting rooms and an informal meeting / breakout area and toilets etc. A void area is proposed over the council chamber. The central portion of the extension is to provide additional office space at 2nd floor level. Roof areas and roof gardens are proposed on either side of the open plan area at 2nd floor level. A green roof and photovoltaic panels are proposed are proposed at roof level above the 2nd floor. New bicycle parking facilities are to be located to the west of the new extension.
- 3.4. The two and three storey block accommodates an area of 3220 sqm and incorporates a more contemporary style than the existing building. Details of the palette of materials used are set out in the Architectural Design Statement submitted with the application.

4.0 Documentation Submitted with Application for Approval

- 4.1. The application was lodged with the Board on the 5th of December 2022. It was accompanied by the following documentation:

A Planning Report. This report sets out details of the site description, the development description, the planning history and planning policy as it relates to the site. Details of the site services and environmental assessments contained in other reports are also set out in the report. It concludes that the development is consistent

with national regional and local planning policies and will provide and modern and convenient office facility for the Council going forward.

A Natura Impact Statement. This document contains a Stage 1 appropriate assessment screening which concludes, applying the precautionary principle, that it is not possible to exclude potential adverse impacts on two Natura 2000 sites in the vicinity, namely - The River Boyne and River Blackwater SAC and the River Boyne and River Blackwater SPA. The second part of the document comprises of a stage 2 Appropriate Assessment. It provides details of the qualifying interests and conservation objectives associated with both sites. The potential indirect and secondary impacts arising from the proposed development include:

- potential impacts on surface / groundwater quality during the construction and operational phase
- potential impacts associated with the importation of alien invasive plant species.
- potential for disturbance impacts during the operation on species such as Otter and Kingfisher.

The report setting a suite of mitigation measures to reduce and avoid impacts on water quality, measures to reduce the importation of alien invasive species on site, and measures to reduce and avoid any disturbance of species associated with the natura 2000 sites. The report concludes that there will be no adverse impacts cumulatively or otherwise on Natura 2000 sites in the vicinity.

Ecological Impact Assessment. This report assesses the baseline ecology of the Buvinda House Site and in particular, the area of the site which is to accommodate the proposed extension. The report concludes that the value of the ecological habitat at Buvinda House is limited. The vast majority of the habitat within the overall site of 1.54 ha comprises of built land/artificial surface. There are also small incidental areas of amenity grassland and immature trees. Photos of the various types of flora recorded and habitat types are contained in the report. The report contains details of bird surveys, mammal surveys, otter surveys, bats and insects surveys. Reference is also made in the report to the National Biodiversity data base and a number of field surveys carried out as part of the ecological assessment. The survey results revealed the following:

- 18 bird species were observed. However, the kingfisher a species of conservation interest was not observed.
- Very little evidence of mammal activity was observed on site most probably due to the fact that fencing surrounds the site.
- Given the nature of the habitats present, it is considered highly unlikely that the site would be utilised by otter. No otters were observed during the survey.
- A total of 50 bat passes of 3 different bat species were recorded, Leisler's Bat (30), Common Pipistrelle (11) and Soprano Pipistrelle (9) were recorded.
- Butterfly and Bee numbers were generally low due to the lack of herbaceous species on suite.
- No invasive alien species were encountered on site.

Notwithstanding the limited biodiversity on site, the report sets out a suite of mitigation measures in order to limit any potential impacts. It also sets out a regime for future habitat management and ecological monitoring.

Environmental Impact Screening Report: The purpose of this document was to determine if EIA is required either as a mandatory or sub-threshold class of development. The report sets out details of the characteristics of the proposed development which relates to an extension of an existing office block. It notes that the proposed development is located in an environmentally sensitive location proximate to the River Boyne which is designated as both an SAC and SPA. In relation to mandatory EIA, it is stated that the only class of development which would be applicable to the current proposal before the Board relates to Schedule 5 of the Regulations and in particular to class 10(b)(iv) – 'Urban Development' which would involve *"an area greater than two hectares in the case of a business district 10 hectares in the case of other parts of the built up area and 20 hectares elsewhere"*. The proposed development comprising of a site area of 1.54 ha in an urban area falls well short of this threshold and therefore is not applicable. The report goes on to assess the proposed development for significant likely effects in accordance with the criteria set out in Schedule 7/7A of the Regulations and Annex III of the Directive. It concludes having regard to the criteria specified in Schedule 7A together with the context and character of the site and the receiving environment and the extent, form

and character of the proposed development, that an environmental impact assessment report for the proposed development is not required.

Arboricultural Assessment & Impact Report: This report assesses the trees on site. The trees identified in the report are all located along the northern boundary of the site. The main species include, Ash, Birch, Cherry Hornbeam, OAK, Rowan, Lime and Willow. The vast majority of trees are deemed to be mainly of landscape value or lesser value. The proposal will necessitate the removal of the majority of trees and shrubs on the northern boundary where the footprint of the proposed development is located. Trees towards the main entrance and in the southern part of the site will be unaffected. A new landscape zone will be planted along the northern boundary of the site to augment the screening of the building including the proposed extension. This is indicated on the Landscaping Master Plan submitted with the application.

Architectural Design Statement: This Report prepared by Bucholz Mc Evoy Architects provides an overview of the project team, and an overview of the project. It sets out the overall design approach and context and the various site strategies in respect of scale and massing, design, uses of materials and sustainability issues. It also includes a photographic survey of the site and the existing building. It notes that the larger site incorporates an archaeological complex approximately 1.41ha in extent. The office extension was designed in consultation with the archaeological team in order to avoid any impact on remains. The building was designed specifically with climate change strategies in mind. Low embodied carbon materials are proposed both internally and externally with extensive green roofs.

Construction and Environmental Management Plan: This report provides details of all aspects of the management of the construction phase including:

- Indicative Construction Programme
- Site Set-up and Security
- Outline Phasing Strategy
- Site Access
- Materials Delivery and Storage
- Traffic Management Plan

- General Construction Approach
- Outline Works Description
- Hoarding Erection
- Site Clearance and Demolition
- Waste Management
- Communications and Local Stakeholder Management
- Tree Protection measures
- Construction Noise Dust and Vibration Management
- Working Hours
- Lighting Arrangements
- Environment Impact Mitigation Measures
- Impacts on Water Quality
- Invasive Species Plan.

The construction phase will take 18 months to complete and at peak development phase approximately 100 people will be employed. All construction works will comply with planning conditions and will result in minimal disturbance on sensitive receptors and the environment. The main contractor will, where planning permission is granted, prepare a detailed CEMP.

Mobility Management Plan: The Mobility Management Plan sets out the benefits of the implementation of the plan and details of existing travel surveys and census data. It sets out details of public transport provision in the vicinity of the site and notes that there are existing designated cycle lanes on Bothar Sion and Metges Road. 54 new cycle parking spaces are to be provided as part of the proposed development. This will result in the provision of 114 bike spaces in all. A number of incentives are to be provided to encourage cycling to the office. Overall, the number of car parking spaces are to be reduced from 519 to 412, two of which are to be dedicated to carpooling. There are also plans to provide new shared surfaces for pedestrians and cyclists to the northwest of the site and to connect in with the

existing infrastructure on the surrounding road network. The plan will be the subject of continuous implementation and monitoring.

Traffic Statement: This report notes that for the purposes of the assessment and in accordance with the TII Traffic and Transport Assessment Guidelines, document PE-PDV-02045, that the threshold to carry out a junction analysis falls below limit for office developments of 2500 sq.m¹ and therefore a detailed junction capacity assessment is not required. It further notes that parking (both car and cycling) have been provided in accordance with development plan standards.

Engineering Planning Report. This report provides details of the stormwater drainage, foul water drainage, water main and sustainable urban drainage design. Details of the Roads and Access arrangements are also set out in the report. The new storm water sewer network shall be entirely separated from the foul water sewer network. All finished floor levels are 500 mm above drainage water levels for a 10 year return period. The SUDS proposed on site are not effective at providing attenuation storage and the site design does not allow the use of other forms of attenuation storage such as surface water ponds. Tus it is proposed to provide an attenuation tank which caters for a 1:100 year storm event plus 20% for climate change. The existing storm water discharge location to the River Boyne has been retained.

Green roofs and rain gardens will be used as part of the SUDS system. There is an existing 225 uPVC concrete foul sewer flowing south along the access road to the IDA Park. It is proposed to connect the proposed development to the existing sewerage infrastructure via a new gravity foul sewer. The minimum pipe diameter will be 150mm. The development will be served by a 200mm watermain to the north of the site. The average daily water demand for the entire development is estimated at 82 m³/ day. To reduce the water demand conservation measures will be used in the sanitary facilities throughout the development.

Sustainability and Energy Statement. This report provides details of the measures incorporated to ensure the efficient design of the proposal from an energy and sustainability perspective. Measures to be incorporated in respect of lighting, fabric

¹ The report notes that while the proposed extension amounts to 3,320 m², the office element amounts to only 2,417 sq.m, and therefore falls below the threshold (albeit marginally).

specification, ventilation, space heating and cooling, water heating and renewable technologies are all set out in the report. The principle of passive design is to be used throughout the design of the building.

Archaeology Report: This report notes that the proposal will involve the provision of a new attenuation tank and underground drainage infrastructure. The existing 3.2 Ha site at Buvinda House was the subject of archaeological works (07E0892 - Hession) and now includes approximately 1.41 hectare area of preserved archaeological remains comprising of;

Four early medieval souterrains, one of which may survive (ME 025-049001 to 004).

A large double or triple ditch early medieval ringfort of several phases containing a central graveyard of at least 11-24 individuals.

Probable prehistoric activity and perhaps ditches.

Post 17th century field ditches, furrows etc.

Details of the excavations carried out are detailed in the report.

The remainder of the site comprised of a very large sand quarry beneath the proposed development and was infilled prior to the construction work at Buvinda House. The proposed Council Chamber extension is confined to the previous quarry pit, the disturbed margins of this pit and the disturbed area of the haul road for the construction of Buvinda House. The presumed archaeological impact of the project is considered to be minimal. Many of the services can be accommodated within the soils that overlie any archaeological remains. Where deeper services are required to be installed (below 0.70m) and outside the previous pit, these will require archaeological monitoring.

There are no protected structures within the site or in the vicinity of the site.

5.0 Submissions

- 5.1. Three submissions were received in respect of the application. These are summarised below:

5.2. Submission from Áine deBarra, Johnstown, Navan, Co. Meath.

5.2.1. This submission objects to this planning application on the basis that Meath Co. Co. have a new building in Johnstown that can be renovated or extended to facilitate any future development requirements by MCC. To carry out the development at the subject site during the current economic climate constitutes a waste of taxpayers' money.

5.3. Submission from Cllr. Emer Tóibín Navan Co Meath

5.3.1. The planned extension will cost somewhere between €21 and €26 million. It is considered that this money would be better spent on social and affordable housing. Such housing should be prioritised above providing extra space for council staff and elected representatives. The existing Council Chamber space at Railway Street is manageable for one single council meeting per month. Hybrid meeting might prove to be a more suitable way of conducting council business moving forward. This in turn would not require a new council chamber. There appears to be a reluctance to cost and equip the existing building and chamber at Railway Street with the necessary IT infrastructure to facilitate remote meeting access, notwithstanding the fact that legislation has been passed to allow for Blended working. A large amount of council staff already avail of blended working arrangements, this should free up existing office space.

5.3.2. The expenditure on the extension to the offices in question could be better used to acquire and refurbish existing housing stock and derelict properties in Meath or could resource Navan A&E up to a period of 15 years. It could also provide funding for disability and mental health services. It could stop young people from emigrating. There is an obligation on elected representatives to spend taxpayer's money in a responsible manner.

5.4. Submission from the Development Applications Unit of the Department of Housing, Local Government and Heritage

5.5. This submission focused on the heritage observations/ recommendations. It noted that the National Monuments Service has examined the desk-based Review and Archaeological Assessment Report submitted with the application. It is the recommendation of the DAU that the following condition be included in any grant of planning permission that may issue.

1. *The applicant is required to employ a qualified archaeologist to review and assess the final plans for the proposed development works and to monitor all groundworks associated with the development that have the potential to disturb in situ archaeological remains.*
2. *Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the National Monuments Service of the Department of Housing, Local Government and Heritage with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.*
3. *The Planning Authority and the National Monuments Service of the Department of Housing, Local Government and Heritage shall be furnished with a report describing the results of the monitoring.*

5.6. **Reason:** *To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.*

6.0 Planning History

6.1. The planning report submitted with the documentation sets out details of the planning history associated with the site and its surroundings. The two applications of note are summarised below:

95/1020 Planning permission was granted to Forfas for site development work for an industrial and business park including a revised road layout and revised site entrance. The subject site is located within these lands. Planning permission was granted in May 1996.

NA/60537 Planning permission was granted in February 2007 for the construction of a new call centre with a gross floor area of 7370 sq.m, incorporating 2 storeys over lower ground level together with 500 parking spaces with access off the existing roundabout in the IDA park.

7.0 Policy Context

7.1. Regional Policy

The Regional and Economic Spatial Strategy (RSES) for the Eastern and Midland Regional Assembly sets out a framework to direct future growth for the region over the medium to long term. Navan is identified as a key town in the RSES. The RSES has identified 5 strategic employment sites within the county, one of which is the IDA Business within which the council offices are located. As per RPO 4.46 Navan as a Key Town, shall act as an economic driver and provide for strategic employment locations to improve their economic base by increasing the ratio of jobs to workers.

7.2. Development Plan

The site is governed by the policies and provisions contained in the Meath County Development Plan 2021 to 2027.

The site is governed by the zoning objective E1 *“To facilitate opportunities for high end, technology/manufacturing and major campus style office-based employment within high quality and accessible locations”*. Offices are a permitted use under this zoning objective.

In terms of the economic strategy, the plan seeks to provide jobs within the town of Navan within easy commuting distance from residential areas thereby reducing levels of commuting as a whole.

ED OBJ 24 seeks to promote the key town of Navan as a primary centre of employment in the county so that its significant residential population will have employment opportunities within easy distance of their homes, thereby reducing outbound commuting.

ED OBJ 30 Seeks to promote the further development of the Navan IDA Business & Technology Park as one of the strategic sites for economic investment in Meath as identified in the Economic Development Strategy 2014-2022.

Chapter 11 sets out details of development management standards as they relate generally to new development. There are a host of policy objectives in respect of:

- Improving Energy Efficiency in Buildings

- Promoting Access for all
- Protecting trees and hedgerows
- Standards for site coverage
- Encouraging biodiversity in boundary treatment
- Car Parking standards: including 1 parking space for every 50 sq.m of Office space with a GFA where the floor exceeds 1,500 sq.m.
- In terms of cycle parking, Table 11.4 sets out requirements for cycle parking standards. For office development, cycle parking will be provided for 10% of employee numbers subject to a minimum of 1 cycle space for every car parking space, whichever is the greater.

7.3. Navan Written Statement (Volume 2 CDP)

There are no listed views or prospects or protected structures in the vicinity of the site. There are no tree preservation orders on site. The site is located in an area designated as Flood Zone C with a 0.1% probability of flooding.

7.4. Natural Heritage Designations

The site is not located within a Natura 2000 Site but is in close proximity to the River Boyne and River Blackwater SAC and SPA (site codes 002299 & 004232 respectively). At its closest point the proposed extension is located c.45m from the SAC and c125m from the SPA.

7.5. EIA Screening

An EIA Screening Report was submitted with the planning authority documentation. As referred to above, in relation to mandatory EIA, the report submitted notes that the only class of development which would be applicable to the current proposal before the Board under Schedule 5 of the Regulations relates to class 10(b)(iv) - Urban Development which would involve *“an area greater than two hectares in the case of a business district 10 hectares in the case of other parts of the built up area and 20 hectares elsewhere”*. The proposed development comprising of a site area of

1.54 ha in an urban area falls well short of this threshold. The report goes on to assess the proposed development for significant likely effects in accordance with the criteria set out in Schedule 7 & 7A of the Regulations and Annex III of the Directive. It concludes having regard to the criteria specified in Schedule 7A together with the context and character of the site and the receiving environment and the extent, form and character of the proposed development that an environmental impact assessment report for the proposed development is not required.

Schedule 7A of the Planning and Development Regulations sets out the required information to be provided by the applicant which is set out below:

1. A description of the proposed development, including in particular—

(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and

(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—

(a) the expected residues and emissions and the production of waste, where relevant, and

(b) the use of natural resources, in particular soil, land, water and biodiversity.

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

For the purposes of completeness I have below, undertaken a screening assessment in the context of the criteria set out in Schedule 7A of the Regulations.

In relation to subsection 1 of Schedule 7A the physical characteristics of the proposed development which could have a potential significant impact on the environment primarily relate to the construction phase. The construction phase

essentially relates to the construction of the 3,300 sqm extension to the building. It will involve the excavation and construction of piling and foundations, the construction of the rising elements and floors and the fit out of the building. The construction phase will be the subject of a detailed CEMP which details (inter alia) site set up and security, traffic management, mitigation for construction noise, dust and vibration, measures to protect water quality and surface water run-off and invasive species control.

In terms of the environmental sensitivity of the geographical area of the area likely to be affected, I note that the extension overlies existing man-made ground in a suburban area on the periphery of the town. There are no residential receptors in the immediate vicinity of the Council Offices. The nearest residential receptors are c80m to the north and a distributor road (Bother Sion), separates the council offices from the residential development. There are no designated pNHA sites in the immediate vicinity. The nearest is c.4.5km from the site, (the potential impact on natura 2000 sites is assessment in S.9.0 below). The vast majority of the site comprises of man-made habitat namely a surface car park (Fossit's classification BL3 – Built Land and Artificial Surfaces) grassed landscaped areas and planted screening along the perimeter of the site.

There is no rivers streams or surface water drainage channels to be directly impacted upon as a result of the proposed development. While the ground water body beneath the site is designated as being at risk, no discharge to groundwater is proposed as part of the development.

There are no sensitive developments in the vicinity such as designated SEVSO Sites, Industrial Emissions Licenced Facilities or developments incorporating surface water discharge licences. While the site is located within an archaeologically sensitive area, any remains within the site have been fully investigated and the environmental impact arising from the proposed development will be appropriately monitored. The proposed council chamber extension is located outside these preserved archaeological remains and the works to be undertaken are confined in extent to lands which accommodated a previous sand quarry pit and the disturbed margins of this pit.. No significant environmental impact is anticipated in this respect.

Finally in relation to 1(a) and 1(b) of Schedule 7A no significant demolition works are proposed. Site clearance works will involve the removal of the car park, existing surface water drainage infrastructure and some semi-mature planting.

Aspects of the environment likely to be affected by the proposed development are not considered to be significant. As already stated, the lands which are to be affected by the proposed comprise of man-made ground of little environmental sensitivity. The lands of which the site forms part has already been developed for offices and car parking. The construction phase of the development will be almost entirely confined to artificial surfaces. In terms of visual sensitivity, the site is located in a suburban area on the outskirts of Navan Town which has already been the subject of large scale anthropological intervention. The proposal forms an extension to an existing building and will not alter the landscape or landscape character to any significant extent. There are no other aspects of the environment likely to be significantly affected by the proposed development.

In terms of expected residues and emissions, any potential impacts will be largely confined to the construction phase. The contractor will put in place mitigation measures to minimise any potential of creating any significant levels of residues or emissions. The contractor will establish baselines for noise, dust and vibration in advance of works commencing onsite. Noise, dust and vibration throughout the course of the project, including any necessary piling works will be closely monitored and where necessary attenuated. The contractor will also be required to clearly outline mitigation measures to ensure that impacts in respect of residues and emissions are not significant. Noise and vibration will be similar to a large construction project typical of any construction area.

During the operational phase the development will operate as an office and will not give rise to any residues or emissions.

The proposal will not involve to the use of any natural resources other than the resources needed to construct the building. The operation of the development will not involve the use of depletion of any natural resources in respect of soil, land, water and or biodiversity.

In relation to the criteria (where relevant) in Schedule 7, it is reiterated that the development, located at the edge of town centre in an area currently used as car

park is compatible with the existing and proposed land use. There will be no significant impacts on biodiversity. The existing lands are of low ecological importance. There will be no impact on wetlands, riparian areas, rivers, coastal zones, nature reserves, parks mountain and forest parks. Nor will the proposal impact on designated environmentally sensitive areas, or densely populated areas. While it could be argued that site is situate within a landscape of historical, cultural or archaeological significance, these lands have been the subject of extensive archaeological investigation and any works on site will be carried out in accordance with and subject to approval from the Department of Culture, Heritage and the Gaeltacht.

In terms of size, I reiterate that the overall site at 1.54 Ha is significantly below the threshold figure of 10 Ha under Class 10(b)(iv). No projects have been identified in the vicinity of the site that could potentially give rise to a cumulative impact which would result in a significant impact on the environment.

I reiterate that the proposal will not involve to the use of any natural resources other than the resources needed to construct the building. The operation of the development will not involve the use of depletion of any natural resources in respect of soil, land water and or biodiversity. Other than small amounts during the construction phase, the proposal will not give rise to the production of waste, pollution and nuisances. The proposal will be constructed and operated using technologies typical of the nature and scale of such development and thus no potential significant impacts are anticipated in terms of risk of accidents or major disasters. The development poses no major risk to human health during the construction or operational phase.

It is my considered opinion that the above opinion is reasonable having regard to the relatively modest scale of the proposal and the nature of the receiving environment. Having carried out an independent EIA screening evaluation, I am satisfied that an EIA is not warranted or justified in this instance. Impacts on the adjacent Natura 2000 sites are subject of a separate assessment below in my report.

8.0 Assessment

8.1. Principle Of Development

- 8.1.1. The current development before the Board relates to the extension of the offices of Meath Co. Council which are already established on the subject site. The proposed extension complies with the E1 zoning objective pertaining to the site, which permits in principle, offices in excess of 1,000 square meters. The subject sites is also proximate to the Navan town centre, c. 2km away, with a good road network with pedestrian and cycling facilities linking the subject site with the town centre. The proposal to consolidate Council offices, services and the provision of the council chamber all at a single site in order to facilitate a 'one-stop-shop' to avail of services and advice can also be seen as advantageous.
- 8.1.2. Two of the submissions received specifically argue that the provision of an additional council chamber and offices represents a waste of taxpayers' money and that the monies earmarked for the extension to the civic offices would be better spent on housing or social services within the administrative area.
- 8.1.3. The council administration executive, including the elected representatives of Meath Co. Council, determine financial budgetary allocation in respect of services and other infrastructure provided by the Council. It would in my view be ultra vires for the Board to direct or determine how the budget allocation of any local authority be spent. This is a matter for Meath Co Council and not An Bord Pleanála. The Board's remit extends to assessing any application before it in accordance with the planner planning and sustainable development of the area including any potential adverse impacts on the environment.
- 8.1.4. The planning report submitted with the application points out the rationale behind the proposal and this is briefly set out below:
- It is intended that the Council Chamber would become a new focal point for local democracy associated with the council services and the civic offices in general.
- The juxtaposition of the new council chamber next to the council executive seeks to foster a better atmosphere between the council executive and the elected representatives.

The chamber is designed to allow meetings to be held in traditional format with elected representatives, Council Executive and members of the public and media in attendance. It also allows for remote or hybrid meetings to take place. The format of meetings, be they in person, remote, or hybrid is a matter for the Council itself and not a matter to be determined by An Bord Pleanála.

The chamber proposed is of sufficient size to facilitate larger meetings including regional meetings of council executives / elected representatives.

The chamber can also function as a venue for heritage community and arts events.

Finally in relation to office space, figures presented indicate that that the staff of Meath Co Council grew by over 100 persons or 12% during the period 2014 to 2021. These figures it is argued, support the provision of additional office space. Again, the extent to which remote / hybrid working arrangements are instituted at the offices are a matter for Meath Co. Council and not An Bord Pleanála.

The submission from Áine deBarra makes reference to a building purportedly owned by Meath Co Council which could be refurbished and used instead of extending the existing council offices. It is difficult to comment on this contention in the absence of specific details with regard to the suitability of the building for the intended purpose, cost of refurbishment etc. Spatially compartmentalising the council services would also work against the advantages associated with a 'one stop shop' in terms of providing council services. I reiterate that directing the council to utilise particular office space within the town is beyond the Boards remit. The Board can only adjudicate on the application before it, namely the proposed extension to the existing offices.

In conclusion therefore, it is considered that the principal of development is acceptable on the subject having particular regard to the zoning objectives and the fact that existing council services are already provided for at the existing offices. Matters regarding whether or not money would be better spent on other council services, such as health or housing are a matter for Meath Co Council and not An Bord Pleanála.

8.2. The Likely Consequences for the proper planning and sustainable development of the area.

I note that the two third-party submissions received, raised concerns regarding the principle of the development on the subject site. No specific concerns were raised in respect amenity issues by the parties in question. The DAU submissions requested that where the Board grant planning permission, conditions relating to archaeology be attached. Matters raised by the DAU can obviously be addressed by condition. For the purposes of completeness, I proposed to briefly comment on the main amenity and environmental issues below:

Visual Impact.

I note that the proposed development incorporates a contemporary style. Such a style in my view is appropriate having regard to the design and appearance of the existing building on site and the fact that the subject site is located within an enterprise park on the periphery of the town centre. The overall design and scale of the building is appropriate and in keeping with the existing structure and it will in no way detract from the visual amenities of the area. The site and its surroundings are located outside designated conservation areas and away from protected structures. The architectural design statement submitted with the application set out the design rationale for the proposal and I considered the overall design approach to be acceptable. I am also satisfied that the applicant in this instance has incorporated appropriate sustainable energy measures to reduce energy emissions from the proposed extension.

Biodiversity Issues

The impact of the proposed development on any Natura 2000 sites is dealt with under a separate heading below. It is clear however from the separate Ecological Report that was submitted with the application that the receiving environment on the whole comprises of artificial ground and is considered to be of low ecological significance. An arboricultural assessment was also submitted, it indicates that the vast majority of trees are of landscaping importance only. Any trees that would be removed as a result of the proposed extension will be compensated and augmented by additional tree planting. It is not considered therefore that the proposed development will have any adverse impact on biodiversity within the site.

Traffic and Transportation Issues

The application was accompanied by a Traffic Statement and a Mobility Management Plan. The Traffic Statement submitted did not carry out any detailed assessment of the proposed development on the carrying capacity of existing junctions in the vicinity. This was on the basis that it fell below the threshold set out in the Transport Assessment Guidelines, albeit marginally. I am satisfied however, that a detailed traffic analysis is not required as the proposal seeks to reduce the overall car parking available within the site by approximately 20%. The reduction in car parking will reduce trip generation to and from the site and this in turn will have a positive impact on the carrying capacity of the junctions in the vicinity. I am also satisfied that the measures set out in the mobility management plan will continue to reduce the reliance on the private car and will contribute to more sustainable transportation commuting patterns.

Residential Amenity Issues

The proposed extension is located within the boundary of an existing IDA enterprise and technology park. There are no residential receptors within the immediate vicinity that would be adversely affected by the proposed development during the operational phase. The nearest residential receptors at the Athumney Abbey residential development to the north of Bothar Sion are located over 70 m away. Furthermore Bothar Sion, a relatively busy distributor route, separates the subject site from the residential receptors referred to. Some elevated noise levels may occur during the construction phase, these will be relatively short term and temporary in nature and would not constitute reasonable grounds for refusal. The construction and environmental management plan will ensure the best practice will be employed during the construction phase which will include measures to reduce the potential impact of the proposed development on residential and environmental receptors. I have already argued above that the contemporary style proposed is acceptable and will not adversely impact on the visual amenities of the area.

Services

I am satisfied having regard to the information contained on file most specifically the Engineering Planning Report that there is sufficient infrastructure in terms of water supply, foul sewage infrastructure and stormwater drainage to cater for the proposed development.

Archaeological Issues

The documentation submitted with the application includes a detailed archaeological report. It notes and acknowledges that the site includes approximately 1.41 hectares of preserved archaeological remains. These remains were the subject of extensive archaeological investigations in 2007. The proposed council chamber extension is located outside these preserved archaeological remains and the works to be undertaken are confined in extent to lands which accommodated a previous sand quarry pit and the disturbed margins of this pit and the disturbed area of the haul road for the construction of Buvinda House. It is not anticipated therefore that the works undertaken will unearth any additional archaeological features or remains they will however be subject to appropriate archaeological monitoring during the construction phase. It is recommended that the conditions outlined in the DAU submission be implemented to ensure that appropriate archaeological monitoring takes place.

Conclusion

On the basis of the information submitted with the application and the assessment carried out above, I am satisfied that the proposed development will not have significant or material adverse effects on the environment or the residential amenities of properties in the vicinity. And will not have adverse consequences on the proper planning and sustainable development of the area.

9.0 Appropriate Assessment

9.1. Introduction

- 9.1.1. Article 6(3) of the Habitats Directive requires that any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. The competent authority must be satisfied that the proposal will not adversely affect the integrity of the European site.
- 9.1.2. The application site is not located within but is adjacent to two Natura 2000 sites, namely the River Boyne and River Blackwater SAC (002299) and the River Boyne

and River Blackwater SPA (004232). For this reason, the application was accompanied by a Natura Impact Statement which included a screening for Appropriate Assessment. The NIS sets out details of the methodology for Appropriate Assessment, the consultations undertaken, a description of the proposed development, the project site and the surrounding area as well as details of the field surveys and the assessment methodology informing the appropriate assessment. This information informed the Stage 1 Screening Assessment which concludes that a Stage 2 Appropriate Assessment and an NIS is required. This conclusion was based on the precautionary principle that it is not possible to exclude that the proposed development individually or in combination with other plans or projects will have the potential for significant impacts on both Natura 2000 sites due to their proximity. T

- 9.1.3. The stage 2 assessment sets out details the conservation objectives and qualifying interests associated with each of the European Sites in question. It evaluates the potential impacts arising from the proposal on each of the qualifying interests associated with both Natura 2000 sites identified. The main potential adverse impacts arise from potential changes in the hydrological regime, changes in water quality, disturbance and the introduction of invasive species. These impacts are detailed in Table 21 and Table 22 of the NIS. The document goes on to set out a range of mitigation measures in respect of water quality, invasive species and disturbance. On the basis of the mitigation and preventative measures outlined in the NIS, it is concluded that no adverse impacts will arise on the qualifying interests associated with either Natura 2000 site.
- 9.1.4. Having reviewed the NIS and the supporting documentation, I am satisfied that it provides adequate information in respect of the baseline conditions, clearly identifies the potential impacts, and uses best scientific information and knowledge to assess any potential impacts. It also provides details of mitigation measures to ensure that no adverse impacts arise in respect of Natura 2000 Sites in the vicinity. I am satisfied that the information is sufficient to allow for an independent appropriate assessment of the proposed development. This is set out below.

9.2. Stage One - Screening

9.2.1. As the screening for appropriate assessment indicates, the proposed the proposed development is not located within, but is proximate to, two Natura 2000 Sites. The proposal is not necessary to the management of any Natura 2000 Site. The two sites identified in the NIS are the only two sites in my view that could be potentially affected by the proposed development as no other Natura 2000 Sites are located in proximity or are hydrologically connected to the subject site.

9.2.2. The sites considered within the Stage 1 Screening and the distances from the wind farm site and the cable route are summarised below.

Site	Site Code	Distance from Development	Within the zone of influence	Potential Impact?
River Boyne and Blackwater SAC	002299	c.20 meters	Potential water pollution due to accidental spillage, increase sediment run-off etc during the construction, operation or decommissioning phase. Disturbance for wildlife that are qualifying interests associated with the SAC	Yes
River Boyne and Blackwater SPA	004232	c.100 meters	Potential water pollution during construction and decommissioning phase. Disturbance to species associated with the SPA particularly during construction phase.	Yes
Boyne Estuary SPA	004080	c.35km to the east	Due to separation distance and the long circuitous hydrological connection c35 km which exists via the existing river network, no significant impacts are anticipated.	No
Boyne Estuary SAC	001957	c.35 km to the east	Due to separation distance and the long circuitous hydrological connection which exists via the existing river network, - c35 km, no significant impacts are anticipated.	No

9.3. Screening Determination

9.3.1. Based on my examination of the NIS report and supporting information, the NPWS website, aerial and satellite imagery, the scale of the proposed development and likely effects, separation distance and functional relationship between the proposed works and the European sites, their conservation objectives and taken in conjunction with my assessment of the subject site and the surrounding area, I would conclude that a Stage 2 Appropriate Assessment is required for 2 of the European sites referred to above, Namely:

- The River Boyne and River Blackwater SAC
- River Boyne and River Blackwater SPA

9.3.2. The remaining two sites referred to in the table above, can be screened out from further assessment because of the scale of the proposed works, the separation distances and the circuitous hydrological link between the proposed works and the Natura 2000 sites in question. It is therefore reasonable to conclude that on the basis of the information on the file, which I consider adequate in order to issue a screening determination, that the proposed development, individually or in combination with other plans or projects would not be likely to have a significant effect on these two European Sites in view of the sites' conservation objectives and a Stage 2 Appropriate Assessment is not therefore required for these sites.

9.4. Stage Two – Appropriate Assessment

9.4.1. The Natura 2000 Sites are described, and the qualifying interests associated with the Natura 200 Sites are set out below:

River Boyne and River Blackwater SAC (002299)

9.4.2. This site comprises the freshwater element of the River Boyne as far as the Boyne Aqueduct, the Blackwater as far as Lough Ramor and the Boyne tributaries including the Deel, Stoneyford and Tremblestown Rivers. These riverine stretches drain a considerable area of Meath and Westmeath, and smaller areas of Cavan and Louth. The underlying geology is carboniferous limestone for the most part, with areas of upper, lower and middle well represented. There are many large towns adjacent to but not within the site, including Slane, Navan, Kells, Trim, Athboy and Ballivor.

The qualifying interest associated with the SAC are as follows:

- *Alkaline fens* [7230]
- *Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)* [91E0]
- *Lampetra fluviatilis (River Lamprey)* [1099]
- *Salmo salar (Salmon)* [1106]
- *Lutra lutra (Otter)* [1355]

River Boyne and River Blackwater SPA (004232)

9.4.3. The River Boyne and River Blackwater SPA is a long, linear site that comprises stretches of the River Boyne and several of its tributaries; most of the site is in Co. Meath, but it extends also into counties Cavan, Louth and Westmeath. It includes the following river sections: the River Boyne from the M1 motorway bridge, west of Drogheda, to the junction with the Royal Canal, west of Longwood, Co Meath; the River Blackwater from its junction with the River Boyne in Navan to the junction with Lough Ramor in Co. Cavan; the Tremblestown River/Athboy River from the junction with the River Boyne at Kilnagross Bridge west of Trim to the bridge in Athboy, Co. Meath; the Stoneyford River from its junction with the River Boyne to Stonestown Bridge in Co. Westmeath; the River Deel from its junction with the River Boyne to Cummer Bridge, Co. Westmeath. The site includes the river channel and marginal vegetation.

9.4.4. The River Boyne and River Blackwater Special Protection Area is of high ornithological importance as it supports a nationally important population of Kingfisher, a species that is listed on Annex I of the E.U. Birds Directive.

The sole species of conservation interest is:

- *Kingfisher (Alcedo atthis)* [A229]

9.5. Potential Impacts on Key Species and Key Habitats

9.5.1. No direct impacts are predicted on any European site as the application site is not directly located within a Natura 2000 site.

9.5.2. Water quality is a key environmental factor underpinning the conservation condition of a number of the qualifying interests. The main risk to water quality will be during the construction phase. In the event of release of suspended sediment or a release of other pollutants into watercourses during construction works, there could be a significant indirect effect downstream on the River Boyne and Blackwater SAC. In the event of siltation or pollution of watercourses from the site, the aquatic habitats and species could be indirectly damaged by changes to water turbidity and water quality and thereby potentially impacting on the integrity of the site.

9.5.3. The terrestrial and coastal habitats detailed as qualifying interests of the SAC are not considered further as there is no potential for these habitats to be impacted as the development is not contained within the SAC boundary. It is only mobile and aquatic species that could potentially be indirectly impacted by the proposed development.

9.5.4. The potential impacts are summaries in the table below:

River Boyne and Blackwater SAC	Potential Impact	Yes /No
Alkaline fens	The main areas of alkaline fens are located c.30km to the north of the proposed building extension. It is therefore located upstream and will not be affected by the proposed development.	No
Alluvial Forests	Wet woodlands fringes exist along many stretches of the Boyne River complex. The closest wet woodland is located in the vicinity of Drogheda c35 km downstream, and the potential impact therefore is not foreseen.	No
River Lamprey	River Lamprey is located throughout the Boyne River system and is sensitive to changes to water quality or nutrient status	Yes
Atlantic Salmon	This species is located throughout the Boyne River system and is sensitive to changes to water quality or nutrient status.	Yes
Otter	This species is ubiquitous throughout the SAC corridor and is sensitive to changes to water quality or nutrient status.	Yes

River Boyne and Blackwater SPA	Potential Impact	Yes /No
Kingfisher	The SPA encompasses several downstream areas which support Kingfisher foraging and breeding habitats, water pollution and disturbance could pose a threat to these areas.	Yes

9.6. Assessment of Potential Effects

- 9.6.1. The potential impact which could potentially arise mainly relates to water pollution, although potential impacts could also occur through the introduction of invasive species into the SAC and the disturbance of species most notably the otter and kingfisher during the construction phase.
- 9.6.2. It is therefore reasonable to conclude that in the absence of specific mitigation measures, works to be undertaken as part of the proposed development particularly during the construction phase, poses a level of threat to features of interest associated with the two of the Natura 2000 sites in question. These potential impacts as summarised below:
- Excessive sediment runoff directly into the Boyne River during excavations of the site.
 - A major spillage or long-term leakage of hydrocarbons or other chemicals on site. This could occur if fuels lubricants or other chemicals are not appropriately managed, particularly during the construction phase.
 - A major spillage of wet cement on site causing runoff to water courses.
 - The transportation of invasive alien species on site, which could be released into water courses and become established downstream in the SAC/SPA which could have adverse implications on downstream riverine ecosystems.
 - Disturbance of species (Kingfisher and Otter) primarily during the construction phase.

9.7. Mitigation Measures

9.7.1. The mitigation measures therefore can be restricted to the issues surrounding water quality, invasive species control and disturbance. The measures to be employed as mitigation are set out in Section 3.5 of the NIS. They include the following:

Water Quality

9.7.2. There will be no crossing of rivers and streams by machinery during the construction phase and all machinery will be confined to within the works corridor as defined.

9.7.3. The contract shall undertake all proposed works in such a manner so as to avoid contamination of water. The undertakers plant equipment etc. must be free of any mechanical defects and be well maintained so as to prevent soil or fuel leaks into the river.

9.7.4. The plant and equipment must arrive on site free of propagules of any plant species classed as invasive species. All works would be undertaken in accordance with best practice guidelines for working alongside watercourses this includes:

- CIRIA Control of water pollution from construction sites – Guidelines for Consultants and Contractors.
- Eastern Regional Fisheries Board Guidance notes entitled 'Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites.'
- NRA Guidelines (2006) for the Crossing of Watercourses during the Construction of National Road Schemes.

9.7.5. Further details of mitigation measures in relation to water quality are contained in Section 16.1 of the CEMP.

Invasive Species

9.7.6. Currently there are no invasive species within the confines of Buvinda House. Details of the types of invasive species that are prevalent in the area are set out in Section 16.2 of the CEMP. They include Japanese Knotweed, Himalayan Balsam and *Heracleum Mantegazzianum*. It is stated that as part of the CEMP an invasive species management and control will be undertaken in order to ensure that no propagules from any of these species are introduced to the site during construction.

Disturbance

- 9.7.7. The primary species of concern in respect of potential disturbance are the Kingfisher and the Otter. The NIS submitted indicates that the Kingfisher it is not likely to be disturbed due to the separation distance between the works and that part of the river that is frequented by the Kingfisher. Any potential adverse impacts on the foraging otter can be mitigated through the undertaking of construction works outside peak otter foraging times (dawn and dusk) and ensuring that lighting is properly cowed and directed away from the river. It was also stated that a detailed bat conservation and management plan should be drawn up to ensure that there are no negative impacts on the local bat population as regards foraging and commuting.

9.8. **In-combination Effects**

No additional developments in the area are identified for the purposes of contributing to in-combination effects. It is considered that with the employment of appropriate mitigation measures, no impacts will occur that would adversely affect the integrity of the qualifying interests associated with the SAC or SPA, on this basis it is reasonable to conclude that no in-combination effects will occur.

Residual Effects

No significant residual effects are identified following implementation of the recommended mitigation measures.

9.9. **Appropriate Assessment Conclusions**

- 9.9.1. I consider that it is reasonable to conclude on the basis of the information on the file, which I consider adequate in order to carry out a Stage 2 Appropriate Assessment, that the proposed development, individually or in combination with other plans and projects would not adversely affect the integrity of the River Boyne and River Blackwater SAC (Site Code 002299) and River Boyne and River Blackwater SPA (004232), or any other European site, in view of the site's Conservation Objectives.

10.0 Recommendation

10.1. Arising from my assessment above therefore I consider that the Board under the provisions of S177AE should approve the development before it.

11.0 Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- (a) the EU Habitats Directive (92/43/EEC),
- (b) the European Communities (Birds and Natural Habitats) Regulations 2011,
- (c) the EU Water Framework Directive 2000 (2000/60/EEC),
- (d) the Meath County Development Plan 2021-2027,
- (e) the likely consequences for the environment and the proper planning and sustainable development of the area which it is proposed to carry out the proposed development and the likely significant effects of the proposed development on a European site, and
- (f) the information submitted in relation to the potential impacts on habitats, flora and fauna, including the Natura Impact Statement,
- (g) the submissions and observations received in relation to the likely effects on the environment.
- (h) The report and the recommendation of the Planning Inspector

The Board agreed with the screening assessment and conclusion carried out in the Inspector's report that River Boyne and River Blackwater SAC (site code 002299) and the River Boyne and River Blackwater SPA (site code 004232) are the only European Sites in respect of which the proposed development has the potential to have a significant effect.

The Board considered the Natura Impact Statement and associated documentation submitted with the application for approval, the mitigation measures contained therein, the submissions and observations on file, and the Inspector's assessment. The Board completed an appropriate assessment of the implications of the proposed development for the potentially affected European Sites, in view of the conservation

objectives for both sites. The Board considered that the information before it was adequate to allow the carrying out of an appropriate assessment.

In completing the appropriate assessment, the Board considered, in particular, the following:

- i) the likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects,
- ii) the mitigation measures which are included as part of the current proposal, and
- iii) the conservation objectives for the European Site.

In completing the appropriate assessment, the Board accepted and adopted the screening and the appropriate assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the aforementioned European Site, having regard to the site's conservation objectives.

In overall conclusion, the Board was satisfied that the proposed development would not adversely affect the integrity of the European Sites in view of the conservation objectives for both sites.

The Board was satisfied that the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Sites, in view of the conservation objectives of both sites.

CONDITIONS

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application on December 5th 2022, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The County Council and any agent acting on its behalf shall implement in full the mitigation measures contained in the Natura Impact Statement and submitted with the application.

Reason: In the interest of clarity and the proper planning and sustainable development of the area and to ensure the protection of a European Site.

3. The County Council and any agent acting on its behalf shall ensure that all plant and machinery used during the works should be thoroughly cleaned and washed before delivery to the site to prevent the spread of invasive species and pathogens.

Reason: In the interest of the proper planning and sustainable development of the area and to ensure the protection of the European sites.

4. A suitably qualified ecologist shall be appointed by the County Council to oversee the site set-up and construction of the proposed development and the ecologist shall be present on-site during construction works. Upon completion of works, an audit report of the site works shall be prepared by the appointed ecologist and submitted to the County Council to be kept on record.

Reason: In the interest of nature conservation, to prevent adverse impacts on the European sites and to ensure the protection of the Annex I habitats and Annex II species and their Qualifying Interests for which the sites were designated.

5. (a) The applicant is required to employ a qualified archaeologist to review and assess the final plans for the proposed development works and to monitor all groundworks associated with the development that have the potential to disturb in situ archaeological remains.
(b) Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as

to how best to deal with the archaeology. The developer shall be prepared to be advised by the National Monuments Service of the Department of Housing, Local Government and Heritage with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.

(c) The Planning Authority and the National Monuments Service of the Department of Housing, Local Government and Heritage shall be furnished with a report describing the results of the monitoring.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

6. All external lighting within the proposed development shall be sufficiently cowled so as to ensure that light spillage beyond the boundary of the site is minimised.

Reason: In the interest of amenity.

7. Where chemicals are to be stored on site, such chemicals shall be stored in a suitably bunded area.

Reason: In order to prevent pollution.

Paul Caprani

Senor Planning Inspector

October 17th 2023.