



An  
Bord  
Pleanála

**Board Direction**  
**PL07.247667**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on July 10<sup>th</sup> 2017.

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 existing agricultural use of the site and to the nature and scale of the proposed development, which is complementary to this established agricultural use, and to the pattern of development in the area, including agricultural development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not give rise to surface or ground water pollution, would not be prejudicial to public health, and would not seriously injure the residential amenities of property in the vicinity or give rise to a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars, including revised Nutrient Management Plan, submitted

to the planning authority on the 7<sup>th</sup> day of October 2016, and as further modified by the plans and particulars submitted to An Bord Pleanála on the 27<sup>th</sup> day of March 2017, 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. The maximum quantum of organic compost material that may be stored in the shed between 15<sup>th</sup> October and 15<sup>th</sup> January shall be limited to 1,453 tonnes, as indicated in the revised Nutrient Management Plan submitted to the planning authority on the 7<sup>th</sup> day of October 2016. Only storage of the material shall take place on the subject site, and there shall be no waste processing in this shed, nor within the overall lands, unless authorised by a separate planning permission.

**Reason:** In the interest of public health and proper development, and to limit the development hereby authorised to that for which application was made.

3. The use of the agricultural shed for the winter storage of organic compost material shall be in strict accordance with a management schedule which shall 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, 2014, as amended.

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

4. The organic compost material shall 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, 2014, as amended.

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

5. All foul effluent generated by the proposed development shall be conveyed through properly constructed channels to the existing storage facilities and no effluent or sludge shall discharge or be allowed to discharge to any stream, river or watercourse, or to the public road.

**Reason:** In the interest of public health.

**Board Member**

**Date:** 13<sup>th</sup> July 2017

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Philip Jones