

An  
Bord  
Pleanála

**Board Direction**  
**BD-019860-25**  
**ABP-320623-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/06/2025.

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 development proposed for retention within an established agricultural landholding and the modest nature and scale of the proposal, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not be prejudicial to public health and would not be detrimental to the amenities of this rural area and, therefore would, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained 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.

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

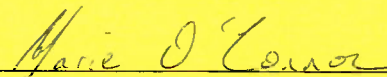
2. No surface water from within the site boundaries shall discharge onto the public road or adjoining properties.

**Reason:** In the interest of traffic safety and to prevent flooding or pollution.

3. Where roadside boundary has been removed a new boundary hedge shall be constructed the composition of which shall be agreed in writing with the planning authority. Existing trees and hedgerows along the roadside boundary of the site shall be preserved and maintained, unless otherwise agreed in writing with the planning authority.

**Reason:** To protect the rural character and visual amenities of the area.

**Board Member**

  
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Marie O'Connor

**Date:** 05/06/2025