



An
Bord
Pleanála

Board Direction
BD-006792-20
ABP-307482-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/10/2020.

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 rural character of the area it is considered that the proposed agricultural shed, subject to conditions set out below, would not seriously injure the amenities of the area, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development proposed for retention shall be retained, and the proposed 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. Prior to the commencement of development, the developer shall submit to, and agree in writing with, the planning authority revised drawings indicating a revised location of the shed to be at least 30 metres from the house on the adjoining lands to the south of the site and at least 80 metres from the house to the north-west of the site and at least 40 metres from the centreline of the public road to the west of the site.

Reason: To protect the residential amenity of nearby dwellings.

3.
 - (a) No further breaking and excavation of rock of the hillside at the eastern end of the shed shall be permitted to take place.
 - (b) No hardstanding shall be constructed beyond 5 metres of the footprint of the shed.
 - (c) Only machinery directly involved in active farming shall be stored on the site and all redundant plant and machinery shall be removed from the site and disposed of lawfully.
 - (d) Within four months of the final grant of permission all excavated rock stockpiled on site shall be removed from the site.

Reason: In the interest of visual amenity.

4. Details of effluent storage facilities to serve the structure shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of public health.

5. Any rainwater harvesting tank to be provided on site shall be located to the rear of the shed and shall be adequately covered.

Reason: In the interests of public health

6. 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.

7. 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 discharge to foul effluent drains, foul effluent and slurry storage tanks or the public road.

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

8. Slurry generated by the proposed development shall be disposed of by spreading on land or by other means acceptable in writing to the planning authority. The location rate and time of spreading (including prohibited

times for 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: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and the prevention of pollution of water courses.

9. Prior to the commencement of development, permanent visibility splays of 66 metres shall be provided in a northerly direction and 50 metres shall be provided in a southerly direction to the nearside road edge at a point 2.4 metres back from the road edge at the location of the vehicular entrance. Details of the visibility splays shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of traffic safety.

10. Details of all roadside drainage shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interests of public health

11. Details of all external finishes to the shed shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenities of the area.

12. All service cables associated with the proposed development including electrical cables shall be located underground.

Reason: In the interest of visual amenity.

13. S.48 Unspecified

Board Member

Date: 28/10/2020

John Connolly