

An  
Coimisiún  
Pleanála

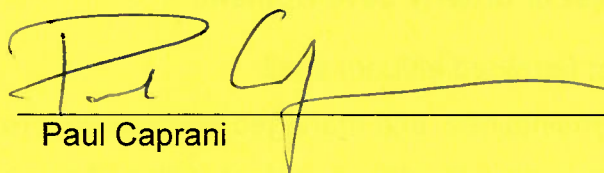
**Direction**  
**CD-020060-25**  
**ABP-319798-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 25/06/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 26/06/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the location of the subject development within an established farmyard complex and the scale of the sheds to be retained and the shed proposed, it is considered that, subject to compliance with the conditions as set out below, the subject development would be an appropriate land use in this predominantly agricultural rural area and 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 subject 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 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 22<sup>nd</sup> April 2024, 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 use of the proposed shed and the sheds to be retained shall be for agricultural purposes only. The buildings shall not be used for human habitation or any commercial purpose other than a purpose incidental to farming, whether or not such use might otherwise constitute exempted development.

**Reason: In the interest of orderly development.**

3. 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.**

4. All soiled waters and slurry generated by the subject development shall be conveyed through properly constructed channels to the to the slatted effluent tank. No soiled waters or slurry shall discharge or be allowed to discharge to any drainage channel, stream, watercourse or to the public road. Drainage channel 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. All uncontaminated roof water from buildings and clean yard water shall be separately collected and discharged in a sealed system to existing drains 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. (a) 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.

(b) If slurry or manure is moved to other locations off the farm, the details of such movements shall be notified to the Department of Agriculture, Food and Marine, in accordance with the above Regulations.

(c) Where a third party removes the slurry or manure, the details of the agreement shall be submitted to the local authority where the waste material is to be disposed to.

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

7. Details of the materials, colours and textures of all the external finishes for the proposed shed shall be as submitted with the application, unless otherwise agreed in writing with, the Planning Authority prior to commencement of development. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

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