

**An
Bord
Pleanála**

Board Direction

BD-014917-23

ABP-315949-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/12/2023.

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

1.1. Having regard to the:

- The established agricultural activities carried out on site,
- The location, nature, scale and design of the proposed development,
- The provisions of the Meath County Development Plan, 2021-2027, and,
- The specific characteristics of the site and surrounds,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, it would not have unacceptable impact on the landscape or ecology, it would not be prejudicial to public health and would constitute an acceptable form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

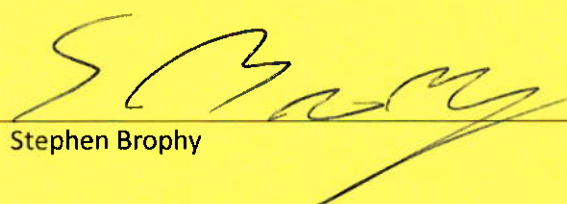
2.0 Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, and by way of further information received on 13/01/2023, except as may otherwise be required in order to comply with the following
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	<p>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. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>A nutrient management plan complying with the requirements of the Good Agricultural Practice for the Protection of Water Regulations shall be submitted and agreed in writing with the planning authority prior to the commencement of development.</p> <p>Reason: the interest of public health</p>
3.	<p>The color of the proposed farm structures hereby permitted shall be dark grey, grass or dark green, dark brown, dark red or unfinished concrete. Roof colours shall be darker than wall colours.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
5.	<p>Prior to the commencement of development, the Applicant shall complete BRE 365 result for the proposed sock aways on site. If necessary, the applicant shall increase the size of the existing soakaway volume to reflect the increase in impermeable area as a result of this application. The applicant shall include 20% increase in rainfall due to climate change and design the attenuation system for the ground conditions.</p> <p>Reason: In the interest of public health.</p>
6.	<p>The proposed development shall be designed, sighted and constructed in accordance with the Department of Agriculture, Food and the Marine specifications as per the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2022 (S.I 113 of 2022).</p> <p>Reason: In the interest of public health and residential amenity.</p>
7.	<p>All uncontaminated surface water, including roof water, shall be separately collected and shall not in any circumstances be allowed to discharge to the foul storage facilities.</p> <p>Reason: In the interest of public health.</p>
8.	<p>a. All waste generated during construction, including surplus excavation material to be taken off site, shall be recovered or disposed of at an authorised site which has</p>

	<p>a current waste licence or waste permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the site boundary.</p> <p>b. The effluent storage tanks must be constructed in accordance with the minimum specification documents issued by the Department of Agriculture, Food and the Marine S123 Minimum Specification for Bovine Livestock units and Reinforced Tanks.</p> <p>c. The livestock sheds must be constructed in accordance with the minimum specification document issued by the Department of Agriculture, Food and the Marine, S101 Minimum Specification for Agricultural Buildings.</p> <p>d. All new buildings must be cognisant of the separation distances as outlined in the European Union Good Agricultural Practice for the Protection of Waters Regulations 2021.</p> <p>Reason: In the interest of public health.</p>
9.	<p>The Applicant shall enter into water and waste water connection agreement(s) with Irish Water, if required. The Applicant shall be required to adhere to the standards and conditions set out in that agreement.</p> <p>Reason: In the interest of public health.</p>

Board Member


 Stephen Brophy

Date: 21/12/2023

