

An
Coimisiún
Pleanála

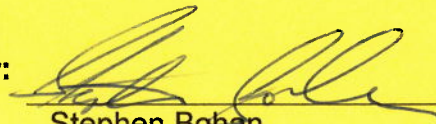
Direction
CD-020407-25
ABP-320753-24

The submissions on this file and the Inspector's report were considered at a meeting held on 31/07/2025.

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:


Stephen Bohan

Date: 05/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development is located in a rural area where agriculture is the predominant land use. The proposed development would improve the existing farmyard facilities, would not impact on the amenities of the area, would not adversely affect Natura 2000 sites or be a threat to ground or surface water and would not impact on the natural heritage of the area. The proposed development would, therefore, be in accordance with the proper planning and 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 received by the planning authority on the 9th day of April 2024, and amended by further information received on the 18th day of July 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 vegetation along the banks of the drain which is proposed to be removed to facilitate the proposed development shall be replaced along the line of the bank of the relocated drain with native species to the satisfaction of the local authority.

Reason: In the interest of protecting ecology and wildlife in the area

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

Reason: In the interest of clarity.

5. The cladding to the roof and walls of the proposed building shall be green/dark green in colour.

Reason: In the interest of visual amenity.

6. All foul effluent and slurry generated by the proposed development and in the farmyard 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.

7. All uncontaminated roof water from buildings and clean yard water shall be separately collected and discharged in a sealed system to existing drains, streams or adequate soakpits and shall not discharge or be allowed to discharge to the foul effluent drains, foul effluent and slurry storage tanks or to the public road.

Reason: In order to ensure that the capacity of effluent and storage tanks is reserved for their specific purposes

8. Site preparation and construction shall adhere to best practice and shall conform with the requirements of Inland Fisheries Ireland.

Reason: For the protection of the aquatic habitat.