

An  
Bord  
Pleanála

**Board Direction**  
**BD-015088-24**  
**ABP-312038-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2024.

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 rural location of the site; the additional farm structure to house animals on this land holding; the established and permitted farm complex and practices on the holding; the character and pattern of development in the vicinity; and to the policies and objectives of the Mayo County Development Plan 2022-2028, it is considered, subject to the conditions set out below, that the proposed development would not seriously injure the amenities of the area nor result in the creation of a traffic hazard, nor adversely impact upon water quality nor give rise to disturbance of protected habitats or species in the adjacent European site. The proposed development, would, therefore, 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 to the Planning Authority on the 14th day of July 2021 and the 8<sup>th</sup> day of October 2021, except as may otherwise be required in order to comply with the following conditions. Where

such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The slatted shed shall be used only in strict accordance with a management schedule to be submitted to and agreed in writing with the planning authority, prior to commencement of development. The management schedule shall be in accordance with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2014 (SI No 31 of 2014), and shall provide at least for the following:

- (1) Details of the number and types of animals to be housed.
- (2) The arrangements for the collection, storage, and disposal of slurry.
- (3) 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 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 road.

**Reason:** In the interest of public health.

4. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard-

- (a) uncontaminated surface water run-off shall be disposed of directly in a sealed system, and
- (b) all soiled waters, shall be directed to the slatted storage tank. Drainage details shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.

**Reason:** In the interest of environmental protection, public health and to ensure a proper standard of development.

(a) The entrance shall be constructed as per the Site Layout drawing number 20-138-DWG-P01, submitted to the Planning Authority on the 14<sup>th</sup> day of July 2021. The roadside boundary shall be maintained in a neat and tidy manner and below a height of 1.1 metres so that sightlines shall not be obstructed.

(b) The agricultural roadway from the agricultural entrance to the slatted shed shall be suitably hard cored and be maintained in a clean and tidy manner all year round. The adjoining public road shall be maintained in a clean and tidy fashion such that no muck, dirt, or surface water from the agricultural operations shall be deposited on same. (c) Upon the commissioning of the new agricultural entrance the existing entrance shall be closed up permanently and the old entrance area shall be landscaped with native deciduous hedging at a maximum height of 1.1 metres.

**Reason:** In the interest of traffic safety.

6 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. This scheme shall include the following:

(a) A plan to scale of not less than [1:500] showing –

(i) The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech, or alder and which shall not include prunus species.

(ii) Details of screen planting which shall not include cupresso cyparis or leylandii.

(iii) Details of roadside planting which shall not include prunus species.

(b) A timescale for implementation [including details of phasing]

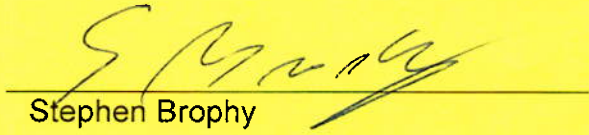
All planting shall be adequately protected from damage until established. Any plants which die, are removed, or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of residential and visual amenity.

7 All mitigation measures included within Section 7 of the Natura Impact Statement submitted to the Planning Authority on the 14<sup>th</sup> day of July 2021 and those included as Appendix B within the response to the further information request submitted to the Planning Authority on the 8<sup>th</sup> day of October shall be implemented in full.

**Reason:** In the interest of protecting natural heritage.

**Board Member**

  
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Stephen Brophy

**Date:** 17/01/2024