



Board Direction

Ref: PL13.243491

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th October 2014.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons, considerations and conditions.

REASONS AND CONSIDERATIONS

Having regard to its rural location within an established farm complex, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed for retention would constitute a reasonable intensification of an established agricultural farmyard use in a rural area in which the established land use is agriculture. The proposed development and the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

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

Reason: In the interest of clarity.

2. The roof and side cladding of the structures shall be grey, dark grey, green or dark green.

Reason: In the interest of visual amenity.

3. All foul effluent and slurry generated by the proposed development and in the farmyard shall be conveyed through properly constructed channels to the proposed and existing storage facilities. No effluent

or slurry shall discharge, or be allowed to discharge, to any stream, river or watercourse, or to the public road.

Reason: In the interest of public health.

4. All uncontaminated roof water from buildings and clean yard water shall be separately collected and discharged in a sealed system to existing drains, streams or adequate soakpits and shall not discharge, or be allowed to discharge, to the foul effluent drains, foul effluent and slurry storage tanks or to the public road.

Reason: In order to ensure that the capacity of effluent and storage tanks is reserved for their specific purposes.

5. A change in the approved method of agricultural waste storage and disposal on site shall not be permitted, and livestock numbers shall not be increased in a manner that results in the storage requirements, as outlined in the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2014 (S.I. No. 134 of 2014) being exceeded.

Reason: In the interest of environmental protection and public health.

6. The development shall be used only in strict accordance with a management schedule which shall be submitted to, and agreed in writing with, the planning authority. The schedule shall be submitted by the developer to the planning authority within three months of the date of this order. The management schedule shall be in accordance with the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2014 (S.I. No. 134 of 2014) and shall provide at least for the following:

- (a) Details of the number and types of animals to be housed.
- (b) The arrangements for the collection, storage and disposal of slurry.
- (c) Arrangements for the cleansing of the buildings and structures.

Reason: In order to avoid pollution and to protect residential amenity.

Board Member: _____
Philip Jones

Date: 15th October 2014