

An
Bord
Pleanála

Board Direction
BD-008782-21
ABP-310215-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/07/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature, extent and location of the proposed development on existing farmland, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of its impact on residential and visual amenity, its environmental and traffic impacts, and would otherwise 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 22nd day of December 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. The proposed building shall be used solely for the housing of horses and ancillary uses. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, any change of use shall be the subject of a separate application for permission to the planning authority.

Reason: In the interest of orderly development.

3. The proposed wastewater treatment system shall be omitted. Any domestic foul waste generated by the canteen/welfare facilities shall be discharged to the existing wastewater treatment plant on the landholding. Details of the alternative provisions for the accommodation of domestic foul waste generated by the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of pollution prevention.

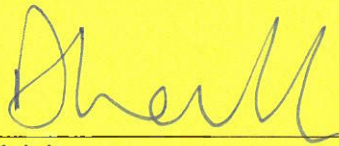
4. All stable manure and foul waters generated by the proposed development and in the farmyard shall be conveyed through properly constructed channels to storage facilities for subsequent land spreading and no effluent or slurry shall discharge or be allowed to discharge to any stream, river or watercourse, or to the public road.

Reason: In the interest of public health.

5. All uncontaminated roof water from the 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.

Board Member



Date: 23/07/2021

Dave Walsh

