

**An
Bord
Pleanála**

**Board Direction
BD-013828-23
ABP-313518-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/09/2023.

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

It is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with Policy RD5.4 of the Roscommon County Development Plan 2022-2028, which supports the agricultural sector and the development of agriculture to facilitate the development of sustainable agricultural activities, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Screening

The Board noted that the proposed development is not directly connected with or necessary to the management of a European Site. In completing the screening for Appropriate Assessment, the Board accepted and adopted the screening assessment and conclusion in the Inspector's report in respect of the identification of the European sites which could potentially be affected, and the identification and assessment of potential significant effects of the proposed development, either individually or in combination with other plans or projects, on

these European sites in view of the site's Conservation Objectives. The Board was satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on European Site, the River Suck Callows Special Protection Area (Site Code 004097), or any other European site, in view of the site's Conservation Objectives.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 18th day of February, 2022 and the 24th day of March, 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 collection, storage and spreading of organic fertilisers, soiled water and run-off produced by the farm shall be carried out in accordance with the provisions of the Good Agricultural Practice Regulations and any subsequent amendments to these regulations.

Reason: To ensure the protection of groundwaters in the vicinity of the site.

3. Surface water drainage shall comply with the planning authority's requirements, details of which shall be agreed in writing prior to commencement of development.

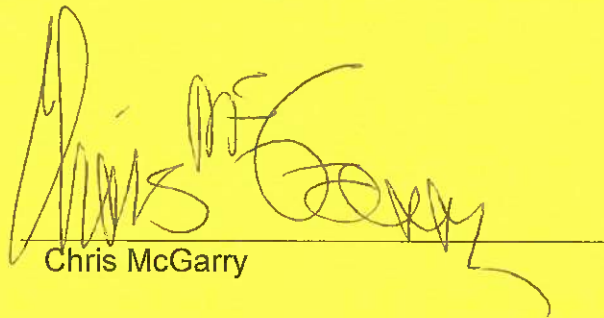
Reason: In the interest of public health.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400

hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Board Member



Chris McGarry

Date: 21/09/2023

