



An
Bord
Pleanála

Board Direction
BD-000839-18
ABP-301536-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/07/2018.

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, the existing agricultural practices on the site and the objectives of the Cork County Development Plan 2014 which seek to support and encourage sustainable agricultural development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of properties in the vicinity, would not have an adverse visual impact, 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 carried out and completed in accordance with the plans and particulars lodged with the application as amended by the

further plans and particulars submitted on the 13th day of March 2018, 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 slatted shed shall be used only in strict accordance with a management schedule to be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The management schedule shall be in accordance with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2014, as amended, and shall provide at least for the following:
 - (a) Details of the number and types of animals to be housed.
 - (b) The arrangements for the collection, storage and disposal of slurry.
 - (c) Arrangements for the cleansing of the buildings and structures (including the public road, where relevant).

Reason: In order to avoid pollution and to protect amenity.

3. All foul effluent and slurry generated by the proposed development shall be conveyed through properly constructed channels to the proposed and existing storage facilities and no effluent or slurry shall discharge or be allowed to discharge to any stream, river or watercourse, or to the public road.

Reason: In the interest of public health.

4. All uncontaminated roof water from the building and clean yard water shall be separately collected and discharged in a sealed system to existing drains, streams or adequate soakpits and shall not discharge or be allowed to discharge to the foul effluent drains, foul effluent and slurry storage tanks or to the public road. Drainage details shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.

Reason: In order to ensure that the capacity of effluent and storage tanks is reserved for their specific purposes in the interest of environmental protection and public health.

5. Slurry generated by the proposed development shall be disposed of by spreading on land, or by other means acceptable in writing to the planning authority. The location, rate and time of spreading (including prohibited times for spreading) and the buffer zones to be applied shall be in accordance with the requirements of the European Communities (Good Agricultural Practice for the Protection of Waters) Regulations, 2014, as amended.

Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of watercourses.

6. The proposed planting indicated to the west and north of the proposed slatted shed as delineated on the Site Layout Plan received by the planning authority 6th day of December 2018 shall be augmented by planting along the southern boundary of the site as delineated in red thereon. The planting shall be carried out within the first planting season following the commencement of the proposed development in accordance with the following requirements:

(a) the planting shall be confined to traditional native Irish hedgerow species only, and

(b) any planting that dies within the first three years of planting shall be replaced with a similar species within the following planting season.

Reason: In the interest of the visual amenities of this rural settlement.

Board Member

Date: 01/08/2018

Eugene Nixon