



Board Direction

Ref: 93.247354

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27th, February 2017.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as set out below.

Reasons and Considerations

- (1) The proposed development is located within 120 metres of a disused cottage on adjoining lands. It is considered that while disused, this cottage is potentially habitable. Having regard to the recommendations for a 400 metre separation distance set out in the EPA Guidance document 'Batneec Guidance Note for the Poultry Sector (IPPC)' Feb.1998, it is considered that the proposed development would potentially have adverse impacts on the residential amenities of this property and so would be contrary to the proper planning and sustainable development of the area.

- (2) Having regard to the requirement to abstract additional water from an aquifer within 1-km of an SAC designated on the basis of protecting the conservation status of freshwater species, and the requirement as set out in the EPA guidance document ' Batneec Guidance Note for the Poultry Sector (IPPC) Feb.1998' for possible emergency disposal of carcasses within the lands, the Board is not satisfied on the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on European site No. 002170 (Blackwater River SAC), in view of the site's Conservation Objectives. In such circumstances the Board is precluded from granting approval/permission.

Board Member: _____ Date: 27th, February 2017
Paddy Keogh