

An  
Bord  
Pleanála

**Board Direction**  
**BD-015951-24**  
**ABP-314014-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/03/2024.

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

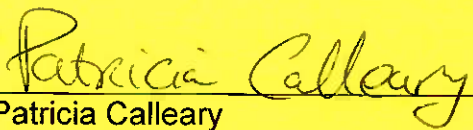
#### **Reasons and Considerations**

1. The proposed poultry house lies within 400m of the nearest residential dwellings and is therefore contrary to the standards as set out in Section 11.6.9 'Intensive Farm, Poultry and Piggery Development' of the Limerick Development Plan 2022-2028. Furthermore, the information submitted with the applicant is not sufficient to demonstrate that there will not be significant impact on the amenity of surrounding residential development, having regard to noise and odour impacts. The application is therefore contrary to the provisions of the Limerick Development Plan 2022-2028 and is contrary to the proper planning and sustainable development of the area.
2. There is insufficient information submitted with the application to demonstrate that this proposed development, both in and of itself, and in combination with other similar permitted developments in the area, would not have a detrimental impact on the carrying capacity of the local road network. As such, the Board is not satisfied that the proposed development would not endanger public safety by reason of traffic hazard and obstruction of road users.

**Note:** Any future application should be accompanied by the following:

1. Specific details of the species of bird(s) to be housed in the poultry house and corresponding information on the manure production from each specific species and further detail on the management of the manure from the free-range element associated with the poultry house.
2. Information specified in Schedule 7A of the planning and development regulations 2001 (as amended) for the purposes of screening sub-threshold development for environmental impact assessment.
3. Comprehensive details of the proposed surface water drainage including details of methods to deal with any potential hydrocarbon spillages.

**Board Member**

  
Patricia Calleary

**Date:** 27/03/2024