



An
Bord
Pleanála

Board Direction
BD-018844-25
ABP-319099-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2025.

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 location of the proposed development in a rural area where agriculture is the predominant land use, the submitted Natura Impact Study and Appropriate Assessment conducted by the Board's Inspector, it is considered that the proposed development would improve the existing farmyard facilities, would not impact on the amenities of the area, would not adversely affect Natura 2000 sites or be a threat to ground or surface water and would not impact on the natural heritage of the area. The proposed development would, therefore, be in accordance with the proper planning and development of the area.

Note

Notwithstanding the references in the planning authority and Board Inspector reports regarding landspreading, the Board notes that landspreading was not a component of the submitted planning application.

Conditions

1. The development shall be carried out and completed 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 1st day of December 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 submitted Natura Impact Statement 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. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of proper planning and sustainable development.

4. 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.

5. All storage facilities for farmyard effluent 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) designed 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).

Reason: In the interest of environmental protection, pollution control and in the interest of public health and residential amenity.

6. The use of the proposed building shall be for agricultural purposes only.

Reason: In the interest of clarity.

7. The cladding to the roof and walls of the proposed building shall be green/dark green in colour.

Reason: In the interest of visual amenity.

8. The spreading of slurry or manure from this facility shall comply with the requirements of the European Union (Good Agricultural Practices for the Protection of Waters) Regulations 2022, or as otherwise updated.

Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of waters

Board Member



Declan Moore

Date: 11/02/2025