



An
Bord
Pleanála

Board Direction
BD-005719-20
ABP-306410-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/05/2020.

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.

Reasons and Considerations

Having regard to the provisions of the Laois County Development Plan 2017-2023 and the nature and scale of the proposed development and the development for which retention is sought, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development for which retention is sought would be acceptable in terms of public health, would not injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed 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. 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. (a) PA c 1 (b)
- (b) PA c 1 (c)
- (c) PA c 1 (d)

Reason: In the interest of clarity, visual amenity and the proper planning and sustainable development of the area.

3. (a) The development hereby permitted shall be used solely in connection with the established agricultural use of the site and shall not be used, sold, let or leased for other purposes. No business, trade or commercial activity of any kind whatsoever shall take place on the site.
- (b) The proposed welfare unit shall be used only as a tack room, canteen and wash/bathroom facilities ancillary to the agricultural use on site. The welfare unit shall not be used for habitable purposes.

Reason: In the interests of clarity and the amenity of property in the vicinity and the proper planning and sustainable development of the area.

4. Details of the materials, colours and textures of all the external finishes to the proposed welfare facility shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. The proposed septic tank drainage system shall be in accordance with the standards set out in the document entitled 'Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)' – Environmental Protection Agency, 2009.

Reason: In the interest of public health.

6. The disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

7. Standard IW

8. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours 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 residential amenities of property in the vicinity.

Board Member

Date: 07/05/2020

Terry Prendergast