



An  
Bord  
Pleanála

**Board Direction**  
**BD-018688-25**  
**ABP-318818-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2025.

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 nature and scale of the development proposed to be retained within an established agricultural farmyard, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the visual or scenic amenity of the area and would be acceptable in terms of public health and environmental sustainability. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Appropriate Assessment Screening**

The Board completed an Appropriate Assessment Screening exercise in relation to the potential effects of the proposed development on European Sites, taking into account the nature, scale and location of the development proposed to be retained, the Inspector's report and submissions on file.

In completing the screening exercise, the Board adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the sites' conservation objectives, and that a Stage 2 Appropriate Assessment (and submission of a Natura impact statement) is not, therefore, required.

### **Conditions**

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 17<sup>th</sup> day of November 2023, except as may otherwise be required in order to comply with the following conditions.

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

2. The building shall be used for agricultural/horticultural storage and associated purposes only. The building shall not be used for human habitation or any commercial purpose other than a purpose incidental to farming/horticulture, whether or not such use might otherwise constitute exempted development.

**Reason:** In the interest of orderly development and the amenities of the area.

3. No external lighting shall be erected on the agricultural building.

**Reason:** To clarify the plans and particulars for which permission is granted.

4. Existing trees and hedgerows surrounding the site shall be preserved and maintained, unless otherwise agreed in writing with the planning authority

**Reason:** To protect the rural character and visual amenities of the area.

**Board Member**

  
Declan Moore

**Date:** 17/01/2025