



An
Bord
Pleanála

Board Order
ABP-314419-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 22/00369

Appeal by Denis O'Leary of Glan, Schull, County Cork against the decision made on the 25th day of July 2022 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Permission for retention of existing agricultural machinery storage shed, permission for retention of existing site entrance and hardstanding area at Glan, Schull, County Cork.

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 policy and objectives of the Cork County Development Plan 2022-2028, it is considered that the development proposed to be retained would not, subject to compliance with the conditions set out below, detract from the visual amenity of the area and would not seriously injure the amenities of property in the vicinity or adversely affect the use of the public road network. The proposed development would, therefore, be in accordance with the proper planning sustainable development of the area.

Conditions

1. The development shall be retained 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 within six months of permission being granted, and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The shed shall be used solely for the storage of agricultural machinery used in connection with the farm-holding and shall not be used for the housing of animals or for commercial purposes.

Reason: In the interest of clarity and to protect the amenities of the area.



3. Within three months of permission being granted, the applicant shall comply with the following requirements:
- (a) The storage container located on the west side of the shed shall be removed from the site.
 - (b) The western facade of the shed shall be set back a further 2.5 metres from the public road and shall comprise dark green coloured cladding to match the remainder of the shed.

Reason: In the interest of visual amenity.

4. Within the next planting season following compliance with condition number 3 above, a treeline shall be planted along the western boundary of the site. The trees shall consist of native or naturalised species and varieties such as mountain ash, birch, willow, sycamore, oak, hawthorn, holly, hazel, beech or alder. Any trees which die, are removed or become seriously damaged or diseased, within a period of five years from permission being granted, shall be replaced within the next planting season with others of similar species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development, in the interest of visual amenity.

5. Drainage arrangements for the disposal of surface water shall comply with the requirements of the planning authority for such works.

Reason: In ensure adequate servicing of the development and in the interest of public health.



Joe Boland

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *26TH* day of *October* 2023.