



An
Bord
Pleanála

Board Direction
BD-009500-21
ABP-309876-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/11/2021.

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 established agricultural use of the overall landholding and the location of the site within a rural area, the character and pattern of development in the area, and the modest scale of the development to be retained, it is considered that, subject to compliance with the conditions set out below, the development for which retention permission is sought would not seriously detract from the amenities of the area or the amenities of property in the vicinity, would be acceptable in terms of pedestrian and traffic safety, and would be acceptable in terms of effluent storage and disposal proposals. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application on 6th November 2020, as amended by proposals submitted on 22nd February 2021, 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 use of the development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The 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 use of the 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.

3. All foul effluent and slurry generated by the development and in the farmyard shall be conveyed through properly constructed channels to the proposed and existing 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.

4. All uncontaminated roof water from buildings and clean yard water shall be separately collected and discharged in a sealed system to existing drains, streams or adequate soakpits 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.

5. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

Note. Having regard to the nature and scale of the agricultural development, the Board agreed with the Inspector that the setting back (and rebuilding) of the stone wall for a limited section of road frontage was not necessary to mitigate potential adverse impacts on existing traffic conditions or road safety.

Board Member



Maria FitzGerald

Date: 23/11/2021

