



Board Direction

Ref: PL05E.246618

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 31st, 2016.

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

The Board concurred and adopted the Inspector's report in respect of Appropriate Assessment.

REASONS AND CONSIDERATIONS

Having regard to the location of the development in a rural area on an established farmyard, and to its nature, scale and arrangement relative to the structures on that farmyard, it is considered that, subject to compliance with the conditions set out below, the proposed development and development for which retention is sought would support the sustainable development of agriculture, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, and would be acceptable in terms of traffic safety and convenience. The proposed development and the development for which retention is sought would not, therefore, be contrary to the proper planning and sustainable development of the area.

CONDITIONS

1. Standard Plan Particulars condition and reason for development & retained development.
2. Prior to the first use of the proposed slatted shed, the proposed "pond and cell reconstruction works" as set out in the submitted "Constructed Wetlands Design Report" submitted to the Planning Authority on 9th March 2016 shall be completed and written confirmation of this by the author of the report shall be submitted to the Planning Authority.

Reason: In order to avoid pollution and to protect amenity.

3. Standard Agricultural External Finishes condition and reason for slatted shed.
4. Prior to the commencement of development details of landscaping for the embankment beside the proposed new slatted shed shall be submitted to and agreed in writing with the Planning Authority.

Reason: In the interests of amenity.

5. The proposed 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 commencement of development. 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 (including the public road, where relevant).

Reason: In order to avoid pollution and to protect amenity.

6. Where slurry generated by the proposed development is to be disposed of by spreading on land, 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).

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: September 1st, 2016
Nicholas Mulcahy

Please issue a copy of the direction with the order and advise the applicant regarding the provisions of S. 34(13) of the Act.