

An
Coimisiún
Pleanála

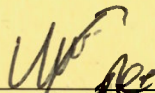
Direction
CD-020986-25
ABP-320941-24

The submissions on this file and the Inspector's report were considered at a meeting held on 16/10/2025.

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

Planning

Commissioner:


Liam McGree

Date: 17/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to:

- (a) The location of the proposed development within an established farmyard and the agricultural activities carried out thereon,
- (b) The nature and scale of the proposed development, and
- (c) The provisions of the Galway County Development Plan 2022-2028, and specifically DM Standard 13 (Agricultural Buildings), DM Standard 14 (Agricultural Effluent) and DM Standard 46 (Compliance with Landscape Sensitivity Designations) of that plan

it is considered that subject to compliance with the conditions set out below, the proposed development would not have a significant impact on water quality, or on European Sites in the vicinity, and, would be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Screening

The Commission completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development, the documentation submitted with the application to Galway County Council, the Inspector's report, and submissions on file. In completing the screening exercise, the Commission adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the conservation objectives of such sites.

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. 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. 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 directly in a sealed system to ground in appropriately sized soakaways.
 - (b) all soiled waters shall be directed to a nappropriately sized soiled water storage tank in accordance with the requirements of the European Union (Good Agricultural Practice for the Protection o f Waters) (Amendment) Regulations 2022, or to a slatted tank. Drainage details shall be submitted to and agreed in writing with the Planning Authority, within 1 month of a grant of retention permission.
 - (c) all separation distances for potable water supplies as outlined in the European Union (Good Agricultural Practice for the Protection of Waters) (Amendment) Regulations 2022, shall be strictly adhe red b.

Reason: In the interest of environmental protection and public health.

3. The structures to be retained shall be in accordance with the specifications as issued by the Department of Agriculture, Farming and the Marine and referenced in the European Union (Good Agricultural Practice for the Protection of Waters) (Amendment) Regulations 2022.

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

4. (a) A management schedule for the operation of the structures hereby permitted retention permission shall be submitted to the Planning Authority within 1 month of a grant of retention permission.
- (b) The management schedule shall comply with the requirements of the European Union (Good Agricultural Practices for the Protection of Waters) Regulations 2022, or as otherwise updated.
- (c) The management schedule shall provide for:
- the number, age and types of animals to be housed,
 - arrangements for the disposal of slurry
 - arrangements for the storage and disposal of manure and
 - the cleansing of buildings and structures, including the public road, where relevant.

Reason: In order to prevent pollution and in the interest of amenity.

5. 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.

6. 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.