



An
Bord
Pleanála

**Board Order
PL 16.249095**

Planning and Development Acts 2000 to 2017

Planning Authority: Mayo County Council

Planning Register Reference Number: P17/351

Appeal by James Waldron of Levallyroe, Ballyhaunis, County Mayo against the decision made on the 8th day of August, 2017 by Mayo County Council to grant subject to conditions a permission to Mary Kearns of Levallyroe, Ballyhaunis, County Mayo in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a three-bay slatted shed, together with all ancillary site works and services at Levallyroe, Ballyhaunis, County Mayo.

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 rural location of the site, the nature, scale and use of the proposed development extending an existing agricultural facility, the siting of the proposed development to the rear of an existing farmyard complex, Objective AG-01 of the Mayo County Development Plan 2014-2020 and the pattern of development in the vicinity, including the separation distance from the proposed slatted shed to neighbouring established residences, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the rural area or of property in the vicinity, would not be prejudicial to public health 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, as amended by the further plans and particulars submitted on the 25th day of July, 2017, 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 existing splayed front boundary wall and pier located on the north-western side of the entrance shall be removed, set back or lowered to a height of one metre in order to improve sight visibility at the entrance.

Reason: In the interest of traffic safety.

3. (a) All foul effluent and slurry generated by the proposed development and in the farmyard shall be managed and disposed of in strict accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations, 2014, as amended, and no effluent or slurry shall discharge or be allowed to discharge to any stream, river or watercourse, or to the public road.

(b) Slurry spreading shall take account of weather conditions, topography, buffer zones and all watercourses adjacent to and on the lands suitable for spreading of slurry, including land drains.

Reason: To prevent pollution and in the interest of public health.

