



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020592-25**  
**ABP-322518-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 04/09/2025.

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:**

Mick Long

**Date:** 04/09/2025

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

Having regard to the provisions of the Mayo County Development Plan 2022- 2028, to the nature and scale of the development within an existing agricultural area and its existing relationship with the adjacent development and the surrounding area, it is considered that subject to compliance with the conditions set out below, the development proposed to be retained would be acceptable and would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of design, visual and residential amenity, public health and environmental impact. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained 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 24<sup>th</sup> day of March 2025, 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 an appropriately sized soiled water storage tank (in accordance with the requirements of the European Union (Good Agricultural Practice for the Protection of Waters (Amendment) Regulations 2022, as amended.
  - (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, as amended shall be strictly adhered to.

Drainage 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.

3. The existing cattle crush shall be operated in accordance with the requirements as outlined in the European Union (Good Agricultural Practice for Protection of



Waters) (Amendment) Regulations, 2022, as amended. The applicant shall provide for the relevant storage requirements as outlined in schedule 3 of the regulations. Any land spreading of soiled waters and slurry shall be carried out in strict accordance with the requirements as outlined in the regulations.

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

4. All foul effluent and slurry generated by the 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.

5. The landscaping scheme shown on drawing number FI\_01, as submitted to the planning authority on the 24<sup>th</sup> day of March, 2025 shall be carried out within four months of the date of this permission. Native evergreen species indigenous to the area shall only be planted. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the date of this permission shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

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