



An
Bord
Pleanála

Board Direction
BD-003295-19
ABP-303375-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/06/2019.

The Board decided to grant permission for retention of the development, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the relevant provisions of the County Meath Development Plan 2013 – 2019, the existing pattern of development in the area and the nature and scale of the development proposed for retention, it is considered that, subject to compliance with the conditions set out below, the development to be retained would be acceptable and would not seriously injure the amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the further information and updated drawings received from the applicant in respect of the underground soiled water tank within the main agricultural shed, the surface water drainage arrangements and landscaping provided sufficient information to satisfy the Board that effluent from the development can be satisfactorily treated and/or disposed on-site in a coordinated and sustainable manner, and would not adversely impact on human health and the environment.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars submitted on the 31st day of May 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.

Reason: In the interest of clarity.

2. (a) The detached compost toilet shall be moved from its current location to a position elsewhere on the site and more proximate to the mono-pitched multi-purpose shed, with the new location to be agreed with the planning authority. It shall be position at least 20 metres from the northwest boundary of the site.

(b) The composted waste from the toilet shall be utilised within the confines of the subject site.

Reason: In the interest of public amenity and public health.

3. (a) The extension to the agricultural shed shall be used for agricultural purposes only (consistent with the definition of agriculture as set out in the Planning and Development Act 2000, as amended) and shall not be used for commercial purposes or human habitation. The stand-alone mono-pitched multi-purpose open shed shall be used for occasional agri-tourism based site visits only.

(b) The single-storey side extension on the northwestern façade of the agricultural shed shall be removed.

(c) A landscaping scheme, consisting predominantly of trees, shrubs and hedging of indigenous species, in respect of the space between the northwestern façade of the agricultural shed and the site boundary treatments

shall be submitted to, and agreed in writing with, the planning authority within two months of the date of this Order. The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of clarity, orderly development and visual amenity.

4. Water supply and drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member

Date: 14/06/2019

Dave Walsh