

An  
Bord  
Pleanála

**Board Direction**  
**BD-017667-24**  
**ABP-317773-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/09/2024.

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 Longford County Development Plan 2021 -2027, specifically objectives CPO 9.13 which seeks to maintain a vibrant and healthy agricultural sector based on the principles of sustainable development and CPO 9.14 which seeks to support agricultural development while maintaining and enhancing the rural environment, and the specific nature of the proposed development which seeks to replace and upgrade an existing facility, it is considered that the proposed development would not seriously injure the amenities of the area, would not be prejudicial to public health and would be acceptable in terms of environment, traffic safety and visual amenity. The proposed development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Appropriate Assessment Screening**

The Board agreed with the screening assessment and conclusion carried out in the Inspector's report that the Lough Ree SAC (000440) and the Lough Ree SPA

(004064) were the only European Sites in respect of which the proposed development has the potential to have significant effects.

### **Appropriate Assessment**

The Board considered the Natura impact statement and associated documentation submitted with the application for approval, the mitigation measures contained therein, the submissions and observations on file, and the Inspector's assessment. The Board completed an appropriate assessment of the implications of the proposed development for the affected European Sites, the Lough Ree SAC (000440) and the Lough Ree SPA (004064), in view of the sites' conservation objectives.

The Board considered that the information before it was adequate to allow the carrying out of an appropriate assessment. In completing the appropriate assessment, the Board considered, in particular, the following:

- i) the likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects,
- ii) the mitigation measures which are included as part of the current proposal, and
- iii) the conservation objectives for the European Sites.

In completing the appropriate assessment, the Board accepted and adopted the appropriate assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the aforementioned European Sites, having regard to the sites' conservation objectives. In overall conclusion, the Board was satisfied that the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Sites, in view of the sites' conservation objectives.

### **Conditions**

1 The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by Further Information received by the planning authority on 10<sup>th</sup> July 2023, 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 mitigation proposed in the NIS in relation to the construction and operation of the proposed buildings and structures shall be implemented in full.

**Reason:** In the interest of clarity.

3 All uncontaminated surface water run-off from the proposed development shall be collected separately from soiled water and shall be disposed of to the satisfaction of the planning authority.

**Reason:** To minimise soiled water in the interest of environmental protection and pollution control.

4 All storage facilities for farmyard effluent including dairy washings shall:  
a) be so constructed, maintained and managed as to prevent run-off or seepage, directly or indirectly, into groundwater or surface water of any effluent produced, and  
b) comply with such construction specifications for those facilities as may be approved by the Minister for Agriculture, Food and the Marine.

**Reason:** In the interest of environmental protection and pollution control.

5. The removal of organic waste material and its spreading on land by the applicant or third parties shall be undertaken in accordance with the systems of regulatory control implemented by the competent authorities in relation to national regulations pursuant to Council Directive 91/676/EEC (the Nitrates Directive) concerning the protection of waters against pollution caused by nitrates from agricultural sources.

**Reason:** In the interest of environmental protection

6. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with the landscaping plan submitted, Sheet Number: 01\_RA\_MC\_1022.

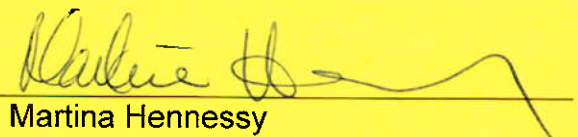
Any plants, trees or hedging which die, are removed or become seriously damaged



or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

**Board Member**

  
Martina Hennessy

**Date:** 01/10/2024