

RECEIVED: 19/01/2024

Lobinstown Quarry

Environmental Impact Assessment Report

Appendix 2

Schedule of Conditions

P.A. Ref. LB200106 & ABP 309109-21

2024

Meath County Council
Planning Department
Buvinda House
Dublin Road
Navan
Co. Meath C15 Y291
REG: 00172770

Phone: 046 909 7000 Fax: 046 909 7001


Planning & Development Act 2000 – 2020
NOTIFICATION OF FINAL GRANT

TO: Lagan Materials Ltd
c/o SLR Consulting Ireland,
7 Dundrum Business Park,
Windy Arbour,
Dublin 14.

RECEIVED 19/01/2024
22 FEB 2021

Planning Register Number: LB/200106
Application Receipt Date: 03/02/2020
Further Information Received Date: 21/09/2020

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 04/12/2020 GRANTED PERMISSION to the above named for the development of land in accordance with the documents submitted namely:- The development will consist of the continuance of operation of the existing permitted quarry (ABP 17.QD.0017), a lateral and vertical extension to the existing quarry including the deepening of the quarry extraction area by two extractive benches to 50m OD, within a total quarry extraction area of c. 4.5 ha, an increase in the permitted extraction rate to 200,000 tonnes per annum, provision of an aggregates and overburden stockpiling area and settlement lagoon system (c.2,000 m2), and restoration of the site to natural habitat after uses following completion of extraction, within an overall application area of c. 14.12 hectares, and all for a period of 20 years. An Environmental Impact Assessment Report (EIAR) has been prepared in respect of this planning application. Significant further information/revised plans submitted on this application at Heronstown Townland, Lobinstown, Navan, Co. Meath, subject to the 21 conditions set out in the Schedule attached.



On behalf of Meath County Council.

DATE: 18/02/2021

NOTE: (Outline Permission Applications Only)

OUTLINE PERMISSION is subject to the subsequent Application for Permission consequent on the grant of Outline Permission of the Planning Authority. Outline Permission is for 3 Years only. Until such has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED.

NOTE:

The permission herein granted shall, on the expiration of 5 years (unless otherwise conditioned) beginning on the date of the granting of permission, cease to have effect as regards: -

- (1) In case the development to which the permission relates is not commenced during the period, the entire development and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

*Personal Data/ Information – If you have submitted personal data relating to your application, this will be destroyed within 1 month of this Notification. If you wish to collect your Personal Data / Information please arrange to collect within 2 weeks of the date of this Notification. Photographic ID (Passport / Driving Licence) will be required and the Planning Authority must be satisfied with same.

Schedule of Conditions

1. The development hereby permitted shall be carried out and completed in accordance with the plans and particulars lodged with the Planning Authority on the 03/02/20, as amended by the further information date received 21/09/20 and 12/10/20 except where conditions hereunder specify otherwise. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in strict accordance with the agreed particulars.

REASON: To ensure a satisfactory standard of development in accordance with the approved plans.

2. (a) The development hereby permitted shall comply with the conditions set out under An Bord Pleanála file ref. PL17.QD0017 except where departure from those conditions is authorised by virtue of this permission.

(b) Extraction shall be for a limited period only, and shall cease on or before the expiration of 10 years from the date of the final grant of permission unless authorised by a further grant of permission.

REASON: In the interests of clarity and to limit the duration of the development in the interests of amenity.

3. The mitigation and monitoring measures identified in the Environmental Impact Assessment Report (EIAR) date received 03/02/20, as amended by the further information date received 21/09/20, and other plans and particulars submitted with the application shall be implemented in full by the applicant and in conjunction with the timelines set out therein, except as may otherwise be required in order to comply with the conditions hereunder.

REASON: In the interests of clarity and environmental protection.

4. (a) Daily truck movements shall be limited to 29 loads per day on average with a maximum of 40 loads per day being exported from the site.

(b) The total volume of material extracted from the site shall not exceed 200,000 tonnes per annum unless otherwise agreed in writing with the Planning Authority.

(c) No extraction shall take place outside the proposed extraction area as illustrated on the layout drawings date received 03/02/20.

(d) No extraction shall take place below a level of 50mAOD.

REASON: To protect the residential amenities of the area and in the interests of road safety and convenience of road users.

5. (a) Prior to the commencement of the development hereby permitted, the applicant should trim and cut back the existing hedges and trees as necessary to achieve the required sightlines, 160m in each direction from 3m setback, at the proposed access point as detailed in the further information date received 21/09/20.

(b) Prior to the commencement of the development hereby permitted, the applicant shall provide the advance warning and directional signage identified in the further information date received 21/09/20.

REASON: In the interests of road safety and for the convenience of road users.

6. (a) The wheel-wash facility as detailed in the documentation date received 03/02/20 shall remain operational with an adequate supply of uncontaminated water for the duration of the development hereby permitted and service all trucks exiting the site.

(b) In the event that carryover of mud or debris onto the public roads become a hazard to road users the operator shall, within 3 months of a written request by the Planning Authority, install fixed water sprays on the haul road in accordance with a plan submitted to and approved in writing by the Planning Authority.

(c) A water bowser and adequate supply of uncontaminated water shall be available at all times for use on other hard-surfaced areas during dry periods. If insufficient water is available to satisfy this condition, all extraction and truck movements shall be suspended.

REASON: In the interests of amenity and road safety and to limit the transmission of dust outside the site boundary.

7. (a) All existing vegetation shall be retained unless otherwise illustrated for removal in accordance with the layout drawings date received 03/02/20.

(b) All stripped topsoil and overburden shall be retained within the site. Material not used to create screening berms shall be stored separately to the aggregate stockpiles in the overburden storage area as illustrated on the layout drawings date received 03/02/20 and not exceed a height of 4 metres above existing ground level.

(c) Before mineral extraction commences, the screening berms shall be constructed as illustrated on the drawings date received 03/02/20 and to a maximum height of 4 metres above existing ground level.

(d) All stockpiles shall be located within the stockpile storage area and to a height not exceeding 4 metres above existing ground level unless otherwise agreed in writing with the Planning Authority.

REASON: In the interests of visual amenity and site restoration.

8. (a) Before extraction commences, surface water drainage arrangements and settlement facilities shall be constructed as illustrated on the drawings date received 03/02/20.

(b) The site shall be so graded that all surface water within the working area shall drain into the quarry sump.

(c) All wastewater arising from the processes of dust suppression, wheel or vehicle washing, etc., shall be directed into a settlement tank and before being discharged from the site shall pass through an oil and petrol interceptor.

(d) The floor of the quarry area shall be graded so that all surface water is directed into the quarry sump at the lowest point in the excavation. The water shall then be pumped into the proposed settlement lagoon, and before being discharged from the site shall pass through an oil and petrol interceptor.

REASON: In the interest of surface water drainage and to reduce the risk of water pollution.

9. In relation to operation and management of the site the following shall apply:

(a) The development shall be operated and managed in accordance with an Environmental Management System which shall be submitted and agreed by the Planning Authority prior to the commencement of the development. This shall include but not be limited to operational controls for dust, noise and waste management, protection of groundwaters as both a resource and source, emergency response planning, site environmental policy, environmental regulatory requirements and project roles and responsibilities.

(b) Dust emissions at the site boundaries shall not exceed $350\text{mg/m}^2/\text{day}$. Dust monitoring shall be undertaken at dust monitoring locations and programme to be agreed by the Planning Authority. The background dust level shall not exceed $350\text{mg/m}^2/\text{day}$ averaged over a 30 day composite sample using the Standard method VDI2119 (Measurement of Dust fall, Determination of Dust fall using Bergerhoff Instrument (Standard Method) German Engineering Institute). A modification (not included in the standard) which 2-methoxyethanol may be employed to eliminate interference due to algae growth in the gauge. The monitoring shall take place between the months of May and September. Results shall be submitted to the Planning Authority annually.

(c) Noise levels emanating from the site when measured at the boundaries of the nearest noise sensitive receptors identified in the EIAR and submitted with this application shall not exceed $L_{Ae,T}$ value of 55 dB during the period 07.00 – 19.00 hours, shall not exceed $L_{Ae,T}$ 50dB during the period 19.00 – 23.00 hours and shall not exceed $L_{Aeq,T}$ 45dB during the period 23.00 – 07.00 hours. An annual noise survey shall be submitted to the Planning Authority demonstrating compliance with the aforementioned limits. In addition, there shall be no clearly audible tonal component or impulsive component in the noise emission from the site at any noise sensitive location.

(d) All refuelling shall take place in a designated refuelling area at least 30m from watercourses.

(e) All hydrocarbons, chemicals, and oils storage tanks required for the construction and decommissioning stages shall be bunded to a volume not less than the greater of the following:

- 110% of the capacity of the largest tank within the bunded area; or
- 25% of the total volume of substance which could be stored within the bunded area.

(f) Refuelling of plant and machinery shall take place at dedicated refuelling areas only.

(g) The dedicated bunded area shall be located at least 30m from watercourses.

(h) The applicant shall ensure adequate supply of spill kits and hydrocarbon absorbent pads are stocked on site.

(i) The applicant shall, during the operational stage, maintain a Complaints Register to record any complaints regarding but not limited to noise, odour, dust, traffic or any other environmental nuisance. The Complaint Register shall include details of the complaint and measures taken to address the complaint and prevent repetition of the complaint.

(j) Whereby domestic water supplies are affected by the development the applicant shall ensure the restoration of a suitable potable drinking water supply in all cases.

REASON: In the interests of public health and environmental protection.

10. No quarrying activities including extraction shall be carried out on the site between 1800 and 0700 hours on Monday to Friday, 0000 to 0700 hours and 1400 hours to midnight on Saturdays, and at no time on Sundays or Public holidays. No rock-breaking activity shall be undertaken within any part of the site before 0800 hours on any day.

REASON: In the interests of the amenity of nearby residents.

11. (a) Blasting operations shall take place only between 1000 hours and 1700 hours, Monday to Friday, and shall not take place on Saturdays, Sundays or Public holidays. Monitoring of the noise and vibration arising from blasting and the frequency of such blasting shall be carried out at the applicant's expense by an independent contractor who shall be agreed in writing with the Planning Authority.

(b) Prior to the firing of any blast, the applicant shall give notice of his intention to the occupiers of all dwellings within 500 metres of the site in accordance with the further information date received 21/09/20. An audible alarm for a minimum

period of one minute shall be sounded. This alarm shall be of sufficient power to be heard at all such dwellings.

REASON: In the interest of public safety and residential amenity.

12. (a) Vibration levels from blasting shall not exceed a peak particle velocity of 12 millimetres/second, when measured in any three mutually orthogonal directions at any sensitive location. The peak particle velocity relates to low frequency vibration of less than 40 hertz where blasting occurs no more than once in seven continuous days. Where blasting operations are more frequent, the peak particle velocity limit is reduced to eight millimetres per second. Blasting shall not give rise to air overpressure values at sensitive locations which are in excess of 125 dB (Lin) max peak with a 95% confidence limit. No individual air overpressure value shall exceed the limit value by more than 5 dB (Lin).

(b) A monitoring programme, which shall include reviews to be undertaken at annual intervals, shall be developed to assess the impact of quarry blasts. Details of this programme shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of any quarrying works on the site. This programme shall be undertaken by a suitably qualified person acceptable to the Planning Authority. The results of the reviews shall be submitted to the Planning Authority within two weeks of completion. The applicant shall carry out any amendments to the programme required by the Planning Authority following this annual review.

REASON: To protect the residential amenity of property in the vicinity.

13. (a) The applicant (notwithstanding the above conditions) shall monitor and record groundwater, surface water flow, noise, and dust deposition levels at the existing monitoring and recording stations. Monitoring results shall be submitted to the Planning Authority at monthly intervals for groundwater, surface water and noise.

(b) On an annual basis, for the lifetime of the facility (within two months of each year end), the developer shall submit to the Planning Authority five copies of an environmental audit. Independent environmental auditors approved of in writing by the Planning Authority shall carry out this audit. This audit shall be carried out at the expense of the developer and shall be made available for public inspection at the offices of the Planning Authority and at such other locations as may be agreed in writing with the authority. This report shall contain:

- (i) an annual topographical survey carried out by an independent qualified surveyor approved in writing by the Planning Authority. This survey shall show all areas excavated and restored. On the basis of this a full materials balance shall be provided to the Planning Authority;
- (ii) a record of groundwater levels measured at monthly intervals; and
- (iii) a written record of all complaints, including actions taken in response to each complaint.

(c) In addition to this annual audit, the developer shall submit quarterly reports with full records of dust monitoring, noise monitoring, surface water quality

monitoring, and groundwater monitoring. Details of such information shall be agreed in writing with the Planning Authority. Notwithstanding this requirement, all incidents where levels of noise or dust exceed specified levels shall be notified to the Planning Authority within two working days. Incidents of surface or groundwater pollution or incidents that may result in groundwater pollution, shall be notified to the Planning Authority without delay.

(d) Following submission of the audit or of such reports, or where such incidents occur, the developer shall comply with any requirements that the Planning Authority may impose in writing in order to bring the development in compliance with the conditions of this permission.

REASON: In the interest of protecting residential amenities and ensuring a sustainable use of non-renewable resources.

14. The applicant shall submit annually for the lifetime of the permission, an aerial photograph which adequately enables the Planning Authority to assess the progress of the phases of extraction and a map of the progression of the phased development of the quarry and of the quarry perimeter, surveyed against established perimeter beacons, the form and location of which shall be agreed in writing with the Planning Authority prior to commencement of quarrying works.

REASON: In order to facilitate monitoring and control of the development by the Planning Authority.

15. (a) Site restoration shall be carried out in accordance with the details date received 03/02/20 within one month of cessation of extraction and shall be completed within 24 months of commencement of restoration.

(b) All proposed landscaping shall be carried out in the first available planting season following commencement of site restoration works.

(c) All final rock faces shall be left with a series of benches as illustrated on the drawings date received 03/02/20. Each bench shall have a minimum width of 10 metres, and a maximum height of 15 metres.

(d) Upon completion of restoration works, those excavated areas which may be liable to flood and/or identified for water rebound shall be securely fenced in accordance with the details date received 03/02/20.

REASON: To ensure the restoration of the site and in the interest of amenity and public safety.

16. (a) Prior to the commencement of site restoration, an assessment of Petrifying springs with tufa formation (Cratonerion) - Annex I habitat (priority) to identify its extent and prevailing hydrological/environmental conditions shall be undertaken and a Habitat Management Plan prepared to protect this habitat during restoration and quarry after life. In preparing the Habitat Management Plan the applicant shall consult with the National Parks and Wildlife Service (NPWS). The Habitat Management Plan shall be submitted to the Planning Authority for

agreement in writing prior to any restoration works. The Habitat Management Plan and site restoration shall be implemented as agreed.

(b) An annual Peregrine falcon survey shall be undertaken in accordance with best practice standards (minimum of 3 site visits). The survey report and suitable mitigation measures to be agreed in consultation with the NPWS (if this species is found to be breeding on site) and shall be submitted to the Planning Authority for agreement in writing.

REASON: To ensure the operation and restoration of the site in the interest of environmental protection and natural heritage.

17. Prior to commencement of development hereby permitted, the applicant shall lodge with the Planning Authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the Planning Authority, to secure the satisfactory phased restoration of the site, coupled with an agreement empowering the Planning Authority to apply such security or part thereof to such restoration. The deposit/ bond amount can be refunded/reduced on a phased basis subject to successful implementation of the restoration plan. The form and amount of the security (and any phasing) shall be as agreed between the Planning Authority and the developer.

REASON: To ensure the satisfactory phased restoration of the site in the interest of visual amenity and proper planning and sustainable development of the area.

18. The applicant shall pay the sum of **€83,250.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 (as amended). Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December 2021 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

REASON: The provision of such roads and public transport infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

19. The applicant shall pay the sum of **€25,875.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision and extension of social infrastructure

(open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 (as amended). Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December 2021 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

REASON: The provision of such social infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

20. The applicant shall pay the sum of **€3,375.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision of surface water drainage infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 (as amended). Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December 2021 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

REASON: The provision of such surface water drainage in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

21. The applicant shall pay the sum of **€150,000.00** (updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office), to the Planning Authority as a special contribution towards expenditure that is proposed to be incurred by the Planning Authority in respect of strengthening and repairing the local roads affected by the development over the life of operation, in accordance with the provisions of Section 48 (2) (c) of the Planning and Development Act 2000 (as amended), unless otherwise agreed in writing with the Planning Authority. This contribution shall be paid prior to the commencement of development or in such phased payments as the Planning Authority may facilitate. The application of indexation required by this condition shall be agreed

between the Planning Authority and the applicant, or in default of such agreement, the matter shall be referred to the Board to determine.

REASON: It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the Planning Authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

Informative(s)

- (i) This permission does not confer title. It is the responsibility of the applicant/developer to ensure that they control all the lands necessary to carry out the proposed development.
- (ii) This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
- (iii) No muck, dirt, debris or other material should be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The applicant/developer should arrange for vehicles leaving the site to be kept clean.
- (iv) The applicant/developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
- (v) During construction the applicant/developer should provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There should be no parking along the public road.
- (vi) All waste generated during construction, including surplus excavation material to be taken off-site, should be only recovered or disposed of at an authorised site which has a current Waste Licence or Waste Permit in accordance with the Waste Management Acts. This does not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the applicant's site boundary.
- (vii) The applicant should liaise with the Environment Section to ensure compliance with the requirements of section 4 of the Water Pollution Acts prior to the commencement of any discharge or pumping activities on site.
- (viii) In accordance with the Wildlife Acts, any hedgerow removal necessary to improve the site entrance should be carried out outside of the main bird nesting season (March 1st to August 31st, inclusive).
- (ix) Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

Note 1: In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

Note 2: All work to comply with current Irish Water Code of Practice for Water and for Waste Water.

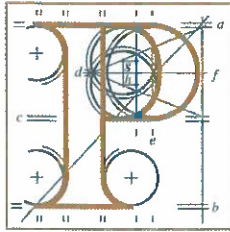
- (x) All work should comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
- (xi) Planning Compliance must be submitted (hard copies not required) in the following format:

a. House Extensions and Single Residential Units (urban and rural)

Forward by e mail to planning@meathcoco.ie and shall include a cover letter outlining relevant compliance issues together with appropriate drawings in PDF format.

b. All Other Planning Compliance

Forward to Planning Compliance, Planning Department, Buvinda House, Dublin Road, Navan, C15 Y291 and shall include a cover letter outlining relevant compliance issues together with a CD that includes all relevant maps and drawings in PDF format (high resolution).



An
Bord
Pleanála

Board Order
ABP-309109-21

RECEIVED: 19/01/2024

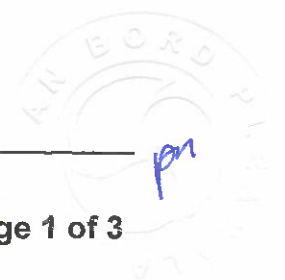
Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: LB/200106

Appeal by Lagan Materials Limited care of SLR Consulting Ireland of Unit 7, Dundrum Business Park, Windy Arbour, Dublin in relation to the inclusion of special contribution condition number 21 by Meath County Council in its decision made on the 4th day of December, 2020.

Proposed Development: The development will consist of the continuance of operation of the existing permitted quarry (ABP 17.QD.0017), a lateral and vertical extension to the existing quarry including the deepening of the quarry extraction area by two extractive benches to 50 metres OD, within a total quarry extraction area of circa 4.5 hectares, an increase in the permitted extraction rate to 200,000 tonnes per annum, provision of an aggregates and overburden stockpiling area and settlement lagoon system (circa 2,000 square metres), and restoration of the site to natural habitat after uses following completion of extraction, within an overall application area of circa 14.12 hectares, and all for a period of 20 years at Heronstown, Lobinstown, Navan, County Meath.



Decision

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended by section 30 of the Planning and Development Act, 2010, based on the reasons and considerations under, directs the said Council, under section 48 (13) of the 2000 Act, to REMOVE condition number 21 and the reasons therefor.

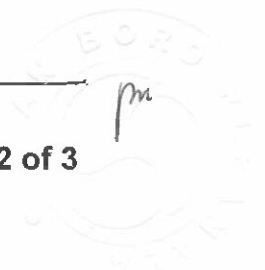
RECEIVED: 19/01/2024

Reasons and Considerations

Having regard to: -

- (a) section 48(2)(c) of the Planning and Development Act, 2000 as amended,
- (b) the Development Contributions Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in January, 2013,
- (c) the Meath County Development Contribution Scheme 2016-2021, and
- (d) the submission received from all parties,

in respect of condition number 21, the Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered that the condition failed to meet the requirements of Section 48(2)(c) of the Act and should, therefore, be omitted notwithstanding the Board's consideration of the response to the appeal as submitted by the planning authority.



Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.


Paul Hyde

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



Dated this 23rd day of November 2022.