



An
Bord
Pleanála

Board Direction
BD-005774-20
ABP-306234-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/05/2020.

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 information submitted in support of the appeal, to the provisions of the Kildare County Development Plan 2017-2023, to the pattern of development in the area and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an acceptable form of development, would not give rise to traffic hazard, would not seriously injure the residential or visual amenities of the area and 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 plans and particulars submitted on the 1st day of November, 2019, and details submitted to the Board on the 20th day of December, 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. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed shed shall be restricted to the storage of the agricultural machinery and domestic storage described in the details submitted to the Board on the 20th day of December, 2019, unless otherwise authorised by a prior grant of planning permission. No commercial activity is permitted.

Reason: To clarify the permission granted and to protect the amenities of property in the vicinity.

3. A full landscaping plan for the site shall be submitted to, and agreed in writing with, the Planning Authority prior to the commencement of development. A clear site layout plan shall be submitted to the Planning Authority which clearly delineates the hard-standing areas of the overall site and the open space / soft landscaped area.

All trees and hedgerows within and on the boundaries of the site shall be retained and shall be protected from damage during construction works. Within a period of six months following the substantial completion of the proposed development, any planting which is damaged or dies shall be replaced with others of similar size and species.

Reason: In the interest of visual amenity.

4. All foul effluent and slurry generated by the proposed development shall be conveyed through properly constructed channels to the proposed storage facilities and no effluent or slurry shall discharge or be allowed to discharge to

any stream, river or watercourse, or to the public road. The capacity of the dungstead and the effluent holding tank shall be submitted to, and agreed in writing with, the Planning Authority prior to the commencement of any development on site.

Reason: In the interest of public health.

Board Member

Date: 19/05/2020

Stephen Bohan