



An
Bord
Pleanála

Board Direction
BD-002574-19
ABP-302510-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/03/2019.

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 existing pattern of development and the nature and scale of the development as proposed, it is considered that the development to be retained, and the proposed development would not be prejudicial to public health, would not seriously injure the amenities of the area or property in the vicinity 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 retained, 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 20th of July 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. Within two months from the date of this order to grant planning permission the second entrance shall be reconfigured to the entrance arrangement indicated on the amended site layout map received by the planning authority on the 20th of July 2018. This shall specifically provide for a single 6 metre wide entrance gate that only open inwards.

Reason: In the interest of traffic safety

3. Within two months from the date of this order to grant planning permission the drainage arrangement in particular the ACO drainage channel as detailed and indicated on the amended site layout map received by the planning authority on the 20th of July 2018 shall be fully implemented. Surface water shall be disposed of within the site and shall not be discharged onto the public road network.

Reason: In the interest of the protection of water sources in the area and orderly development.

4. 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) all uncontaminated surface water run-off shall be disposed of directly in a sealed system and shall not discharge or be permitted to enter the soiled water drainage system and effluent tanks,
 - (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, within two months of the date of this order.

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

5. All construction work in relation to the extension to the farm building

incorporating a slatted floor and underground tank storage shall comply with the requirements of all current specifications as required by the Department of Agriculture, Food and Marine in relation to the construction and maintenance of such buildings

Reason: In the interest of environmental protection and orderly development

6. The number of animals to be accommodated in the proposed extended development shall not exceed that for which adequate slurry storage capacity is provided in accordance with S.I No. 605 of 2017, European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2017.

Reason: In the interest of environmental protection and orderly development

7. The external finishes of the proposed farm building development shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

Board Member

Date: 13/03/2019

Maria FitzGerald