



## Board Direction

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**Ref: PL03.245708**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3<sup>rd</sup> March 2016.

The Board decided, by a vote to 2:1, to grant permission generally in accordance with the Inspector's recommendation, for the following reasons, considerations and conditions.

### **Reasons and Considerations**

Having regard to the location of the subject development within an existing agricultural farmyard complex, and to its nature and extent, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought and the proposed development would be capable of being satisfactorily drained and would not seriously injure the residential or visual amenities of the area. The development for which retention is sought and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained and 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 the 9<sup>th</sup> day of October 2015, 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 the re-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. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard

- (a) 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.

- (b) All soiled waters shall be directed to a storage tank.

Drainage details shall be submitted to and agreed in writing with the planning authority, prior to the re-commencement of development.

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

3. Details of the finishes of the proposed cattle shed and the location of any fencing of the adjoining farm yard shall be submitted to, and agreed in writing with, the planning authority prior to the re-commencement of development. The external finishes of the proposed lean-to shed shall be dark grey, dark green or dark brown in colour only.

**Reason:** In order to allow the planning authority the opportunity to assess the impact of these matters on the visual amenity of the area before development re-commences.

4. The slatted shed shall be used only in strict accordance with a management schedule to be submitted to and agreed in writing with the planning authority, prior to the re-commencement of development. The management schedule shall be in accordance with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2009 (SI no. 101 of 2009), 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.

5. Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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 residential amenities of property in the vicinity.

6. A minimum of 18 weeks storage shall be provided in the underground storage tank. Prior to re-commencement of development, details showing how it is intended to comply with this requirement shall be submitted to, and agreed in writing with, the planning authority.

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

7. Slurry generated by the proposed development shall be disposed of by spreading on land, or by other means acceptable in writing to the planning authority. The location, rate and time of spreading (including prohibited times for spreading) and the buffer zones to be applied shall be in accordance with the requirements of the European Communities (Good Agricultural Practice for the Protection of Waters) Regulations, 2009 (SI no. 101 of 2009).

**Reason:** To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of watercourses.

Board Member: \_\_\_\_\_ Date: 15<sup>th</sup> March 2016  
Philip Jones