



An
Bord
Pleanála

Board Direction
BD-005105-20
ABP-305617-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 7th, 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 rural location of the proposed development, the nature and extent of the proposed development, and the objectives of the Mayo County Development Plan 2014-2020 to support the sustainable development of agriculture in the county, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, would not lead to a risk of flooding and would not be prejudicial to public health. 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 information submitted on the 22 nd day of August 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
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	<p>authority, the developer shall agree such details in writing with the planning authority prior to the 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>The finished floor level of the proposed slatted shed shall be at 100.8 m (tbn) as indicated on the Proposed Site Layout Drawing No. CC.1001/PL/382.</p> <p>Reason: In the interest of environmental protection and the avoidance of flooding.</p>
3.	<p>Soil and subsoil from the development shall not be relocated or deposited in the area to the north or west of the site boundary but may be spread in areas to the south or east if required.</p> <p>Reason: In the interest of environmental protection and the avoidance of flooding.</p>
4.	<p>The slatted shed 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 Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2017, as amended, and shall provide at least for the following:</p> <p>(1) Details of the number and types of animals to be housed.</p> <p>(2) The arrangements for the collection, storage and disposal of slurry.</p> <p>(3) Arrangements for the cleansing of the buildings and structures (including the public road, where relevant).</p> <p>Reason: In order to avoid pollution and to protect residential amenity.</p>

5.	<p>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:</p> <p>(a) 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;</p> <p>(b) All effluent and soiled waters shall be directed to a storage tank;</p> <p>(c) No effluent or slurry shall discharge or be allowed to discharge to any stream, river or watercourse, or to the public road.</p> <p>Drainage details shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.</p> <p>Reason: In the interest of environmental protection and public health.</p>
6.	<p>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 Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2017, as amended.</p> <p>Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of watercourses.</p>
7.	<p>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.</p> <p>Reason: In the interest of environmental protection and public health.</p>

Note: In making its decision, the Board noted the concerns expressed by the appellant in relation to water abstraction from the nearby river, but considered that these were matters that related to overall operation of the applicant's farm, were not the subject of the present application and were issues of enforcement and pollution control, and therefore were matters for enforcement by the planning authority and by the Department of Agriculture, Food and the Marine.

[Secretariat: Please issue a copy of this Direction to the parties with the Board Order]

Board Member

Date: 7th February 2020

Philip Jones