

An
Bord
Pleanála

Board Direction
BD-010296-22
ABP-311754-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/03/2022.

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, scale and appearance of the proposed development, the character of the receiving environment, and the relevant provisions of the Limerick County Development Plan 2010-2016 (as extended), it is considered that, subject to compliance with the conditions set out below, 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, would be acceptable in terms of traffic safety and convenience and would constitute an appropriate use at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 12th day of August 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 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. All collection and delivery vehicles for the farm shall use the southwestern gate for access / egress as outlined on the site layout plan submitted to the Planning Authority on the 12th day of August 2021.

Reason: In the interest of traffic safety.

3. A minimum of 24 weeks net slurry storage capacity 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.

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

4. 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).

Reason: To ensure the satisfactory disposal of water material, in the interest of amenity, public health and to prevent pollution of watercourses.

5. 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.

Reason: In the interest of public health.

6.

(a) All uncontaminated roof water from buildings and clean yard water shall be separately collected and discharged in a sealed system to soakaways and shall not discharge or be allowed to discharge to the storage tanks, a watercourse or the public road.

(b) The applicant / developer shall submit to, and agree in writing with, the Planning Authority, the design and locations of these soakaways prior to commencement of development.

(c) Inspection manholes shall be installed on all surface water collection systems/pipelines prior to their discharge point to the soakaways in accordance with the submitted details.

The discharge points to the soakaways shall be constructed in accordance with the details submitted under this condition, and shall be monitored and inspected on a weekly basis with inspection records of the discharge 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.

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.

7. On completion of the construction of the proposed milking parlour and handling area, the existing milking parlour shall cease operation and be permanently removed.

Reason: In the interests of proper planning and orderly development.

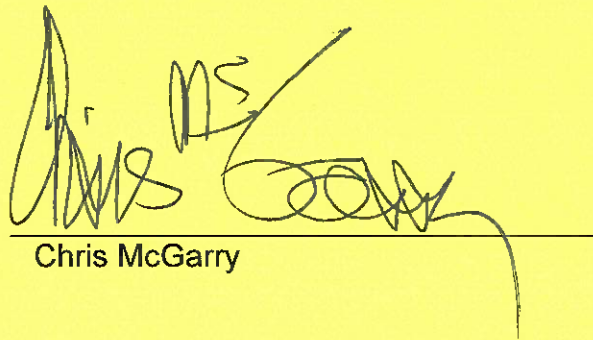
8. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction / demolition waste.

Reason: In the interests of public safety and residential amenity.

9. Construction and demolition waste shall be managed in accordance with the On-site Construction Waste Management Plan submitted in respect of the application.

Reason: In the interest of sustainable waste management.

Board Member



A handwritten signature in black ink, appearing to read 'Chris McGarry', is written over a horizontal line. The signature is stylized and cursive.

Chris McGarry

Date: 16/03/2022