



An
Bord
Pleanála

Board Direction
BD-005378-20
ABP-301652-18

The submissions on this file and the Inspector's report and supplementary report were further considered at a Board meeting held on March 12th, 2020.

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 proposed development in a rural area where it is the objective of the planning authority, as expressed in the Galway County Development Plan 2015-2021, to support the sustainable development of agriculture; having regard to the intended use of the sheep shed to improve the management of the existing stock and not to increase the overall stocking rate on the existing lands; to the proposals for the management of clean water and soiled water from the proposed and existing farm buildings and yard areas; and to the details provided regarding the management of the applicant's lands at Mulroog townland and Aghavannagh; it is considered that, subject to compliance with the following conditions, the proposed development would not adversely impact on groundwater or the natural heritage of the area, would not adversely impact on the amenities of adjoining properties or otherwise be contrary to the proper planning and sustainable development of the area.

Conditions

1.	<p>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 received by An Bord Pleanála on the 23rd day of April 2019, and the 29th day of July 2019, 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Prior to the commencement of any development on the site, the developer shall to, and agreed in writing with, the planning authority details (which shall be prepared by an engineer or other suitably qualified and indemnified person) indicating the water table level at each soakpit location; showing that, for the type of proprietary containment system proposed, the proposed depths, and the infiltration test results based thereon, are in accordance with the manufacturers requirements, or further proposals shall be submitted in this regard; detailed measures to ensure that infiltration of soiled water into the surface water attenuation/soakpits will be prevented; and a detailed justification for the sizing of the soakpits.</p> <p>Reason: In the interest of groundwater protection.</p>
3.	<p>All the mitigation measures proposed in the NIS, as submitted to an Bord Pleanála on the 23rd day of April 2019, shall be implemented in full.</p> <p>Reason: In the interest of environmental protection.</p>
4.	<p>All effluent generated by the proposed development shall be disposed of by spreading on land, or by other means acceptable in writing to the planning</p>

	<p>authority. The location, rate and time of spreading and the buffer zones to be applied shall be in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2017, as amended. No such effluent shall be spread on the applicant's land in Mulroog townland in County Galway nor on the applicant's commonage lands at Aghavannagh in Couth Wicklow, without a further grant of planning permission.</p> <p>Reason: In the interest of environmental protection.</p>
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Board Member

Date: 12th March 2020

Philip Jones