



An
Bord
Pleanála

Board Direction
BD-017565-24
ABP-317190-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/09/2024.

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 policies and provisions contained in the Offaly County Development Plan 2021-2027, including policy RED-10 which seeks to favourably consider proposals for on-farm based diversification which include specialist farming practices including equine facilities, together with the modest scale and nature of the development, it is considered that the development would not seriously injure the residential amenities of the area by way of excessive noise light pollution or odour and would be acceptable in terms of visual amenities. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed 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 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 disposal of surface water, shall comply with the requirements of the planning authority for such works and services. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage

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

3. During the operational phase of the proposed development the noise level shall not exceed (a) 55 dB(A) rated sound level between the hours of 0700 to 2300, and (b) 45 dB(A) 15min and 60 dB LAfmax, 15min at all other times , (corrected for a tonal or impulsive component) as measured at any point along the boundary of the site. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity of the site

4. Existing lighting within the yard area shall be cowled to ensure that no artificial lighting spills into adjoining sites.

Reason: To protect the residential amenities of property in the vicinity.

5. The Shed for which this grant of planning permission relates shall be used exclusively for equine and other agricultural activity only and shall not be used for commercial purposes other than general agriculture and equine specific activities.

Reason: In the interest of orderly development.

6. The dung heap on site shall be relocated to a point north of the shed the subject of this permission. The relocation of the dung heap shall be the subject of a written agreement with the planning authority

Reason: To protect the residential amenities of property in the vicinity.

Board Member


Paul Capran

Date: 24/09/2024