



An
Bord
Pleanála

Board Direction
BD-006374-20
ABP-306941-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/08/2020.

The Board decided to grant retention permission, for the following reasons and considerations and subject to the following conditions.

Reasons and Considerations

Having regard to the nature, scale and appearance of the agricultural structures in the submitted documentation and for which retention permission is sought, the modest nature, extent and overall built form of these structures, the nature of the receiving environment, the pattern of development in the vicinity, its separation distances from existing residential properties and the provisions of the Meath County Development Plan 2013 - 2019, 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 or of property in the vicinity, would not be prejudicial to public health, would not be likely to cause a deterioration in the quality of waters in the area and would be acceptable in terms of traffic safety and convenience. The proposed development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse retention permission for a number of the structures, the Board considered that the location and use of Sheds A1 and A2 would not be out of character with general agricultural uses in this rural area and would not cause pollution or significant nuisance, by means of noise, dust or odours, to residential properties in the vicinity, subject to compliance

with the conditions attached to this permission and the requirements of the planning authority.

Conditions

1. The development shall be retained 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. Within one month from this grant of retention permission, the applicant shall submit a site layout plan, clearly indicating the exact distance of Sheds A1, A2 and C from the site boundaries for the written agreement of the Planning Authority.

Reason: In the interest of clarity.

3. (i) Water supply and drainage arrangements, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services.

(ii) The development shall be operated in such a way that it does not result in pollution of any watercourse and that it will not give rise to a nuisance either to persons at any premises in the neighbourhood or to persons lawfully using any public place in the neighbourhood.

(iii) All uncontaminated roof water from the structures and any associated yard waters shall be separately collected and discharged in a sealed system to

adequate soakpit(s) and shall not discharge, or be allowed to discharge, to the slurry storage tanks or to the public road. Details of inspection chambers to be installed on all surface water collection pipes prior to discharge to soakpit(s) shall be submitted to, and agreed in writing with, the planning authority, within three months of the date of this order.

Reason: In order to avoid pollution and to ensure that the capacity of effluent and storage tanks is reserved for their specific purposes.

4. The applicant shall not use an automatic mobile feeder system at or within Shed A1 (the livestock isolation shed).

Reason: In the interest of residential amenity.

5. Details of all external lighting arrangements proposed to serve the three sheds and their associated yard areas shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order. It is recommended that external lighting system should be directional and cowed to reduce, as far as possible, the light scatter over the surrounding rural area.

Reason: In the interest of visual amenity and in the interest of protecting the open rural countryside from unnecessary light pollution and in the interest in protecting the biodiversity and natural habitats that it contains.

Board Member

Date: 31/08/2020

Dave Walsh