



An
Coimisiún
Pleanála

Inspector's Addendum Report

ABP-322565-25

Development	The construction of a high-tech manufacturing facility and all other site works.
Location	Ashbourne Business Park, Ashbourne, County Meath
Planning Authority	Meath County Council
Planning Authority Reg. Ref.	2560235
Applicant(s)	Brendan Meehan Controls (Manufacturing) t/a MMC Manufacturing
Type of Application	Permission
Planning Authority Decision	Grant with Conditions
Type of Appeal	Third Party
Appellant(s)	John Conroy
Observer(s)	None.
Date of Site Inspection	19/8/25
Inspector	Ronan Murphy

1.0 Introduction

- 1.1 This report is an addendum report to the Inspector's report in respect of ABP-322565-25 dated 22nd of August 2025.
- 1.2 On 29th of August 2025 the Commission decided to request an addendum report from the inspector specifically requiring the inspectorate to provide an EIA Screening Determination on the Schedule 7A information provided in the applicants screening report.

2.0 Assessment

- 2.1 Please refer to the EIA Screening Report and appropriate EIA forms appended to this Addendum Report.
- 2.2 The proposed works, the subject of this appeal, were screened for EIA in my initial assessment of the appeal and the results are contained in Section 5.3 of the Inspectors Report and in Form 1 – EIA Pre-Screening, Appendix 1. I concluded that, *'Having regard to the nature, size, and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations, I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required'*.
- 2.3 The EIA Screening Report submitted with the application material concluded that, *'On review of the likely potential environmental effects, it is considered that with the inclusion of appropriate design and standard construction management mitigation measures, the Proposed Development is not likely to result in significant effects on the environment. As such, it is considered that the Proposed Development does not constitute EIA development'*
- 2.4 However, Section 1.1 of the EIA Screening Report submitted by the applicant states that Schedule 7A Information is included in Part C of that report. My assessment did not include an EIA Screening Determination as required when Schedule 7A information is included. At the request of the Coimisiún, I have now completed an EIA Screening Determination which is appended to

this report. In addition to this, I have amended the EIA form to reflect the submission of Schedule 7A information.

Screening Determination

- 2.5 Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

3.0 Recommendation

- 3.1 The outcome of my original assessment has not changed, and I recommend that planning permission is granted.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Ronan Murphy

Planning Inspector

1st September 2025

Form 1 - EIA Pre-Screening

Case Reference	ABP-322565-25
Proposed Development Summary	The construction of a high-tech manufacturing facility and all other site works.
Development Address	Ashbourne Business Park, Ashbourne, County Meath
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	☒ Yes, it is a 'Project.' Proceed to Q2. ☐ No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☒ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	Part 2 Class 10 Infrastructure Projects Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.
☐ No, it is not a Class specified in Part 1. Proceed to Q3	

3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?

☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	Less than 10 hectares – built up area

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?

Yes ☒	Screening determination required
No ☐	

Inspector: _____ **Date:** _____

Form 3 - EIA Screening Determination Form

A. CASE DETAILS		
An Bord Pleanála Case Reference	ABP-322565-25	
Development Summary	The construction of a high-tech manufacturing facility and all other site works.	
	Yes / No / N/A	Comment (if relevant)
1. Was a Screening Determination carried out by the PA?	Yes	EIA not required.
2. Has Schedule 7A information been submitted?	Yes	
3. Has an AA screening report or NIS been submitted?	Yes	An Appropriate Assessment screening report was submitted with the application material. An Appropriate Assessment was screened out, I would concur with this conclusion, refer to Appendix 2 of my report.
4. Is a IED/ IPC or Waste Licence (or review of licence) required from the EPA? If YES has the EPA commented on the need for an EIAR?	N/A	
5. Have any other relevant assessments of the effects on the environment which have a significant bearing on the project been carried out pursuant to other relevant Directives – for example SEA		SEA and AA were undertaken in respect of the Meath County Development Plan 2021-2027

B. EXAMINATION	Yes/ No/ Uncertain	Briefly describe the nature and extent and Mitigation Measures (where relevant) (having regard to the probability, magnitude (including population size affected), complexity, duration, frequency, intensity, and reversibility of impact) Mitigation measures –Where relevant specify features or measures proposed by the applicant to avoid or prevent a significant effect.	Is this likely to result in significant effects on the environment? Yes/ No/ Uncertain
This screening examination should be read with, and in light of, the rest of the Inspector's Report attached herewith			
1. Characteristics of proposed development (including demolition, construction, operation, or decommissioning)			
1.1 Is the project significantly different in character or scale to the existing surrounding or environment?	No	The site has an area of c.1.840ha and is located within the Ashbourne Business Park. The site is relatively flat and is currently vacant and is bound by internal roads of the Ashbourne Business Park to the east, the R-135 and an undeveloped parcel of land zoned E1 (Strategic Employment Zones) to the west, hedgerows / trees to the south (and residential development just beyond this) and an undeveloped parcel of land with the Ashbourne Business Park to the north.	No
1.2 Will construction, operation, decommissioning or demolition works cause	No	The appeal site is relatively flat, greenfield site within the Ashbourne Business Park. The	No

physical changes to the locality (topography, land use, waterbodies)?		proposed light industrial development would result in minimal change in the locality, with standard measures to address potential impacts on surface water and groundwaters in the locality. Uses proposed are consistent with land uses in the area.	
1.3 Will construction or operation of the project use natural resources such as land, soil, water, materials/minerals or energy, especially resources which are non-renewable or in short supply?	No	Construction materials will be typical for a light industrial building of this nature and scale. The loss of natural resources because of the development are not regarded as significant in nature.	No
1.4 Will the project involve the use, storage, transport, handling or production of substance which would be harmful to human health or the environment?	No	Construction activities will require the use of potentially harmful materials, such as fuels and other such substances. Use of such materials would be typical for construction sites. Any impacts would be local and temporary in nature and the implementation of standard construction practice measures as set out in the Construction Environmental Management Plan (CEMP) and the Construction and Demolition Waste Management Plan (CDWMP) submitted with the application would satisfactorily mitigate	No

		potential impacts. No operational impacts in this regard are anticipated.	
1.5 Will the project produce solid waste, release pollutants or any hazardous / toxic / noxious substances?	No	Construction activities will require the use of potentially harmful materials, such as fuels and other similar substances and give rise to waste for disposal. The use of these materials would be typical for construction sites. Noise and dust emissions during construction are likely. Such construction impacts would be local and temporary in nature, and with the implementation of the standard measures outlined in the CEMP and the CDWMP as submitted with the application, the project would satisfactorily mitigate the potential impacts. Operational waste would be managed through a waste management plan to obviate potential environmental impacts. Foul water will discharge to the public network. Other operational impacts in this regard are not anticipated to be significant.	No
1.6 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No	Operation of the standard measures listed in the CEMP and the CDWMP will satisfactorily mitigate emissions from spillages during construction and operation. The operational	No

		development will connect to mains services and discharge surface waters only after passing through SUDS. Surface water drainage will be separate to foul services within the site. The CEMP was prepared for the application and contains mitigation measures to prevent the release of pollutants into surface waters from the site.	
1.7 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	No	There is potential for construction activity to give rise to noise and vibration emissions. Such emissions will be localised and short term in nature, and their impacts would be suitably mitigated by the operation of standard measures listed in the CEMP No operational impacts in this regard are anticipated.	No
1.8 Will there be any risks to human health, for example due to water contamination or air pollution?	No	Construction activity is likely to give rise to dust emissions and surface water runoff. Such construction impacts would be temporary and localised in nature and the application of standard measures within the CEMP would satisfactorily address potential risks on human health. No significant operational impacts are anticipated.	No

1.9 Will there be any risk of major accidents that could affect human health or the environment?	No	No significant risk is predicted having regard to the nature and scale of the development. The site is not at risk from flooding Any risk arising from construction will be localised and temporary in nature. There are no Seveso/COMAH sites in the vicinity.	No
1.10 Will the project affect the social environment (population, employment)	No	Development of this site would result in an increase in employment in this area as envisaged in the Meath County Development Plan 2021-2027. This is considered to be a positive social impact.	
1.11 Is the project part of a wider large-scale change that could result in cumulative effects on the environment?	No	The appeal site is located with the Ashbourne Business Park and the surrounding area has undergone significant light industrial / industrial development in recent years. The proposal comprises of a light industrial building within a Business Park as such is compatible with surrounding uses. The proposal represents a light industrial building on lands zoned for such purposes and is not a change from that permitted in the surrounding area.	No

2. Location of proposed development

2.1 Is the proposed development located on, in, adjoining or have the potential to impact on any of the following:

- European site (SAC/ SPA/ pSAC/ pSPA)
- NHA/ pNHA
- Designated Nature Reserve
- Designated refuge for flora or fauna
- Place, site or feature of ecological interest, the preservation/conservation/ protection of which is an objective of a development plan/ LAP/ draft plan or variation of a plan

No

There are no European designated sites within the immediate vicinity of the site. There are 11 (SPA'S, SAC'S and pNHA'S) within 15km of the site. There are no Source-Pathway-Receptor links with any of the sites apart from the Malahide Estuary SAC (Site Code 000205) and the Malahide Estuary SPA (004025). The Appropriate Assessment Screening Report submitted with the application concluded that while there is a hydrological pathway to both the Malahide Estuary SPA and Malahide Estuary SAC, these pathways are weak and deemed insignificant and no other potential pathways were identified.

No

2.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, for example: for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?

No

The application material included a Preliminary Ecological Appraisal which includes a Bat Survey. This survey noted that there are no records of bat species within 2km of the appeal site. A number of bats were observed within 10km of the site. The appeal site is located in an area which is classified

No

		as being medium suitability for bats. The trees on site were observed to be immature and with no potential to support bat roosts. Mitigation measures outlined as part of the Preliminary Ecological Appraisal would satisfactorily address potential risks.	
2.3 Are there any other features of landscape, historic, archaeological, or cultural importance that could be affected?	No	No. There are no protected structures or archaeological features within the site.	No
2.4 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, for example: forestry, agriculture, water/coastal, fisheries, minerals?	No	No such features are in this urban location.	No
2.5 Are there any water resources including surface waters, for example: rivers, lakes/ponds, coastal or groundwaters which could be affected by the project, particularly in terms of their volume and flood risk?	No	The appeal site is within Flood Zone C and the possibility of flooding is low.	No
2.6 Is the location susceptible to subsidence, landslides or erosion?	No	No	No
2.7 Are there any key transport routes (e.g. National primary Roads) on or around the location which are susceptible to congestion or	No	The R-135 is to the east of the site, this links to the M2 to the north of the site. A Transport and Traffic Assessment was included with the	No

which cause environmental problems, which could be affected by the project?		application material. The Transport and Traffic Assessment includes a Traffic Management Plan which includes mitigation measures for the construction phase of the proposed development. In addition to this, the Transport and Traffic Assessment concluded that traffic associated with the operational phase of the development would not have a significant impact on the surrounding road network.	
2.8 Are there existing sensitive land uses or community facilities (such as hospitals, schools etc) which could be affected by the project?	No	No.	No
3. Any other factors that should be considered which could lead to environmental impacts			
3.1 Cumulative Effects: Could this project together with existing and/or approved development result in cumulative effects during the construction/ operation phase?	No	The Appropriate Assessment Screening Report submitted with the application identifies two larger developments which have been granted planning permission in the last 5 years within the Ashbourne Business Park (Reg. Ref. 22741 and Reg. Ref. 212042). The Appropriate Assessment Screening Report concludes there are no in-combination effects associated with the development. Given the mitigation measures outlined in the CEMP and	No

		CDWMP the proposal would not result in cumulative effects during the construction / operation phase.	
3.2 Transboundary Effects: Is the project likely to lead to transboundary effects?	No	No	No
3.3 Are there any other relevant considerations?	No	No	No
C. CONCLUSION			
No real likelihood of significant effects on the environment.	☒	EIAR Not Required	
Real likelihood of significant effects on the environment.	☐	EIAR Required	