



Board Direction

Ref: PL04.247381

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th January 2017.

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 CONSIDERATIONS

Having regard to the nature and scale of the proposed agricultural development within an existing farmyard, and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the Cork County Development Plan 2014 and of the Bandon Electoral Area Local Area Plan 2015, would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would not be prejudicial to public health or result in risks to the environment. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In undertaking a screening exercise for appropriate assessment, the Board considered the nature, scale and location of the proposed development, the documentation and submissions on file generally, the separation distances and low potential for connectivity to European Sites, and the assessment of the Inspector in relation to the potential for effects on such Sites. The Board accepted the analysis and conclusions of the Inspector on this matter, and concluded that, by itself and in combination with other plans or projects, the proposed development would not be likely to have significant effects on European Sites in light of their conservation objectives. In coming to this conclusion, the Board was satisfied that no material intensification of use would arise as a result of the proposed development.

CONDITIONS

1. PlansPartic incl. FI 18/08/16

2. Landscaping shall be undertaken, using only indigenous deciduous trees and hedging species, in accordance with the plans and particulars submitted to the planning authority on 18th August 2016, and in accordance with the requirements of the planning authority. Any plants that die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: To screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

3. AgWaterDrain
4. AgMgtSchedule
5. AgEffluent
6. AgWaterDischarge
7. AgSpreading
8. AgStorage

9. Prior to commencement of development, plans and particulars of dungsteads and silage storage areas shall be submitted to and agreed in writing with the planning authority.

Reason: To protect water quality.

10. All tanks containing liquids other than water shall be contained in a waterproof bunded area, which shall be of sufficient volume to hold 110% of the volume of the tanks within the bund.

Reason: To protect water quality.

11. A plan containing details for the management of waste and recyclable materials, including the provision of facilities for the storage, separation and collection of the waste and recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and recyclable materials, in the interest of protecting the environment

12. Details of the finishes of the agricultural sheds shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area

13. CDW

Board Member: _____ Date: 31st January 2017
Fionna O' Regan