

An  
Bord  
Pleanála

**Board Direction**  
**BD-016438-24**  
**ABP-319244-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2024.

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 nature and scale of the development within an established agricultural farmyard, it is considered that, subject to compliance with the conditions as set out below, the development would not seriously injure the residential or visual amenity of the area, would not give rise to any material impacts on the road network, nor would it give rise to a traffic hazard, and would be acceptable in terms of public health and environmental sustainability. The 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, as amended by the further plans and particulars submitted on the 12<sup>th</sup> Day December 2023 and on the 2<sup>nd</sup> Day of February 2024, except as may otherwise be required in order to comply with the following conditions.

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

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

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

3. The development shall be 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 public health and residential amenity.

4. Drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard: (a) uncontaminated surface water run-off shall be disposed of directly in a sealed system, and (b) all soiled waters shall be directed to a storage tank. Drainage details shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.

**Reason:** In the interest of environmental protection and public health.


5. Site access arrangements, and the provision and maintenance of visibility splays, shall comply with the requirements of the planning authority for such works.

**Reason:** In the interests of road safety.

6. The structure herein permitted shall be constructed and finished in a manner that is consistent in appearance with the adjoining agricultural structures within the existing farmyard complex.

**Reason:** In the interest of visual amenity.

**Board Member**

  
Martina Hennessy

**Date:** 29/05/2024