



An
Bord
Pleanála

Board Direction
PL04.248345

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th September 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 nature of the proposed development and its intended agricultural use on a farm and within an existing farm complex, and to the existing character and pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or the amenities of property in the vicinity, would respect the existing character of the area, would not give rise to water pollution and would be acceptable in terms of traffic safety and convenience. 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, 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. All material associated with the agricultural enterprise shall be stored within the site boundary and shall not encroach upon the laneway which extends along the southern and western site boundaries. A plan indicating the external storage areas for pallets, agricultural produce and other material associated within the agricultural enterprise on the site shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. All storage shall be carried out in accordance with the agreed plan unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential amenity and to ensure a proper standard of development.

3. The proposed shed shall not be used for any purpose other than the purpose of agriculture or forestry, but excluding the housing of animals or the storing of effluent.

Reason: To define the use of the shed in the interest of clarity.

4. Water supply and drainage requirements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of environmental protection, public health and to ensure a proper standard of development.

Board Member

Date: 21st Sept. 2017

Eugene Nixon