



An
Bord
Pleanála

Board Direction

PL16.249095

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th February 2018.

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 rural location of the site, the nature, scale and use of the proposed development extending an existing agricultural facility, the siting of the proposed development to the rear of an existing farmyard complex, Objective AG-01 of the Mayo County Development Plan 2014-2020 and the pattern of development in the vicinity, including the separation distance from the proposed slatted shed to neighbouring established residences, it is considered that, subject to compliance with the conditions set out below, the development proposed would not seriously injure the amenities of the rural 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 would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the Planning Authority on the 25th day of July, 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 existing splayed front boundary wall and pier located on the north western side of the entrance shall be removed, setback or lowered to a height of 1m in order to improve sight visibility at the entrance.

Reason: In the interest of traffic safety.

3. (a) All foul effluent and slurry generated by the proposed development and in the farmyard shall be managed and disposed of in strict accordance with the EU (Good Agricultural Practice for Protection of Waters) Regulations, 2014 and no effluent or slurry shall discharge or be allowed to discharge to any stream, river or watercourse, or to the public road;

(b) Slurry spreading shall take account of weather conditions, topography, buffer zones and all watercourses adjacent to and on the lands suitable for spreading of slurry, including land drains;

Reason: To prevent pollution and in the interest of public health.

4. The design, capacity and structural integrity of the slurry storage

facilities shall be maintained so that there shall be no runoff or seepage of slurry effluent therefrom. A report prepared by a suitably qualified engineer on the structural integrity and effectiveness of the storage tanks shall be submitted to, and agreed in writing with, the Planning Authority within six months of the date of this Order.

Reason: In the interests of public health.

5. The disposal of surface water shall comply with the requirements of the Planning Authority for such works, in particular no surface water from the site shall discharge to the public roadway.

Reason: To prevent flooding.

Board Member

Date: 6th February 2018

Maria FitzGerald