



An  
Bord  
Pleanála

**Board Direction**  
**BD-018778-25**  
**ABP-320060-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2025.

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 Longford County Development Plan 2021-2027, it is considered that the development proposed to be retained in this rural area would be in accordance with the development plan provisions for the facilitation of agriculture. The development proposed to be retained would not create a traffic hazard, seriously injure the amenities of the area or constitute a threat to surface water or groundwater and would, therefore, be in accordance with the proper planning and development of the area.

## Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, 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 retained, carried out and completed in accordance with the agreed particulars.

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

2. All uncontaminated surface waters, including waters from roofs and clean concrete surfaces, shall be separately collected and discharged through an impermeable system with sealed joints, to soak pits or land drains. Contaminated surface water shall not be allowed to enter a drain or waterway. All effluents including soiled yard water shall be discharged to the slurry tank.

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

3. 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 interests of environmental protection and public health.

4. 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.

**Reason:** In the interest of environmental protection.

**Board Member**

Patricia Calleary  
Patricia Calleary

**Date:** 29/01/2025