

An
Bord
Pleanála

Board Direction
BD-016043-24
ABP-313356-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1004/2024.

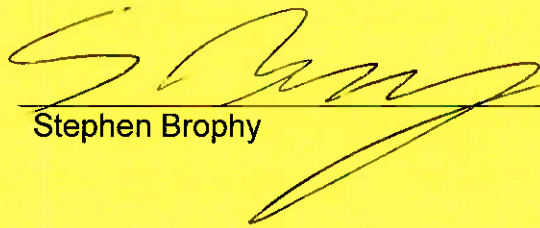
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The development for which retention is sought and associated activities would have a serious negative impact on adjoining amenities due to its scale and proximity to neighbouring residential property. The development constitutes a substantial intensification of activity on site and does not accord with DM 32 of Volume 2 of the Waterford City and County Development Plan 2022-2029 and is contrary to the proper planning and sustainable development of the area.
2. The Board could not be satisfied based on the information on file that the development would comply with the provisions of European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 and the Department of Agriculture Food and the Marine's 'Minimum Specification for Bovine Livestock Units and Reinforced Tanks' (S.123:October 2022) particularly in relation to separation distances from private water supplies. Failure to comply with these standards would result in substandard development, which is potentially prejudicial to public health and fails to safeguard the surrounding environment.

The subject development is, therefore, contrary to the proper planning and sustainable development of the area.

Board Member

A handwritten signature in black ink, appearing to read 'S. Brophy', written over a horizontal line.

Stephen Brophy

Date: 11/04/2024