

An
Bord
Pleanála

Board Direction
BD-008840-21
ABP-309779-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/08/2021.

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.

Reasons and Considerations

Having regard to the nature and extent of the development to be retained and to the history of on-site agricultural activity and details of agricultural farm partnership of which the appeal landholding forms part, to the existing character and pattern of development in the vicinity, if is considered that, subject to compliance with the conditions set out below, the proposed development to be retained would not seriously injure the amenities of the area or of property in the vicinity, would not give rise to a traffic hazard and would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 points of detail to be agreed with the planning authority,

these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The machinery shed proposed for retention shall be used for agricultural purposes in accordance with the submitted details.

Reason: To protect the amenities of property in the vicinity.

3. 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 drainage grating, along with a discharge pipe to the surface water drainage located within the site, shall be installed at the entrance to the site to the satisfaction of the Planning Authority. This shall be maintained at regular intervals as necessary to ensure it is working condition.

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

4. All overground tanks containing liquids (other than water) shall be contained in a waterproof bunded area which shall be of sufficient volume to hold 110 per cent of the volume of the tanks within the bund. All water contaminated with hydrocarbons, including stormwater, shall be discharged via a grit trap and three-way oil interceptor with sump to a watercourse. The sump shall be provided with an inspection chamber and shall be installed and operated in accordance with the written requirements of the planning authority.

Reason: In order to protect groundwater.

5. All trees and hedgerows within and on the boundaries of the site 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.

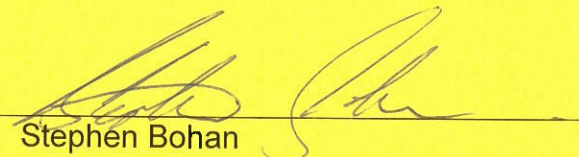
Retained trees and hedgerows shall be protected from damage during construction works. Within a period of six months following the substantial completion of the proposed development, any planting which is damaged or dies shall be replaced with others of similar size and species, together with replacement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

Reason: In the interest of visual amenity.

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

Reason: In the interest of public health.

Board Member


Stephen Bohan

Date: 05/08/2021