



## Board Direction

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**Ref: PL92.246350**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12<sup>th</sup> July 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

### REASONS AND CONSIDERTIONS

Having regard to the nature and scale of the development proposed to be retained and completed, the agricultural use of the lands, the proximity to the farmhouse, and the existing character and pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and completed would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity, would not result in a serious risk of environmental pollution, would not be prejudicial to public health, and would be in accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. PlansPartic
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. In this regard:
  - (a) uncontaminated surface water run-off shall be separately collected and disposed of on site through an appropriate soakaway,
  - (b) all soiled waters shall be separately collected and directed to the storage tank,
  - (c) access for livestock to the yard area adjoining the domestic fuel store shall be prevented by the erection of a suitable fence, and

- (d) a low mass-concrete wall shall be constructed along the north eastern elevation of the building to prevent seepage/manure escaping from the shed.

Plans and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within one months of the date of this Order, and shall be completed to the written satisfaction of the planning authority within three months of the date of this Order.

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

3. AgMgtSchedule
4. AgEffluent
5. AgWaterDischarge
6. AgSpreading
7. AgStorage
  
8. Within three months of the date of this Order, the agricultural shed shall be painted dark green, to the written satisfaction of the planning authority.

**Reason:** In the interest of visual amenity.

9. Existing trees and hedgerows on the site shall be retained.

**Reason:** In the interest of visual amenity.

Board Member: \_\_\_\_\_ Date: 21<sup>st</sup> July 2016  
Fionna O' Regan