



An
Bord
Pleanála

Board Direction
BD-014243-23
ABP-314419-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2023.

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 policy and objectives of the Cork County Development Plan 2022-2028, it is considered that the development to be retained would not, subject to the conditions set out below, detract from the visual amenity of the area, seriously injure the amenities of property in the vicinity, or adversely affect the use of the public road network. The proposed development would, therefore, be in accordance with the proper planning sustainable development of the area.

Conditions

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| 1. | The development shall be retained in accordance with the plans and particulars lodged with the application, 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 within six months of permission being granted, and the development shall be retained and completed in accordance with the agreed particulars. |
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	Reason: In the interest of clarity.
2.	The shed shall be used solely for the storage of agricultural machinery used in connection with the farm-holding and shall not be used for the housing of animals or for commercial purposes. Reason: In the interest of clarity and to protect the amenities of the area.
3.	Within three months of permission being granted, the applicant shall comply with the following requirements: (a) The storage container located on the west side of the shed shall be removed from the site. (b) The western facade of the shed shall be set back a further 2.5 metres from the public road and shall comprise dark green coloured cladding to match the remainder of the shed. Reason: In the interest of visual amenity.
4.	Within the next planting season following compliance with Condition No. 3 above, a treeline shall be planted along the western boundary of the site. The trees shall consist of native or naturalised species and varieties such as mountain ash, birch, willow, sycamore, oak, hawthorn, holly, hazel, beech or alder. Any trees which die, are removed or become seriously damaged or diseased, within a period of five years from permission being granted, shall be replaced within the next planting season with others of similar species, unless otherwise agreed in writing with the planning authority. Reason: In order to screen the development, in the interest of visual amenity.
5.	Drainage arrangements for the disposal of surface water shall comply with the requirements of the planning authority for such works. Reason: In ensure adequate servicing of the development and in the interest of public health.

Board Member

Joe Boland

Date: 23/10/2023