

**An
Bord
Pleanála**

**Board Direction
BD-008480-21
ABP-308435-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/06/2021.

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 Kerry County Development Plan 2015-2021, to the existing pattern of development in the area, and to the design, layout and limited 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 area, or of property in the vicinity, and 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, as amended by the further plans and particulars submitted on the 14th day of September 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. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, as amended, the use of the structure to be retained shall be restricted to a shed for the storage of agricultural machinery only (as specified in the lodged documentation), unless otherwise authorised by a prior grant of planning permission.

Reason: In the interest of environmental protection.

3. Water supply and drainage arrangements for the site, including the attenuation and disposal of surface 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 separately collected and disposed of directly in a sealed system to existing drains, streams or adequate soak pits, and
 - (b) All contaminated waters shall be directed to a storage tank and shall pass through a petrol interceptor and shall not be allowed to discharge to adjoining drains, streams or to the public road.

Drainage details shall be submitted to and agreed in writing with the planning authority, within 3 months of the date of this order.

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

4. The landscaping scheme shown on Drawing Nos. PL-05A, PL051A and PL-105A as submitted to the planning authority on 18th day of June 2020 and on the 14th day of September 2020 shall be carried out within the first planting season following the date of this order and shall include native trees and hedges such as

Native Evergreens (Holly, Scots Pine, Yew)

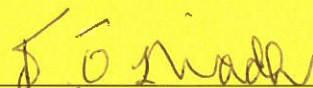
Native Deciduous (Oak, elm, Ash, Birch, Hazel, Alder, Willow, Whitethorn, Blackthorn, Irish Whitebeam, Rowan).

Exotic species such as Cypress Leylandii, Rhododendron or Laurel shall not be used.

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 a similar size and species, unless otherwise agreed with the planning authority.

Reason:- In the interests of the visual amenity.

Board Member



Terry Ó Niadh

Date: 10/06/2021

