

An  
Bord  
Pleanála

**Board Direction**  
**BD-009392-21**  
**ABP-310777-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/11/2021.

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.

## 1.0 Reasons and Considerations

Having regard to the nature, scale and appearance of the proposed development, the nature of the receiving environment, and the provisions of the Roscommon County Development Plan 2014-2020, subject to compliance with the conditions set out below, it is considered that the proposed development would not seriously injure the visual amenities of the area, would not be prejudicial to public health, would not be likely to cause a deterioration in the quality of waters in the area and would be acceptable in terms of traffic safety and convenience. 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 completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 15th day of April 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
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>A minimum of 18 weeks storage shall be provided on the landholding. Planning permission will be required for any additional storage capacity to accommodate any increase in livestock numbers and type from that outlined in the submitted Nutrient Management Plan with the application.</p> <p>Reason: In the interest of environmental protection and public health.</p>
3.	<p>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) Regulations 2014 (As amended).</p> <p>Reason: To ensure the satisfactory disposal of water material, in the interest of amenity, public health and to prevent pollution of watercourses.</p>
4.	<p>All foul effluent and slurry generated by the proposed 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 public road.</p> <p>Reason: In the interest of public health.</p>
5.	<p>All uncontaminated roof water from buildings and clean yard water shall be separately collected and discharged in a sealed system to the depressed area and shall not discharge or be allowed to discharge to the storage tanks or public road.</p> <p>Inspection manholes shall be installed on all surface water collection systems/pipelines prior to their discharge point to the depressed area and or surface water drains in accordance with the submitted details.</p>

	<p>The discharge point to the adjoining field drain shall be constructed in accordance with the submitted details, shall be monitored and inspected on a weekly basis with inspection records of the discharge retained for inspection by the Planning Authority or other statutory body on request. Where a discharge of potentially polluting mater is noted the Planning Authority shall be notified immediately.</p> <p>Reason: In order to ensure that the capacity of effluent and storage tanks is reserved for their specific purposes and in the interest of public health.</p>
6.	<p>On completion of the construction of the proposed milking and handling area, the existing milking parlour shall cease operation and be permanently removed.</p> <p>Reason: In the interests of proper planning and orderly development.</p>
7.	<p>Construction and demolition waste shall be managed in accordance with the On-site Construction Waste Management Plan submitted in respect of the application.</p> <p>Reason: In the interest of sustainable waste management.</p>
8.	<p>The agricultural entrance permitted under Reg. Ref. 21/204 shall be completed as per the permitted plans and particulars and available for use prior to the operation of the subject development.</p> <p>Reason: In the interest of traffic safety.</p>
9.	<p>A bunded area shall be provided for the storage area of fuels. The details of this area shall be agreed in writing with the Planning Authority prior to the commencement of the development.</p> <p>Reason: In the interest of public health and to prevent pollution of watercourses.</p>
10.	<p>Details of the drainage management of the silage pit to the slatted tank shall be agreed in writing with the Planning Authority prior to the commencement of the development.</p> <p>Reason: In the interest of public health and to prevent pollution of watercourses.</p>

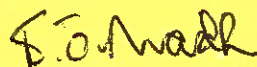
11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Plus:**

Planning Authority conditions 2 and 16 and  
ABP Model Construction Management Plan condition.

**Board Member**



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Terry Ó Niadh

**Date:** 09/11/2021