



An
Bord
Pleanála

Inspector's Report PL04.248018

Development	To construct a machinery shed, a silage slab and a slatted shed incorporating a cattle crush.
Location	Ballywalter, Shanballymore, Mallow, Co. Cork.
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	16/05030
Applicant(s)	David O'Regan
Type of Application	Permission
Planning Authority Decision	Grant subject to conditions
Type of Appeal	Third Party v. Decision
Appellant(s)	Eric Barrett
Observer(s)	None.
Date of Site Inspection	2 nd May, 2017
Inspector	Robert Speer

1.0 Site Location and Description

The proposed development site is located in the rural townland of Ballywalter, Co. Cork, approximately 2.8km southeast of the village of Shanballymore and 4.5km south of Kildorrery, in an area that is typically rural in character and which is dominated by a rolling patchwork of agricultural fields interspersed with intermittent instances / groupings of one-off rural housing, farmyards and associated outbuildings. The site itself has a stated site area of 0.97 hectares, is irregularly shaped and presently comprises an active farmyard which includes various cattle housing (including a slatted shed recently constructed pursuant to PA Ref. No. 15/4319 / ABP Ref. No. PL04.245099), calving pens, an open yard area, a silage slab, and a storage shed. It can be accessed via an existing entrance arrangement onto the public roadway to the immediate south or, alternatively, by way of a further access track which extends south-westwards from the farmyard through the adjoining agricultural lands. The wider site area is bounded by open pasture / agricultural fields to the north, east and west with a derelict dwelling house and associated outbuildings to the immediate south of the site boundary, whilst the applicant's residence (a single storey bungalow) is located to the southwest (*N.B.* Access to the application site can also be obtained via the lands occupied by this dwelling house). There are also several dwelling houses located on the opposite side of the roadway to the immediate south / southeast of the application site.

2.0 Proposed Development

The proposed development consists of the construction of the following:

- A slatted shed for the housing of 160 No. calves which incorporates a centrally positioned feed passage with pens on either side of same, a cattle crush, and 2 No. slatted tanks (floor area: 989.5m²).
- A machinery shed with 4 No. bays and a mono-pitched rood construction (floor area: 206.5m²).
- A silage slab extending over an area of 518.4m².
- Associated site development works (e.g. drainage, soakpits etc.).

3.0 Planning Authority Decision

3.1. Decision

Following the receipt of a response to a request for further information, on 25th January, 2017 the Planning Authority issued a notification of a decision to grant permission for the proposed development subject to 17 No. conditions. These conditions are generally of a standardised format and relate to issues including drainage, surface water runoff, the collection and disposal of soiled waters, construction management, and lighting.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Given the nature of the existing and proposed agricultural developments in the surrounding rural area, it was considered that there was no objection in principle to the proposed development and, following the receipt of a response to a request for further information which satisfactorily addressed the concerns of the Environment Section, it was recommended that permission be granted for the proposed development, subject to conditions.

3.2.2. Other Technical Reports

Area Engineer: No objection, subject to conditions.

Environment: An initial report recommended that further information be sought from the applicant with regard to stocking numbers, livestock type, the soiled water drainage arrangements, the provision of a feed passage within the slatted shed, and the separation distance available between the existing private well serving the application site and the proposed slatted tanks.

Following the receipt of a response to a request for information, a final report was prepared which stated that there was no objection on environmental grounds to the proposed development subject to conditions.

3.3. Prescribed Bodies

Irish Water: No objection, subject to conditions.

3.4. Third Party Observations

A single submission was received from the appellant and the principle grounds of objection contained therein can be summarised as follows:

- The absence of any clear need for the proposed development.
- Concerns with regard to the increasingly industrial nature of the existing farmyard.
- Increased traffic volumes
- The inadequacy of the surrounding road network
- Detrimental visual impact / loss of visual amenity
- Requirement for an Environmental Impact Statement
- Water pollution / landspreading concerns
- Inappropriate light emissions / glare and the impact of same on the objector's equine activities.
- No decision should be made on the planning application until such time as the High Court has issued a ruling as regards previous instances of unauthorised development on site.
- Concerns that the proposed development may be used at a future date to accommodate a waste business / operation.

4.0 Planning History

On Site:

PA Ref. No. 03/3503 / ABP Ref. No. PL04.207288. Was refused on appeal on 18th October, 2004 refusing Country Clean Recycling Limited permission for a waste transfer station and recycling area on 1.96 hectares to include materials recovery building with access ramp, office facilities, weighbridge, external storage areas, parking facilities, waste water treatment plant, entrance, internal access road and associated works, and change of use of agricultural building to commercial use as a vehicle storage shed, for the following reasons:

- The proposed development is located in a rural area served by a road network, which is substandard in width. It is considered that the proposed use is totally inappropriate to the area as the proposed development is not located within or near any industrial area and transfer of waste to the site and subsequent transportation of processed materials off the site would lead to the transportation of materials in a non-sustainable manner. The proposed development would seriously injure the amenities of the area and depreciate the value of properties in the vicinity of the site and would, therefore, be contrary to the proper planning and sustainable development of the area.
- Having regard to the location of the site in a rural area served by a substandard road network, it is considered that the level of additional heavy commercial vehicle movements generated by the proposed development would give rise to significant traffic flows on an inadequate road network and by reason of its location draw additional traffic movements into the area. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would interfere with the safety and free flow of traffic movement on the local road network.

PA Ref. No. 05/911 / ABP Ref. No. PL04.212162. Was determined on appeal on 14th September, 2005 whereby a split decision was issued to Country Clean Recycling as follows:

- **GRANT** permission for the retention of four portacabin offices totalling 50m², a weighbridge and ancillary works and the change of use of one existing 135m² agricultural building and one existing 3,817m² agricultural yard for commercial/industrial purposes, the creation of a new vehicular entrance and the construction of a new effluent treatment unit with percolation area (*N.B.* Permission was granted for a temporary period of 2 No. years).
- **REFUSE** permission for the construction of two new buildings totalling 1,167m² for commercial/industrial use consisting of a 177m² office building and a 990m² bin storage, assembly building and parking facilities for 18 car and 10 trucks and a proposed yard with porous surface.

PA Ref. No. 05/9145. Application by David O'Regan for permission for the retention of agricultural yard and extension to existing yard. This application was withdrawn.

PA Ref. No. 06/7613 / ABP Ref. No. 222600. Was granted on appeal on 7th January, 2008 permitting David O'Regan permission for the retention of an agricultural yard totalling 430.35m² and the retention of a 713.25m² extension to an existing agricultural yard.

PA Ref. No. 07/12991 / ABP Ref. No. PL04. 229090. Was refused on appeal on 28th November, 2008 refusing Country Clean Recycling permission for the retention of four portocabin offices totalling 50m², weighbridge, vehicular entrance, effluent treatment unit and percolation area and all ancillary works and the retention of the change of use of one existing 135m² agricultural building and one existing 3,817m² agricultural yard to commercial/industrial use.

PA Ref. No. 09/7969 / ABP Ref. No. 236292. Was refused on appeal on 3rd November, 2010 refusing David O'Regan permission for the retention of hard standing area for agricultural purposes for the following reason:

- The plans and documents accompanying the planning application which were lodged with the planning application and as unsolicited further information do not comply with the requirements of article 23 of the Planning and Development Regulations, 2001 in the following respects:- the documentation and plans include, in particular, site layout plans that do not accurately represent existing development on the site, are ambiguously annotated and make no reference to type of agricultural activity, existing underground tanks or stormwater drainage, and are seriously deficient. In these circumstances, it is considered that the Board is precluded from giving further consideration to the granting of permission for the development the subject of the application.

ABP Ref. No. RL04.2722. Was determined on 10th February, 2011 wherein it was held as follows:

1. The westernmost element of the building labelled "Farmyard Buildings (1)" is exempt from the requirement to apply for planning permission.
2. The "Commercial Building (1A)" and adjacent "Concrete Apron (1B)", the "Farmyard Buildings (1)", excluding that part referred to in 1 above, the "Feed Apron (2)", the "Holding Area for Animals", the "Concrete Yard (4B)", the "Hardcore Surface (1E)", the "Portacabin (1F)", the "Portacabin (1H)" and the "Weighbridge (1D)" are development and are not exempted development.

3. The “Concrete Area (1C)” is development and is exempted development.
4. The “Dungstead and Silage Area (4A)” is no longer evident on site and the “Feed Bin and Portacabin 1(G)” have been removed from the site. The Board, therefore, has not made any decision in relation to these structures under the terms of this order.

PA Ref. No. 11/5163. Was granted on 26th September, 2011 permitting David & Mary O'Regan permission for the construction of an extension and car port to side of existing dwelling.

PA Ref. No. 15/4319 / ABP Ref. No. PL04.245099. Was granted on appeal on 28th October, 2015 permitting David O'Regan permission for the construction of a slatted shed and a feed passage to existing shed.

5.0 Policy Context

Cork County Development Plan, 2014:-

Chapter 6: Economy and Employment:

Section 6.3: *Employment Strategy*

Table 6.1: *Employment Hierarchy: Rural Areas:*

- Support agriculture, fishing & food processing sectors.
- Encourage rural diversification (especially tourism but also on and off farm employment activities such as processing of agricultural produce, manufacturing of crafts and specialist farming) and support innovation in indigenous enterprise.

Section 6.7: *Rural Economy*

Section 6.8: *Agriculture and Farm Diversification*

Objective EE 8-1: Agriculture and Farm Diversification:

Encourage the development of a dynamic and innovative, sustainable agricultural and food production sector by:

- Encouraging the development of sustainable agricultural and infrastructure including farming buildings;
- Prioritising the development of sustainable rural housing to support working farmers and their employees. See Chapter 4 Rural Coastal and Islands;
- Encouraging farm diversification through the development of other sustainable business initiatives appropriate to the rural area; and
- Supporting appropriate proposals for sustainable tourism development. See Chapter 8 Tourism.

Chapter 13: Green Infrastructure and Environment:

Section 13.5: Landscape

Section 13.6: Landscape Character Assessment of County Cork:

Section 13.6.8: Landscape Character Types which have a very high or high landscape value and high or very high landscape sensitivity and are of county or national importance are considered to be our most valuable landscapes and therefore it is proposed to designate them as High Value Landscapes (HVL), highlighted in green in the Table in Appendix E Landscape Character Assessment attached and shown in Figure 13.2.

Section 13.6.9: Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. Therefore, the location, siting and design of large scale developments within these areas will need careful consideration and any such developments should generally be supported by an assessment including a visual impact assessment which would involve an evaluation of visibility and prominence of the proposed development in its immediate environs and in the wider landscape.

N.B. The proposed development site is located in an area which has been identified as a '*High Value Landscape*' in Figure 13.2 of the County Development Plan.

Objective GI 6-1: Landscape:

- a) Protect the visual and scenic amenities of County Cork's built and natural environment.
- b) Landscape issues will be an important factor in all land use proposals, ensuring that a proactive view of development is undertaken while maintaining respect for the environment and heritage generally in line with the principle of sustainability.
- c) Ensure that new development meets high standards of siting and design.
- d) Protect skylines and ridgelines from development.
- e) Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.

Objective GI 6-2: Draft Landscape Strategy:

Ensure that the management of development throughout the County will have regard for the value of the landscape, its character, distinctiveness and sensitivity as recognised in the Cork County Draft Landscape Strategy and its recommendations, in order to minimize the visual and environmental impact of development, particularly in areas designated as High Value Landscapes where higher development standards (layout, design, landscaping, materials used) will be required.

Objective GI 7-1: General Views and Prospects:

Preserve the character of all important views and prospects, particularly sea views, river or lake views, views of unspoilt mountains, upland or coastal landscapes, views of historical or cultural significance (including buildings and townscapes) and views of natural beauty as recognized in the Draft Landscape Strategy.

Mallow Electoral Area Local Area Plan, 2011 (2nd Ed., Jan. 2015):-

Section 2: *Local Area Strategy*

5.1. Natural Heritage Designations

None.

6.0 The Appeal

6.1. Grounds of Appeal

- There are concerns that the applicant has applied for additional sheds on site despite already having the benefit of planning permission for a number of other sheds which have yet to be completed on site.
- Whilst the subject proposal includes for the construction of a machinery shed, the Board is advised that the machinery evident on site belongs to a third party who has sufficient sheds to accommodate the storage of same.
- Given the available landholding, it is submitted that there is no justification for the proposed development as the extant grants of permission on site have already authorised sufficient sheds etc. capable of accommodating the livestock levels which can be supported by the applicant's land.
- Inadequate details have been submitted of the applicant's proposals for the disposal, landspreading etc. of effluent / slurry arising from the proposed development.
- There are concerns that the applicant may seek to change the use of the slatted shed at a future date in order to accommodate a waste operation.
- The existing farmyard has a detrimental impact on the visual amenity of the wider area.
- Light pollution from the existing farmyard emits a glare over the appellant's paddock area which poses a risk to the health and safety of his horses.

- The application site previously operated as an unauthorised commercial yard and, therefore, there are concerns with regard to the future use of same.
- Illegal dumping is being carried out on site.
- The transportation of slurry and silage along the surrounding inadequate road network poses a danger to public safety by reason of traffic hazard.
- Landspreading in the vicinity of a nearby pond may give rise to water pollution.
- The proposed development will result in the devaluation of the appellant's property.

6.2. Applicant's Response

- The development / building previously approved under PA Ref. No. 15/4319 / ABP Ref. No. PL04.245099 is presently under construction on site.
- Once the proposed building has been completed all conditions of the grant of permission will be complied with.
- Although it is not possible to conceal the proposed sheds, every effort will be made to limit the visual impact of the construction on the surrounding area through the provision of new planting.
- A minimum of 16 No. weeks storage will be provided within the proposed slatted tanks as per the requirements of the Department of Agriculture.
- All slurry will be spread in accordance with the guidelines issued by the Department of Agriculture.
- The applicant's sons are presently engaged in farming and wish to continue this involvement into the future.

6.3. Planning Authority's Response

None.

7.0 Assessment

7.1. From my reading of the file, inspection of the site and assessment of the relevant local, regional and national policies, I conclude that the key issues raised by the appeal are:

- The principle of the proposed development
- Overall design and layout / visual impact
- Impact on the amenity of adjacent property
- Effluent / wastewater disposal
- Traffic implications
- Appropriate assessment
- Other issues

These are assessed as follows:

The Principle of the Proposed Development:

On the basis that the development in question is intended for agricultural purposes, and as the subject site is located within an existing farmyard in a rural area where the predominant land use is agriculture, I am of the opinion that agriculturally-related developments such as that proposed are an inherent part of rural life and should generally be accommodated within such areas. Accordingly, in light of the foregoing, and having regard to the scale and the intended use of the proposed development for agricultural purposes, I am of the opinion that the subject proposal is acceptable in principle at this location.

With regard to the need / rationale for the proposed development, including the assertion in the grounds of appeal that permission has already been granted on site for a sufficient level of cattle housing etc. capable of accommodating the livestock numbers supported by the applicant's landholding, I would suggest at the outset that matters pertaining to animal husbandry and general good agricultural practice, such as the management of stocking rates and animal welfare, are subject to regulation by the Department of Agriculture, Food and the Marine. Furthermore, it has been indicated in the documentation which has accompanied the subject application that

the applicant presently retains ownership / control over 40 No. hectares of land and that the proposed development will comply with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2014 (and any subsequent regulations). Accordingly, I do not propose to engage in unfounded speculation as regards the applicant's future farming activities consequent on the expansion proposed in the subject proposal other than to state that his farming practices will be required to adhere to the requirements of the Department of Agriculture, Food and the Marine which may involve changes such as revised stocking densities / rates, the acquisition of an interest in additional lands, or the preparation of an amended Nutrient Management Plan / landspreading arrangements etc.

Overall Design and Layout / Visual Impact:

Whilst I would acknowledge that the application site is located within a 'high value landscape' as identified in the Cork County Development Plan, it is of relevance to note that the overall design and layout of the proposed development is typical of similar agricultural structures common to rural areas whilst the proposed construction will be situated within an existing farmyard set back from the public road and to the rear of the applicant's dwelling house and adjacent outbuildings. Accordingly, having regard to the foregoing, and in light of the site context, including the screening offered by the surrounding landscape and other features, I am satisfied that the proposal will not unduly impact on the visual amenity of this rural area.

Impact on the Amenity of Adjacent Property:

The subject proposal involves the construction of a slatted shed, a machinery shed and a silage slab within the confines of an existing farmyard and in this respect I would reiterate that agriculturally-related developments such as that proposed are an inherent part of rural life and should generally be accommodated within such areas. Furthermore, having regard to the overall design and layout of the proposed construction, the site location within the applicant's wider landholding, and the available separation distance from neighbouring lands, I am satisfied that the proposed development will not have a detrimental impact on the amenities of property in the surrounding area.

With specific reference to the appellant's concerns as regards the potential for glare from lighting associated with the proposed development to impact on his equine business (such as through the startling of horses), I am inclined to suggest that some level of external lighting will be required in the interest of health and safety, particularly during the course of any activities conducted from within the farmyard in the winter months, however, given the separation distances involved, it is my opinion that the limited impact of any such lighting will be minimal and unlikely to give rise to any significant loss of amenity.

Effluent / Wastewater Disposal:

Concerns have been raised in the grounds of appeal as regards the applicant's proposals for the disposal of effluent / wastewater arising from the proposed development, with specific reference being made to the potential for any landspreading of slurry to result in the pollution of nearby water sources etc. In my opinion, the collection and storage of soiled waters on site can be satisfactorily addressed by way of condition whilst any subsequent disposal of slurry will be subject to the requirements of the relevant Nutrient Management Plan.

Traffic Implications:

Having regard to the limited scale and nature of the proposed development, and following a site inspection, I am satisfied that the surrounding road network has adequate capacity to accommodate the increased traffic volumes consequent on the subject proposal without detriment to public safety.

Appropriate Assessment:

From a review of the available mapping, and the data maps from the website of the National Parks and Wildlife Service, it is apparent that the proposed development site is located outside of any Natura 2000 site with the closest example of any such designation being the Awbeg River which lies approximately 2.3km to the west and forms part of the Blackwater River (Cork / Waterford) Special Area of Conservation (Site Code: 002170). In this respect it is of relevance to note that it is the policy of the planning authority, as set out in Objective No. HE 2-1: '*Sites Designated for Nature Conservation*' of Chapter 13 of the Cork County Development Plan, 2014, to protect all natural heritage sites, both designated or proposed for designation, in accordance with National and European legislation. In effect, it is apparent from the foregoing

provisions that any development likely to have a serious adverse effect on a Natura 2000 site will not normally be permitted and that any development proposal in the vicinity of, or affecting in any way, the designated site should be accompanied by such sufficient information as to show how the proposal will impact on the designated site. Therefore, a proposed development may only be authorised after it has been established that the development will not have a negative impact on the fauna, flora or habitat being protected through an Appropriate Assessment pursuant to Article 6 of the Habitats Directive.

Having reviewed the available information, and following consideration of the 'source-pathway-receptor' model, it is my opinion that given the nature and scale of the development proposed, the site location outside of any Natura 2000 designation, the limited ecological value of the lands in question, the separation distance involved between the application site and the Blackwater River (Cork / Waterford) Special Area of Conservation, the proposal is unlikely to have any significant effect in terms of the disturbance, displacement or loss of habitats or species on the ecology of the aforementioned Natura 2000 site. Therefore, I am inclined to conclude that the proposed development would not be likely to significantly affect the integrity of any Natura 2000 site and would not undermine or conflict with the Conservation Objectives applicable to same.

Accordingly, it is reasonable to conclude on the basis of the information available, which I consider adequate in order to issue a screening determination, that the proposed development, individually and in combination with other plans or projects, would not be likely to have a significant effect on any European site, in particular, specific Site Code: 002170, in view of the relevant conservation objectives and that a Stage 2 appropriate assessment (and the submission of a NIS) is not therefore required.

Other Issues:

Previous Instances of Unauthorised Development / Potential Future Non-Compliance:

In relation to the appellants' concerns as regards previous instances of unauthorised development on site, it should be noted that the Board has no function in respect of issues pertaining to enforcement and that the pursuit of such matters is generally the

responsibility of the Planning Authority. Furthermore, whilst I would acknowledge the concerns raised in the grounds of appeal as regards the possibility of non-compliance with the terms and conditions of any grant of permission issued in respect of the subject proposal, including usage for purposes other than agriculture, in my opinion, it would be inappropriate for the Board to speculate on such matters and I would reiterate that any future breaches of condition or instances of unauthorised development should be referred to the Planning Authority.

Allegations of Illegal Dumping:

The Board has no role with regard to the investigation etc. of allegations of illegal dumping and thus I do not propose to comment further on this matter.

8.0 Recommendation

Having regard to the foregoing, I recommend that the decision of the Planning Authority be upheld in this instance and that permission be granted for the proposed development for the reasons and considerations and subject to the conditions set out below:

9.0 Reasons and Considerations

Having regard to the location of the proposed development within an established farmyard and to its nature and scale, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an appropriate land use in this rural and agricultural area, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 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 20th day of December, 2016, 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 site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

All trees and hedgerows within and on the boundaries of the site, except those whose removal is authorised in writing by the planning authority to facilitate the development, shall be protected during building operations and retained thereafter.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

3. The roof and elevational cladding of the proposed structures shall be coloured to match the existing farm complex, to details to be agreed in writing with the planning authority prior to commencement of work on site.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard –
 - a) uncontaminated surface water run-off shall be disposed of directly in a sealed system, and
 - b) all soiled waters, shall be directed to the slatted storage tank. Drainage details shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of environmental protection, public health and to ensure a proper standard of development.

5. The slatted shed shall be used only in strict accordance with a management schedule which shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. The management schedule shall be in accordance with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2014, as amended, and shall provide at least for the following:
 - 1) Details of the number and types of animals to be housed.
 - 2) The arrangements for the collection, storage and disposal of slurry.
 - 3) Arrangements for the cleansing of the buildings and structures (including the public road, where relevant).

Reason: In order to avoid pollution and to protect residential amenity.

6. All foul effluent and slurry generated by the proposed development and in the farmyard shall be conveyed through properly constructed channels to the proposed and existing storage facilities and no effluent or slurry shall discharge or be allowed to discharge to any stream, river or watercourse, or to the public road.

Reason: In the interest of public health.

7. 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 order to ensure that the capacity of effluent and storage tanks is reserved for their specific purposes.

8. Slurry generated by the proposed development shall be disposed of by spreading on land, or by other means acceptable in writing to the planning authority. The location, rate and time 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 the Protection of Waters) Regulations, 2014, as amended.

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

9. A minimum of 16 weeks storage shall be provided in the underground storage tank. Within three months of the date of this order, details showing how it is

intended to comply with this requirement shall be submitted to, and agreed in writing with, the planning authority.

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

Robert Speer
Planning Inspector

11th May, 2017