

An
Bord
Pleanála

Board Order
ABP-315679-23

Planning and Development Acts 2000 to 2021

Planning Authority: Cavan County Council

Planning Register Reference Number: 22/280

Appeal by Sandra Cadden of Edenburt, Virginia, County Cavan against the decision made on the 9th day of January, 2023 by Cavan County Council to grant subject to conditions a permission to James Cahill care of McGivney Consulting of Knockategart, Stradone, County Cavan in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) Construct an agricultural machinery storage shed, (2) complete all associated and ancillary site works at Edenburt, Virginia, County Cavan.

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

The proposed development of an agricultural machinery storage shed is supported by the provisions of the Cavan County Development Plan 2022 – 2028, in particular Section 12.8, which supports the provision of well-located structures and facilities necessary for good and environmentally sound agricultural practice. It is considered that, subject to compliance with the conditions set out below, the proposed development would not have any unacceptable impact on the residential amenity of the area and 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 received by the planning authority on the 9th day of December, 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 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 proposed shed shall be used for agricultural machinery storage purposes associated with the existing farm and shall not be used for any other purposes in the absence of a further grant of permission.

Reason: To control the permitted use of the development.

3. The applicant shall submit and agree proposals with the planning authority for a new native hedgerow along the south boundary of the farmyard complex, which shall be set behind the visibility sightline. The said hedgerow shall be planted in the first planting season following agreement.

Reason: In the interest of visual amenity.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing prior to the commencement of development.

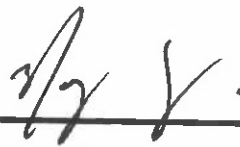
Reason: In the interest of public health.

5. The site access arrangement including sightlines shall comply with the planning authority's requirements, details of which shall be agreed in writing prior to the commencement of development.

Reason: In the interest of road safety.

6. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



Mary Cregg

Member of An Bord Pleanála

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



Dated this 6th day of June 2023.