

An
Bord
Pleanála

Board Direction
BD-008855-21
ABP-309620-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/08/2021.

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.

1.0 Reasons and Considerations

Having regard to the provisions of the Laois County Development Plan 2017-2023, and to the nature and scale of the development within an established farmyard it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of the rural environment of the site and would not seriously injure the residential amenities of properties in the vicinity and would not have any adverse impact on the nearby protected structure or the recorded monument. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

2.0 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 21st day of October 2020 and 28th day

of January 2021, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. All foul effluent, slurry and soiled water generated by the proposed development shall be conveyed through properly constructed channels to the proposed storage facilities and no effluent, slurry or soiled water shall discharge or be allowed to discharge to any drain, stream, river, or watercourse, or to the public road.

Reason: In the interest of public health.

3. All uncontaminated roof water from buildings shall be separately collected and discharged in a sealed system to existing drains, streams or adequate soak pits and shall not discharge or be allowed to discharge to the foul effluent drains, foul effluent, and slurry storage tanks or to the public road.

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

4. Slurry generated by the 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 to prevent pollution of watercourses.

5. All oxidisable and galvanised surfaces of the proposed structure shall be painted a dark green matt colour, unless otherwise agreed in writing with the

planning authority prior to commencement of development, and the surfaces shall be maintained in a painted condition at all times.

Reason: In the interests of visual amenity and orderly development.

6. (a) The developer shall engage the services of a suitably qualified archaeologist to monitor all topsoil stripping associated with the development.

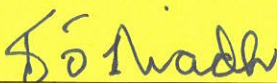
(b) Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department of Culture, Heritage and the Gaeltacht with regard to any necessary mitigating action e.g., preservation in situ and/or excavation. The archaeologist shall be facilitated in recording any material found.

(c) The Department of Culture, Heritage and the Gaeltacht shall be furnished with a report describing the results of the monitoring.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

Plus: Planning Authority's conditions 2 and 10(a)

Board Member



Terry Ó Niadh

Date: 06/08/2021

