

An
Bord
Pleanála

Board Direction
BD-009680-21
ABP-311144-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/12/2021.

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 Cork County Development Plan 2014 – 2020 and the planning history of the site, it is considered that, subject to conditions, the proposal would lead to an intensification in the use of the existing farmyard, which would fulfil Objective EE 8-1 of the Development Plan and which would be compatible with the amenities of the area. This proposal would not raise any water or Appropriate Assessment issues. It would, therefore, accord with the proper planning and sustainable development of the area.

2.0 Conditions

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| 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 28 th & 29 th days of June 2021, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed |
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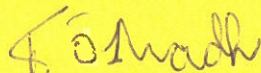
	<p>with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>(a) Details of a leakage detection system to be installed underneath the proposed slatted slurry tanks shall be prepared.</p> <p>(b) Details of a comprehensive stormwater drainage system, including soakaways, to serve the farm yard with the proposed extensions in-situ shall be prepared.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of public health.</p>
3.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
4.	<p>All foul effluent and slurry generated by the proposed development 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 right of way.</p> <p>Reason: In the interest of public health.</p>

5.	<p>Slurry generated by the proposed 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.</p> <p>Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of watercourses.</p>
6.	<p>A minimum of 16 weeks storage shall be provided in the underground storage tank. Prior to commencement of development, details showing how it is intended to comply with this requirement shall be submitted to and agreed in writing with the planning authority.</p> <p>Reason: In the interest of environmental protection and public health.</p>

Plus:

Planning Authority condition 6 and 9.

Board Member



Terry Ó Niadh

Date: 15/12/2021

