



An
Bord
Pleanála

Board Direction
BD-012169-23
ABP-312331-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/05/2023.

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 and extent of the proposed development and to the history of on-site agricultural activity, to the existing character and pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and 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 as amended by further information submitted on 5th November 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 proposed septic tank drainage system shall be in accordance with the standards set out in the documents entitled “Wastewater Treatment Manual – Treatment Systems for Single Houses” – Environment Protection Agency 2021.

Reason: In the interest of public health.

3. The existing septic tank on site shall be decommissioned, emptied, and removed prior to construction of the loose house.

Reason: In the interest of public health.

4. A minimum of 18 weeks storage shall be provided in the underground storage tanks.

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

5. The loose house shall be used only in strict accordance with a management schedule which shall be in accordance with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2017 (SI No 605 of 2017).

Reason: In order to avoid pollution and to protect residential amenity.

6. 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 Communities (Good Agricultural Practice for the Protection of Waters) Regulations, 2017 (SI No 605 of 2017).

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

7. 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, to soakaways and
 - (b) all soiled waters shall be directed to the slatted storage tank.

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

8. All foul effluent and slurry generated by the proposed development and in the farmyard shall be conveyed through properly constructed channels to the 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.

Board Member



Date: 15/05/2023

Eamonn James Kelly

