



An
Bord
Pleanála

Board Direction
PL07.249339

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 7th 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 location of the subject site within a rural area in which agricultural enterprise should be facilitated, to the nature of the proposed development, to the separation distance between the agricultural buildings in the farmyard and the site boundaries, and to the limited scale and nature of the proposed sheep shed use, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining property by reason of noise or odour, would be acceptable within this rural environment, and would comply with the provisions of the current Development Plan for the area. The proposed development would, therefore, be in accordance with the proper planning and 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 lodged with the planning authority on 31st August, 2017, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The proposed development shall be used solely for the purposes of agriculture.

Reason: In the interest of clarity.

3. The following requirements shall be provided for and adhered to in the development:

- (a) A minimum of sixteen weeks' slurry storage shall be provided on the site. Foul effluent, soiled waters and slurry shall be conveyed through properly constructed channels to appropriate storage facilities and shall not be discharged to the public road or watercourses.
- (b) All uncontaminated surface water shall be disposed of on site to appropriately sized soakaways constructed in accordance with BRE Digest 365 and shall not be discharged to the public road or to adjoining properties.

Reason: In the interest of public health and the protection of the environment from pollution.

4. The following requirements shall be provided for in accordance with the Nutrient Management Plan submitted to the planning authority on 31st August, 2017 and EU (Good Agriculture Practice for Protection of Waters) Regulations, 2014 as amended:

- (a) All slurry, silage effluent, solid waste, waste bedding material shall be disposed of by land spreading.
- (b) Land spreading shall not take place during or immediately after periods of heavy rainfall or frozen ground, or on lands subject to flooding, during times of heavy surface water runoff;

(c) Land spreading shall not take place on lands with less than one metres of soil;

(d) Land spreading shall not take place within fifty metres of a domestic well, ten metres of streams or drains or twenty metres from a main river channel or tributary.

Reason: In the interest of public health and the protection of the environment from pollution.

5. The external finishes of the proposed new slatted shed, machinery and turf storage shed and extension to the stable buildings shall match the external finishes of the existing farm buildings in colour and texture.

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

Board Member

Date: 7th March 2018

Philip Jones