

An  
Bord  
Pleanála

## Board Order ABP-314185-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: 22/131**

**Appeal** by Sean and Phil O'Connor of Aghalustia, Ballaghaderreen, County Roscommon against the decision made on the 30<sup>th</sup> day of June, 2022 by Roscommon County Council to grant subject to conditions a permission to John O'Grady of Aghalustia, Ballaghaderreen, County Roscommon in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of an agricultural storage shed and all associated site development works, all at Aghalustia Townland, Ballaghaderreen, County Roscommon.

### **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.**

## Reasons and Considerations

Having regard to the proposed use of the subject development, to its location on site removed from the adjoining residential property and to the proposed landscaping, it is considered that the proposed development, subject to compliance with the conditions set out below, would be in accordance with the policies of the Roscommon County Development Plan 2022-2028, would not seriously injure the visual or residential amenities of the area and would not lead to an increased risk of flooding on adjoining lands. 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 3<sup>rd</sup> day of June, 2022, 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 the 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 agricultural storage shed granted permission shall not be used for the repair of machinery or for commercial purposes.

**Reason:** In the interest of clarity.

3. Prior to the commencement of development details of arrangements for the disposal of surface water from hard surfaces by soakaway or drains to adjacent watercourse shall be submitted to, and agreed in writing with, the planning authority. No surface water shall be allowed to flow onto the public road.

**Reason:** In the interest of traffic safety and to prevent flooding on adjoining lands.

4. Prior to the commencement of development vehicular access arrangements to the site shall be constructed and thereafter, maintained in accordance with the Proposed Agricultural Storage Shed Site Layout Plan (drawing number 22-P-01-001 Rev A) submitted on the 3<sup>rd</sup> day of June, 2022.

**Reason:** In the interest of traffic safety.

5. In the first planting season following the commencement of the development the boundaries of the site shall be planted with native hedgerow species. Along the western boundary of the site, this shall comprise beech hedging as shown in drawing number 22-P-01-001 Rev A, submitted on the 3<sup>rd</sup> day of June, 2022, with this hedging to be maintained at 1.8 metres.


**Reason:** In the interests of residential amenity and biodiversity.


6. Construction waste shall be disposed of by an authorised waste collector in accordance with the Waste Management Act 1996, as amended.

**Reason:** In the interest of orderly waste management.

7. Within three months from the date of this Order, the developer shall submit the following details for the written agreement of the planning authority: (a) full design details and brochure specifications of the proposed petrol interceptor, and (b) details of the bunding to be provided for the waste oil/hydrocarbon storage areas in the garage to be retained. All bunding shall be designed to adequately protect against accidental oil and hydrocarbon spillages on site. The agreed details shall be carried out in full and completed prior to the commencement of development.

**Reason:** In the interest of public health and to prevent pollution from stored vehicles.



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

Dated this *18<sup>th</sup>* day of *October* 2023