



An
Bord
Pleanála

Board Order
PL 04.248345

Planning and Development Acts 2000 to 2017

Planning Authority: Cork County Council

Planning Register Reference Number: 17/04119

Appeal by Pat O'Connor of Ballyvodock, Midleton, County Cork against the decision made on the 20th day of March, 2017 by Cork County Council to grant subject to conditions a permission to Denis O'Connor care of O'Callaghan Engineering and Design Limited of Ballynona North, Dungourney, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a potato storage shed and associated works at Ballyvodock Farm, Ballyvodock West, Midleton, County Cork.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the nature of the proposed development and its intended agricultural use on a farm and within an existing farm complex, and to the existing character and pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or the amenities of property in the vicinity, would respect the existing character of the area, would not give rise to water pollution and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable 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, 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. All material associated with the agricultural enterprise shall be stored within the site boundary and shall not encroach upon the laneway which extends along the southern and western site boundaries. A plan indicating the external storage areas for pallets, agricultural produce and other material associated within the agricultural enterprise on the site shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. All storage shall be carried out in accordance with the agreed plan unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential amenity and to ensure a proper standard of development.

3. The proposed shed shall not be used for any purpose other than the purpose of agriculture or forestry, but excluding the housing of animals or the storing of effluent.

Reason: To define the use of the shed in the interest of clarity.

4. Water supply and drainage requirements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of environmental protection, public health and to ensure a proper standard of development.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017