



Planning and Development Acts 2000 to 2020

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 20/495

Appeal by An Ghaeltacht Ghlan, Ring and Old Parish Wind Awareness Group care of Lynn Uí Riordáin of Barranastook, Old Parish, Dungarvan, County Waterford against the decision made on the 10th day of September, 2020 by Waterford City and County Council to grant subject to conditions a permission to Eamon Curran Dairy Limited care of O'Callaghan Engineering and Design of Ballynona North, Dungourney, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Extension to calf house and raising of roof to existing animal house and associated works at Lagnagoushee, Ring, Dungarvan, County Waterford.

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 provisions of the Waterford County Development Plan, 2011 (as varied and extended), to the existing agricultural use on the subject site, and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area, would be acceptable in terms of environmental impact and would be acceptable in terms of pedestrian and traffic safety. 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. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority a detailed landscaping plan, including boundary landscaping, for the overall subject site. The landscaping plan shall be implemented within the first planting season, after agreement is received from the planning authority.

Reason: In the interest of visual amenity.

3. Water supply and drainage arrangements for the proposed development, including the disposal of surface water and soiled water, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Specifically:-
- (a) uncontaminated surface water run-off shall be disposed of directly to a sealed system,
 - (b) all soiled water shall be directed to a dedicated storage tank, and
 - (c) no surface water, effluent or soiled water shall discharge to the public roadway.

Reason: In the interests of environmental protection and public health.

4. All foul effluent and slurry generated by the proposed development shall be conveyed through properly constructed channels to the existing storage facilities and no effluent or slurry shall discharge to any stream, watercourse or to the public roadway.

Reason: In the interest of public health.

5. Slurry generated by the proposed development shall be disposed of by spreading on land, or by other means agreed in writing with the planning authority. The location, rate and timing of spreading (including prohibited times for spreading) and the buffer zones to be applied, shall be in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2017, as amended.

Reason: In the interest of public health.

6. The roof and side panels of the proposed structures shall be a dark green colour with a matt finish.

Reason: In the interest of visual amenity.

Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2021.