



An  
Bord  
Pleanála

**Board Direction**  
**BD-001832-18**  
**ABP-301657-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/12/2018.

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 subject site and the predominant established agricultural use in the wider area it is considered that the realignment and recessing of the existing agricultural entrance, together with the construction of a general purpose agricultural machinery shed and outdoor slatted slurry tank and concrete yard would, subject to conditions set out below, not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would generally 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, 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. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard –

(a) uncontaminated surface water run-off shall be disposed of directly in a sealed system, and

(b) all soiled waters shall be directed to a storage tank. Drainage details shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.

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

3. The slatted tank shall be used only in strict accordance with a management schedule which shall 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:

(1) Details of the number and types of animals to be housed.

(2) The arrangements for the collection, storage and disposal of slurry.

(3) Arrangements for the cleansing of the buildings and structures (including the public road, where relevant).

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

4. All uncontaminated roof water from buildings 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.

**Reason:** In order to ensure that the capacity of effluent and storage tanks is reserved for their specific purposes.

5. Details of all external finishes for the new agricultural building shall be agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

6. Prior to the commencement of development, the applicant shall remove the existing bush at the eastern gate pillar at the entrance into the development in order to achieve adequate sightlines in an easterly direction.

**Reason:** In the interest of traffic safety and orderly development.

7. A minimum of 18-weeks storage shall be provided in the underground storage tank. Prior to commencement of development details showing how it is intended to comply with this requirement shall be submitted to and agreed in writing with the planning authority.

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

8. The use of the proposed structure shall be for agricultural purposes only as defined in the Planning and Development Act 2000, as amended, and shall not be used for any commercial purposes.

**Reason:** In the interest of clarity and orderly development.

9. **ABP Model Unspecified Contribution condition.**

**Board Member**

**Date:** 04/12/2018

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Terry Ó Niadh