



An  
Bord  
Pleanála

**Board Direction**  
**BD-005334-20**  
**ABP-305893-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/03/2020.

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 an objective of the planning authority in the Longford County Development Plan 2015-2021, to support the sustainable development of agriculture, it is considered that the development of an agricultural building associated with an established dwelling with which it shares an entrance, and provided with adequate facilities for the collection and storage of farmyard effluent, would not impact on the amenities of the area, endanger public safety by way of traffic hazard or be prejudicial to public health and would otherwise 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. The building shall be used for agricultural use only.

**Reason:** In the interest of clarity and to ensure that adequate control is maintained.

3. The effluent tank shall comply with the specifications in publication S123 of the Department of Agriculture, Food & the Marine, for reinforced tanks.

**Reason:** In the interest of environmental protection.

4. All effluent generated by the proposed development shall be disposed of by spreading on the land, or by other means acceptable in writing to the planning 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.

**Reason:** In the interest of environmental protection.

5. Prior to commencement of work on site detailed a proposal for the landscaping of boundaries shall be provided for the written agreement of the planning authority.

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

6. External finishes shall be agreed in writing with the planning authority in advance of commencement of any further works.

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

**Board Member**

**Date:** 09/03/2020

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Stephen Bohan