



An  
Bord  
Pleanála

**Board Direction  
PL26.246227**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on June 29<sup>th</sup> 2016.

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 location of the development to be retained within an existing farmyard, in a rural area where agriculture is the predominant land use, and to the relative scale of the development in the context of the existing development in the farmyard, it is considered that, subject to compliance with the conditions set out below, the development to be retained would constitute an environmental improvement, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Appropriate Assessment**

The Board noted the Appropriate Assessment Screening Report carried out by the Planning Authority and the Appropriate Assessment Screening determination carried out by the Inspector. The Board concurred with the Inspector's determination, and adopted her conclusions and recommendations in this regard. The Board was

therefore satisfied, having regard to the nature, location and scale of the subject development to be retained that the development was not be likely to have a significant effect, individually or in combination with other plans or projects, on the Slaney River Valley SAC (Site Code: 000781) or on any other European sites, in view of their conservation objectives.

## **CONDITIONS**

1. The development shall be retained 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 within three months from the date of this order and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The slatted unit shall be used only in strict accordance with a management schedule to be submitted to and agreed in writing with the planning authority within two months of the date of this order. The management schedule shall be in accordance with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2010 (SI no. 610 of 2010), 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.

3. Slurry generated by the proposed development shall be disposed of by spreading on land, or by other means acceptable 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, 2010 (SI no. 610 of 2010). No slurry shall discharge or be allowed to discharge to any stream, river or watercourse, or to the public road. Within two months of the date of this order, details showing how it is intended to comply with this requirement shall be submitted to and agreed in writing with the planning authority.

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

4. 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.

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

**Board Member**

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Paul Hyde

**Date:** 29.06.16