



An
Bord
Pleanála

Board Direction
BD-005592-20
ABP-306235-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/04/2020.

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 its rural location as part of an established farm complex, it is considered that, subject to compliance with the conditions set out below, the proposed development would be a reasonable intensification of an established agricultural farmyard use in a rural area where the established land use is agriculture. The proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the further information received on the 9th of October 2019 and 31st of October 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. The use of the building shall be strictly in accordance with the operation of the applicant's farm and lands under his control and shall not be for commercial purposes.

Reason: In the interest of clarity.

3. The roof and side cladding of the proposed structure shall be finished in a dark grey or dark green colour unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity

4. 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.

Reason: In the interest of orderly development by reserving the capacity of effluent and storage tanks for their specific purposes.

5. The disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason : To ensure the satisfactory disposal of surface water, in the interest of amenity and to prevent pollution of water courses

6. The operation of the farmyard shall be in accordance with the requirements of the European Communities (Good Agricultural Practice for the Protection of Waters) Regulations, 2014.

Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of water courses.

Board Member

Date: 16/04/2020

Michelle Fagan