

An
Bord
Pleanála

Board Direction
BD-007872-21
ABP-308376-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2021.

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 provisions of the Waterford County Development Plan 2011 (as varied and extended), to the existing agricultural use on the subject site, and to 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 be seriously injurious to the visual amenities, would be acceptable in terms of environmental impact and would be acceptable in terms of pedestrian and traffic safety. 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, 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 applicant shall submit to and agree in writing with the planning authority, a detailed landscaping plan, including boundary landscaping, for the overall subject site. The landscaping plan shall be implemented within the first planting season, after agreement is received from the planning authority.

Reason: In the interests of visual amenity.

3. Water supply and drainage arrangements for the proposed development, including the disposal of surface water and soiled water, shall be submitted to and agreed in writing with the planning authority prior to the commencement of development . Specifically:-

- (i) Uncontaminated surface water run-off shall be disposed of directly to a sealed system,
- (ii) All soiled water shall be directed to a dedicated storage tank
- (iii) No surface water, effluent or soiled water shall discharge to the public roadway.

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

4. All foul effluent and slurry generated by the proposed development shall be conveyed through properly constructed channels to the existing storage facilities and no effluent or slurry shall discharge to any stream, watercourse or to the public roadway.

Reason: In the interest of public health.

5. Slurry generated by the proposed development shall be disposed of by spreading on land, or by other means agreed in writing with the planning authority. The location, rate and timing 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

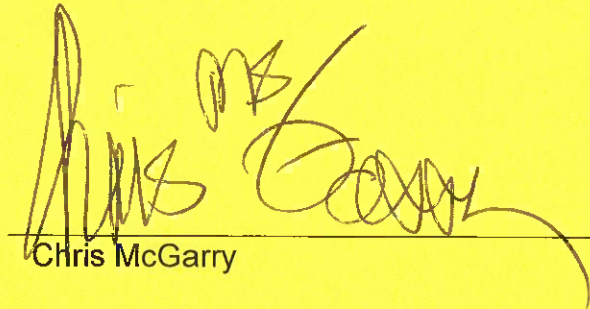
Practice for Protection of Waters) (Amendment) Regulations 2017, as amended.

Reason: In the interest of public health.

6. The roof and side panels of the proposed structures, shall be a dark green colour with a matt finish.

Reason: In the interest of visual amenity.

Board Member



Chris McGarry

Date: 13/04/2021

