



An
Bord
Pleanála

Board Direction
BD-012538-23
ABP-313238-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2023.

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 scale of the proposed development and that proposed for retention, on unzoned land in the rural area and related solely to agricultural use, it is considered that subject to the conditions below, that it would not have an adverse impact on the environment, amenities of adjoining properties or be visually detrimental to the character of the area, be prejudicial to public health or result in traffic hazard. The proposed development and retention development would, therefore, would not detract from and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development and retention 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 16th day of February 2022, 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. The proposed development and that for retention hereby permitted shall be used only for agricultural purposes and associated storage, and for no other purpose, without a prior grant of planning permission for change of use.

Reason: In the interest of residential amenity.

3. Prior to the commencement of the development the applicant shall submit the following for the written agreement of the planning authority:

- (a) Proposals for the disposal of effluent/waste relative to the use of the shed including for animals.

Reason: In the interests of clarity and public health.

- (a) Detailed specifications, including sequencing for the removal of the unauthorised access and provision of the relocated access from the public road and access route through the site to serve the proposed agricultural development to be in accordance with that shown on the revised Site Plans submitted to the Council on the 16th of February 2022 shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

- (b) The existing farm access and access route proximate to the western boundary of the site, shall be closed up and reinstated to agricultural use within 6 months of the date of this permission.

Reason: In the interest of traffic safety and residential and visual amenity.

4. The roof and elevational cladding of the proposed agricultural shed shall be coloured dark green unless otherwise agreed in writing with the planning authority.

Reason: In the interests of the visual amenities of the area.

5. Water supply and drainage arrangement 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 a storage tank.
 - (c) All drainage details, including surface water drainage at the entrance to the site shall be submitted to and agreed in writing with the planning authority, prior to the commencement of development.

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

6. The site shall be landscaped, using only deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This scheme shall include for boundary treatment, including that along the road frontage.

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 species, unless agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

7. 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 the commencement of 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.

Board Member



Peter Mullan

Date: 22/06/2023

