

An
Bord
Pleanála

Board Direction
BD-019585-25
ABP-319386-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/05/2025.

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 rural location of the site; the demonstrated need for additional farm buildings to house animals on this land holding; the established and permitted farm complex and practices on the holding; the character and pattern of development in the vicinity; and to the policies and objectives of the Galway County Development Plan 2022-2028, specifically policy objective AD1 in relation to Sustainable Agriculture Practices and policy objective AD3 in relation to Modernisation of Agriculture buildings, it is considered, subject to the conditions set out below, that the proposed development would not seriously injure the amenities of the area, nor adversely impact upon the local receiving environment, nor adversely impact upon water quality, would not adversely impact upon the local road network nor give rise to disturbance of protected habitats or species in any European site. 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 to the Planning Authority on the 8th day of January 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The slatted shed shall be used only in strict accordance with a management schedule to be submitted to and agreed in writing with the planning authority, prior to commencement of development. The management schedule shall be in accordance with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2022.

Reason: In order to avoid pollution and to protect residential amenity.

3. All foul effluent and slurry generated by the proposed development shall be conveyed through properly constructed channels to the proposed and existing storage facilities and no effluent or slurry shall discharge or be allowed to discharge to any stream, river, or watercourse, or to the public road.

Reason: In the interest of public health.

4. Water supply and 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 to the satisfaction of the planning authority, and
- (b) all soiled waters, shall be directed to the slatted 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, public health and to ensure a proper standard of development.

5. All uncontaminated roof water from buildings and clean yard water shall be separately collected and discharged in a sealed system to existing drains, watercourses or to appropriately sized soakaways. Uncontaminated waters shall not be allowed to discharge to soiled water and/or slurry tanks or to the public road. **Reason:** In order to ensure that the capacity of soiled water tanks are reserved for their specific purposes.
6. All external lighting within the development shall be directed and cowled such as to reduce, as far as possible, the light scatter over adjacent houses, gardens and roads.

Reason: In the interest of residential amenity and traffic safety.

7. 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.

8. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing

with, the planning authority prior to commencement of development. This scheme shall include the following:

(a) A plan to scale of not less than 1:500 showing –

- (i) The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech, or alder and which shall not include prunus species.
- (ii) Details of screen planting which shall not include cupressocyparis or leylandii.
- (iii) Details of roadside planting which shall not include prunus species.

(b) A timescale for implementation including details of phasing.

All planting shall be adequately protected from damage until established. Any plants 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 the interest of residential and visual amenity.

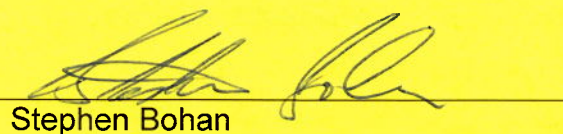
- 7 The use of the proposed buildings shall be for agricultural purposes only.

Reason: In the interest of clarity

- 8 The cladding to the roof and walls of the proposed buildings shall be green/dark green in colour.

Reason: In the interest of visual amenity.

Board Member


Stephen Bohan

Date: 06/05/2025