



An
Bord
Pleanála

Board Direction

BD-006733-20

ABP-307489-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2020.

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 policies and objectives as set out within the Cork County Development Plan 2014-2020, the rural character of the area, the existing established agricultural use of the lands within a designated greenbelt area, the pattern of development in the area and 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 not seriously injure the amenities of the neighbouring residents or the visual amenities of the area or generate any road safety issues. The proposed development 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 on the 31st day of January 2020, as

amended by further plans and particulars submitted on the 7th day of April 2020 and as further amended by unsolicited further plans and particulars submitted on the 20th day of April 2020 and 22nd day of April 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. 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

3. The slatted shed shall be used only in strict accordance with a management schedule which shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. The management schedule shall be in accordance with the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2017, as amended, and shall provide at least for the following:
 - a) Details of the number and types of animals to be housed.
 - b) The arrangements for the collection, storage and disposal of slurry.
 - c) Arrangements for the cleansing of the buildings and structures.

Reason: In order to avoid pollution and to protect residential amenity.

4. The landscaping scheme submitted to the Planning Authority on the 7th day of April 2020 shall be carried out within the first season following completion of works.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

5. All trees and hedgerows within and on the western boundary of the site and north of the proposed cattle shed and yard area shall be retained and maintained, with the exception of the following:

- a) Specific trees, the removal of which is authorised in writing by the planning authority to facilitate the development.
- b) Trees which are agreed in writing by the planning authority to be dead, dying or dangerous through disease or storm damage, following submission of a qualified tree surgeon's report, and which shall be replaced with agreed specimens.

Retained trees and hedgerows shall be protected from damage during construction works. Within a period of six months following the substantial occupation of the proposed development, any planting which is damaged, or dies shall be replaced with others of similar size and species, together with replacement planting required under paragraph (b) of this condition.

Reason: In the interest of visual and residential amenity.

6. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

7. The agricultural roadway from the public roadway to the slatted shed shall be suitably hard cored and be maintained in a clean and tidy manner all year round. The adjoining public road shall be maintained in a clean and tidy fashion such that no muck, dirt or surface water from the agricultural operations shall be deposited on same.

Reason: In the interest of traffic safety

8. All animal feed shall be stored within the silage pit area or within the slatted shed area and no balers or feed shall be stored loose in the agricultural yard or adjacent to the agricultural entrance with the adjoining R612.

Reason: In the interest of visual amenity and protection of the environment.

9. Security 4 €1,000 to secure the satisfactory completion of tree and shrub planting.

Board Member

Date: 19/10/2020

Terry Prendergast