



An
Bord
Pleanála

Board Direction
BD-001193-18
ABP-300706-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/09/2018.

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.

Appropriate Assessment

The Board noted that the proposed development is not directly connected with or necessary to the management of a European Site.

In completing the screening for Appropriate Assessment, the Board accepted and adopted the screening assessment and conclusion carried out in the Inspector's Addendum report in respect of the identification of the European sites which could potentially be affected, and the identification and assessment of the potential likely significant effects of the proposed development, either individually or in combination with other plans or projects, on these European sites in view of the site's Conservation Objectives. The Board was satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the Slieve Bloom SPA (Site No. 004160), River Nore and River Barrow SAC (Site No. 002162), Clonaslee Eskers and Derry Bog SAC (Site No.000859), or any other European site, in view of the site's Conservation Objectives.

Reasons and Considerations

Having regard to the provisions of the development plan regarding agricultural structures, it is considered subject to compliance with conditions set out below, the proposed development would not be prejudicial to public health, would be acceptable in terms of traffic safety and visual amenity, and would 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

Reason: In the interests of clarity.

2. Full details of proposals to plant a replacement indigenous hedge shall be submitted to and agreed in writing with the planning authority within three months of this decision and the agreed hedge shall be planted in the first planting season following the planning authority's agreement. The hedge shall include indigenous planting and shall be provided in the first planting season following this decision. Any plants that die, are removed, or become seriously damaged or diseased, within a period of 5 years from the first planting season shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity.

3. The external side and roof cladding of the sheds, 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.

4.
 - a. Proper provision shall be made to ensure that no surface water is diverted or allowed to flow onto the adjoining public road
 - b. Provision shall be made to ensure that no surface water is diverted or allowed to flow off the public road onto the site, as a result of this development.
 - c. The existing road drainage system shall not be obstructed by the development.

Reason: In the interest of road safety and to prevent damage to public road.

5.
 - a. All agricultural wastes, including slurry, farmyard manure, silage effluent and effluent arising from vegetable processing activities on site shall be collected and stored in tanks/pits with a minimum storage capacity of 18 weeks. Soiled water shall be collected and stored in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations, 2017, as amended. All agricultural buildings/structures shall be designed and constructed to Department of Agriculture building specifications.
 - b. All buildings shall be provided with gutters and down-pipes and these shall be maintained in a satisfactory condition. Clean surface water run-off from roof areas of the development shall not be discharged onto soiled yard areas. Roof rainwater and clean yard waters shall be discharged separately in closed pipes to a suitable soak-pit system as indicated in the site layout plan submitted to the planning authority.
 - c. All surface water gullies shall be designed, maintained and managed to ensure that no polluting matter enters the surface water collection/drainage system or groundwater
 - d. Farmyard manure, slurry, silage effluent, soiled water and chemical fertilisers shall be land-spread in accordance with the requirements of

the European Union (Good Agricultural Practice for Protection of Waters) Regulations, 2017, as amended

- e. Farmyard manure shall not be stored in open yard areas on site.
- f. Soiled yard areas shall be minimised in order to reduce the volumes of soiled water produced on site and to ensure the public road in proximity is maintained in a clean condition.
- g. There shall be no change in the approved method of agricultural waste storage and disposal on site and livestock numbers shall not be increased in a manner that results in the storage requirements as outlined in the European Union (Good Agricultural Practice for Protection of Waters) Regulations, 2017, as amended being exceeded.

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

Board Member

Date: 26/09/2018

Michelle Fagan