



An
Bord
Pleanála

**Board Direction
PL21.249183**

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 4th 2018.

The Board decided, on a vote of two to one, to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, and its location at some remove from the scenic route designated in the Sligo County Development Plan 2017-2023, and away from the views of significant features of interest, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area. Furthermore, having regard to the nature of the proposed development and its purpose of providing indoor shelter for livestock, over previously permitted holding tanks, and for the storage of agricultural machinery on a working farm, it is considered that the proposed development would comply with the provisions of the Development Plan in relation to agricultural development, 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.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied that the proposed development would not seriously injure the

visual amenities of the area nor, subject to compliance with the conditions set out in the Board Order, constitute an obtrusive feature in the landscape. In reaching its decision, the Board noted that the subject development was not on the same site as previous applications for retention of non-agricultural sheds, and was materially different in nature, and therefore did not consider itself bound by its previous decisions under file reference numbers PL21.244984 and PL21.246833.

Conditions

1. Planpartic, as amended by revised plans and particulars submitted on the 14th day of July 2017.

Reason: In the interest of clarity.

2. The external side and roof cladding of the proposed shed, and the roller shutter doors at either end of the shed, shall be finished in a dark olive green colour throughout. No other colours shall be used.

Reason: In the interest of visual amenity and in order to integrate the development into the rural landscape.

3. The shed hereby permitted shall be used solely for the housing of livestock, the storage of fodder for such livestock, and the parking of agricultural plant or machinery used solely on the farmholding on which it is located, and shall not be used for any other purpose.

Reason: In the interests of clarity and traffic safety and to delimit the use of the shed hereby permitted to those uses for which application was made.

4. As PA condition 2 (A, B and C)
5. As PA condition 3 (A, B, C, D, E, F, G, I and J)

6. A nutrient management plan relating to the landspreading of all agricultural waste from the development shall be prepared by a suitably qualified agricultural consultant, which shall take into account the provisions of the European Union (good Agricultural practice for Protection of Waters) Regulations 2014 (SI no 31 od 2014). This plan shall be submitted to the planning authority, and shall be reviewed at intervals to ensure compliance with these Regulations, as may be required in writing by the planning authority.

Reason: In the interest of public health and environmental protection.

Board Member

Date: 10th May 2018

Philip Jones