



An
Bord
Pleanála

Board Order

PL 14.249157

Planning and Development Acts 2000 to 2017

Planning Authority: Longford County Council

Planning Register Reference Number: 16/235

Appeal by Hugh McCann care of Vitruvius Hibernicus of Convent Road, Longford against the decision made on the 22nd day of August, 2017 by Longford County Council to grant subject to conditions a permission to Michael Shaw care of Cunningham Design and Planning Limited of Block C, N4 Axis Centre, Longford, County Longford in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of an existing agricultural storage shed which is used for general agricultural storage purposes (Class 3) and all ancillary works at Cloonbalt, Longford, County Longford, as amended by the further public notice received by the planning authority on the 31st day of May, 2017.

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 'primarily agricultural' zoning objective for the area as defined in Policy AGR 1 of the Longford County Development Plan 2015-2021, the scale of the development, its set back from the public road, and the location of the larger shed to the rear of the existing house, it is considered that the development for which retention permission is sought, subject to compliance with the conditions set out below, would not detract significantly from the visual or landscape character of the area, would not be prejudicial to public health and would not seriously injure the residential amenities of nearby properties. The development for which retention is sought would not, therefore, be contrary to the policies and objectives of the Longford County Development Plan 2015-2021, and would not be contrary to 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 31st day of May, 2017 and the 31st 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. (a) 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 foul effluent drains or storage tanks, or to the public road.
- (b) Water supply and drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. Slurry generated by the proposed development shall be disposed of by spreading on land, or by other means acceptable in writing to the planning authority. The location, rate and time of spreading (including prohibited times for spreading) and the buffer zones to be applied shall be in accordance with the requirements of the European Communities (Good Agricultural Practice for the Protection of Waters) Regulations, 2014, as amended.

Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of watercourses.

4. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority. This scheme shall include the following:
 - (a) A plan to scale of not less than 1:500 showing –
 - (i) The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder and which shall not include prunus species.
 - (ii) Details of screen planting which shall not include cupressocyparis x leylandii.
 - (b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment.

