



An
Bord
Pleanála

**Board Direction
PL05E.247730**

The submissions on this file, the Inspector's report and the request for costs were considered at a Board meeting held on 1st June, 2017.

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

The Board also made a determination not to award costs to the appellant.

Reasons and Considerations (a)

Having regard to the nature of the proposed development and its intended agricultural use, the location within a farm complex, where it is associated with an existing farm building, it is considered that the proposed development is acceptable in principle, would not create a traffic hazard or impact unduly on the amenities of this rural area and would accordingly be in accordance with the proper planning and sustainable development of the area.

Reasons and Considerations (b)

Having regard to the nature of the application and of the appeal, the submissions made on file, the request made for costs, the provisions of Section 145 of the Planning and Development Act, 2000, as amended, and to the discretion afforded to the Board in this matter, it is considered that no particular circumstances apply that would justify the award of costs to the appellant in this instance.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on 28th October 2016 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The disposal of surface water shall comply with the requirements of the planning authority for such works, in particular no surface water from the site shall discharge to the public roadway or the laneway and the collection and disposal of all storm water from the site shall be in accordance with the revised plans, details and particulars submitted on 28th October 2016.

Reason: To prevent flooding.

3. The proposed shed shall not be used for any purpose other than the purpose of agriculture or forestry, but excluding the housing of animals or the storing of effluent.

Reason: To define the use of the shed in the interest of clarity.

4. Site development and building works shall be carried only out between the hours of 07.00 to 21.00 Mondays to Fridays inclusive, between 08.00 to 18.00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

Board Member

Date: 2nd June, 2017

Paul Hyde

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