



Planning and Development Acts 2000 to 2019

Planning Authority: Mayo County Council

Planning Register Reference Number: P18/886

Appeal by Helena Hickey of Kinlough, Shrule, County Mayo against the decision made on the 26th day of November, 2019 by Mayo County Council to grant subject to conditions a permission to Brendan Corbett care of Richard Monaghan of Brodella, Shrule, County Mayo in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of an agricultural storage shed in existing farmyard at Kinlough, Shrule, County Mayo, as amended by the revised public notices received by the planning authority on the 31st day of October, 2019

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 its rural location as part of an established farm complex, it is considered that, subject to compliance with the conditions set out below, the proposed development would be a reasonable intensification of an established agricultural farmyard use in a rural area where the established land use is agriculture. The proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the further information received on the 9th day of October, 2019 and on the 31st day of October, 2019 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 use of the building shall be strictly in accordance with the operation of the applicant's farm and lands under his control and shall not be for commercial purposes.

Reason: In the interest of clarity.

3. The roof and side cladding of the proposed structure shall be finished in a dark grey or dark green colour, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

4. 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 the foul effluent drains, foul effluent and slurry storage tanks or to the public road.

Reason: In the interest of orderly development by reserving the capacity of effluent and storage tanks for their specific purposes.

5. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: To ensure the satisfactory disposal of surface water, in the interest of amenity and to prevent pollution of water courses

6. The operation of the farmyard shall be in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters)(Amendment) Regulations, 2017, as amended.

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

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

Dated this day of 2020