



An
Bord
Pleanála

Board Direction
BD-006444-20
ABP-306879-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/09/2020.

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 nature, scale and use of the extension to the farm building and the proposed alterations to improve the entrance, the road type, speed limit and existing geometry at the subject site, it is considered that the development for which retention is sought, which is for agricultural use only, would not be a traffic hazard and would be in keeping with the proper planning and sustainable development of the area.

Conditions

1. The development for which retention is sought shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 30th day of January 2020, 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) This permission does not permit the retention of the existing northern entrance arrangement. Prior to commencing further work on the site, a revised design shall be submitted for the entrance to the north of the site which shall be no greater than 1.8m and shall be finished with materials suitable for this rural location. This revised design shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

(b) Prior to commencing further work on the site further design details of the proposed southern wall including height, which shall not exceed 1.8m, and finishes shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. The entrance shall be for agricultural use only.

Reason: In the interest of traffic safety and orderly development

4. 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-

(a) uncontaminated surface water run-off shall be disposed of directly in a sealed system, and

(b) all soiled waters shall be directed to a storage tank. Drainage details shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.

Reason: In the interest of environmental protection and public health.

5. No waste materials or waste products not associated with the operation of the farm that this development serves shall be placed or stored on the site.

Reason: In the interest of public health and the visual amenities of the area.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within 3 weeks of this order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

Date: 11/09/2020

Michelle Fagan