



An
Bord
Pleanála

Inspector's Report ABP-311137-21

Question	Whether the construction of an agricultural structure is or is not development or is or is not exempted development
Location	Ballyreagh, Enniskerry, Co. Wicklow, A98 HV02
Declaration	
Planning Authority	Wicklow County Council
Planning Authority Reg. Ref.	EX 38/2021
Applicant for Declaration	William and Susan Allen
Planning Authority Decision	Is not exempted development
Referral	
Referred by	William and Susan Allen
Owner/ Occupier	William and Susan Allen
Observer(s)	None
Date of Site Inspection	8 th February 2022
Inspector	Ian Boyle

1.0 Site Location and Description

- 1.1. The site is situated at Ballyreagh, Enniskerry, Co. Wicklow. It is within the Glencree/Glencullen Area of Outstanding Natural Beauty (AONB), which comprises the northern fringes of the County and areas close to the Wicklow Mountains. The area is scenic and mainly used for farming and forestry.
- 1.2. The proposed agricultural building would be situated approximately 14m west of an existing dwelling, which is denoted as 'Existing Dwelling (Allen Family House)' on the submitted drawings, and 57m north of a further house, which is also within their ownership. There is a small outbuilding directly to the south of where the agricultural structure would be situated and there are extensive tree stands, sporadic forested areas, and vegetation in each direction. The landscape is undulating and characterised by large tracts of forested land.
- 1.3. The proposed building would be approximately 12.4m by 14.6m giving an overall area of approximately 181sqm. It would have a height of 5m to eaves level (6.4m at top of parapet) and be supported on steel stanchions.
- 1.4. The predominant external materials would be metal sheeting in a painted dark green finish for the upper section of the building with sand and cement render at lower level. The eastern elevation has a metal sheet sliding door for access.
- 1.5. The surrounding area is scenic and there are tourist attractions in the wider area, including Powerscourt House and Demesne, Charleville Demesne, and Glencree Drive. There are also extensive forested areas in the vicinity of the site, which comprise both coniferous and deciduous woodlands. Crone Woods are directly to the south of the site and the Crone Woods public car park is approximately 1.1km east along the L1013, which is a narrow local road.
- 1.6. The site is set within a valley and a tributary of the Glencree River runs in a general southwest - northeast direction, just east of the site, down from the Wicklow Mountains, which are further to the west and southwest, respectively.
- 1.7. There are various designated protected views and vantage points in the vicinity of the site, across the valley and in the surrounding vicinity.

2.0 The Question

- 2.1. Whether or not the erection of the subject agricultural structure is or is not exempted development.

3.0 Planning Authority Declaration

3.1. Declaration

The Planning Authority stated the question:

“With respect to the query under Section 5 of the Planning and Development Act, 2000, as to whether the construction of an agricultural structure on lands at Ballyreagh, Enniskerry, Co. Wicklow is or is not development, and is or is not exempted development”

The Planning Authority issued a declaration under Section 5 of *the Planning and Development Act 2000 (as amended)* ('the Act'), on 22nd June 2021, stating that the construction of the proposed agricultural structure would be development, but not exempted development.

3.2. Planning Authority Reports

3.3. Planning Reports

Main Reasons with respect to Section 5 Declaration

- The Planning Authority considered the construction of the agricultural structure on the site as development, and not exempted development, for the following main reasons:
 - a) The proposed structure due to its location within a highly (visual) sensitive rural area and designation as an AONB has the potential to interfere with the character of the landscape and with prospects of special amenity value, the preservation of which is an objective of a development plan.
 - b) It cannot be determined based on the information available that the structure is to be used exclusively for agricultural purposes.

- c) The proposed is located within 100m of a number of houses and written consent from the owner / occupiers of these properties has not been submitted.

Summary of Assessment

- The construction of the shed would fall within the meaning of Section 3 of the Act and, as such, constitutes development.
- Part 3 (Schedule 2) of the Planning and Development Regulations, 2001 (as amended) ('the Regulations') provides an exemption for a number of different classes of rural development, class 6 to 10 relate to rural structures.
- The Applicant has failed to outline in the documentation submitted what the nature / intended use of the proposed structure would be. In addition, they have failed to provide details of their land holding, their farm complex, and the nature of the farming activity that they are involved in. Due to the lack of information submitted it is not possible to determine:
 - a) That the structure is to be used exclusively for agricultural purposes, or that it is on lands used for agricultural purposes, or that it is within an established farm holding.
 - b) The Class of exempted development that may be relevant to the assessment of this Section 5 query.
- The proposed development would be located within 100m of 2 no. houses, one of which is identified as the 'Allen Family House'. It is not clear, however, if this is the Applicant's house. The development would not meet the conditions as set out under Classes 6, 7, 8 or 9 of Part 3, Schedule 2 of the Regulations unless the written consent of the owner(s), and as may be appropriate the occupier or person in charge of each dwelling.
- The restrictions on exempted development, as set out under Article 9 of the Regulations, are also relevant in that development to which Article 6 relates shall not be exempted development, if the carrying out of such development would:

“interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is

proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.”

- Having regard to the location of the proposed structure within the Glencree River Valley, a highly (visually) sensitive rural area and the characteristics of the site and surrounding lands, that the construction of an agricultural structure at this location would have the potential to interfere with the character of the landscape, or of a view or prospect or special amenity value. Therefore, the proposed development is not exempted development.

4.0 Planning History

- None

5.0 Policy Context

5.1. Development Plan

- The subject site is within the Glencree/Glencullen Area of Outstanding Natural Beauty as identified within the *Wicklow County Development Plan 2016-2022* Landscape Assessment (Appendix 5).
- The following policies are considered relevant:

Section 4.5.1 The Mountain and Lakeshore Area of Outstanding Natural Beauty

1(d) The North Eastern Valley/Glencree:

This area is situated along the northern extremities of the County and is based around the drainage pattern of the Glencree and Dargle Rivers and the surrounding road network. This area is very scenic, with attractive views and number of tourist attractions such as Powerscourt House and Demesne, Charleville Demesne and Glencree Drive. This landscape provides for extensive forested areas made up of both coniferous and deciduous woodlands.

5.3.4 Glencree/Glencullen KDC (see Appendix 4 Map 10.13(b))

- 1. To protect listed views and vantage points across the valley and to resist development proposals that would negatively impact on the valley setting and views from the west at Glencree towards the Great Sugar Loaf.*
- 2. To maintain and preserve views across the valley towards the Wicklow Mountains.*

5.2. Natural Heritage Designations

No natural heritage designations apply to the subject site.

The closest European Sites are the Wicklow Mountains SAC (Site Code: 002122) and SPA (Site Code: 004040), which are approximately 440m to the southwest.

Knocksink Wood SAC (Site Code: 000725) is approximately 4.6km to the north.

Ballymann Glen SAC (Site Code: 000713) is roughly 5.9km to the northeast.

The pNHA Glencree Valley (Site Code: 001755) is approximately 200m to the north.

The pNHA Powerscourt Woodland (Site Code: 001768) is approximately 1.6km to the east.

6.0 The Referral

6.1. Referrer's Case

The referrer has appealed the Decision of the Planning Authority. The main issues raised are summarised as follows:

- Whilst the referral party agrees with the objectives of the Development Plan, including the policies in relation to protected views and landscapes, it is submitted that the area is predominantly rural in nature where agricultural buildings are an integral part of the land. There are many such buildings in the surrounding area (see Appendix A).

- The proposed materials and finishes, mature screening of trees and existing forestry in the area would allow the subject building to blend into the natural landscape and be obscured from view (See Appendix B).
- The agricultural building would support animal welfare and is for agricultural purposes only. The subject site and surrounding agricultural lands have been in family ownership for approximately 53 years.
- The lands are currently being grazed by horses and sheep, accommodate sporadic forest, and there are plans to rear and farm a small number of pedigree pigs. The lands require constant maintenance and the animals would need accommodation in adverse weather conditions.
- The referrer has been in contact with the Department of Agriculture, Food and Marine and is currently in Year 1 of growth for native broadleaf trees per Forestry / Herd No. F0136414M. The proposed building would, in part, provide secure storage for machinery and other necessary equipment.
- In summary, the structure would be used exclusively for agriculture and forestry use.
- In relation to the setback distance of 100m from other houses, the referrer confirms that they own the main dwelling house (marked A on the attached map) and the cottage marked B on the attached map. The referrer states that the 100m zone only includes buildings that are in their ownership.

6.2. **Planning Authority Response**

None received.

6.3. **Owner/occupier's response**

The owner/occupier is the referrer.

7.0 Statutory Provisions

7.1. Planning and Development Act, 2000

Section 2(1)

- “*Works*” includes any act or operation of the construction, excavation, demolition, extension, alteration, repair or renewal.
- “*Structure*” means any building, structure, excavation or other thing constructed or made on, in or under land or any part of structure so defined and where in the context so admits includes the land on, in or under which the structure is situated.
- “*Agriculture*” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur or for the purpose of its use in the farming of land, the training of horses and the rearing of bloodstock, the use of the land as grazing lands, meadow land, osier land, market gardens and nursery grounds and agricultural shall be constructed accordingly.

Section 3(1)

- “*Development*” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4 ‘Exempted Development’

- (1) The following shall be exempted developments for the purposes of this Act
- (a) development consisting of the use of any land for the purpose of agriculture and development consisting of the use for that purpose of any building occupied together with land so used;

7.2. Planning and Development Regulations, 2001

Article 6 of the Regulations state the following:

- (1) *Subject to Article 9 the development of a Class specified in Column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of*

the Act, provided that such development complies with conditions and limitations specified in Column 2 of the Act opposite the mention of that Class in the said Column 1.

Article 9 of the Regulations identifies circumstances by which development under Article 6 shall not be exempted development, including the carrying out of such development that would –

- (i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act.*
- (vi) interfere with the character of the landscape, or view or prospect of special amenity value or of special interest, the preservation of which is an objective of the Development Plan for the area in which the development is proposed for, pending the variation of a Development Plan or the making of a new Development Plan in the Draft Variation of the Development Plan or the Draft Plan.*
- (viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.*

7.3. Schedule 2, Part 3: Exempted Development – Rural

The referrer has referenced the following as part of their appeal:

Class 6

Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 200 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.

Conditions and Limitations ('limitation')

1. No such structure shall be used for any purpose other than the purpose of agriculture.

2. The gross floor space of such structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate.
3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.
4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.
5. No such structure within 100 metres of any public road shall exceed 8 metres in height.
6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.
7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.

Class 8

Works consisting of the provision of roofless cubicles, open loose yards, self-feed silo or silage areas, feeding aprons, assembly yards, milking parlours or structures for the making or storage of silage or any other structures of a similar character or description, having an aggregate gross floor space not exceeding 200 square metres, and any ancillary provision for effluent storage.

Conditions and Limitations

1. No such structure shall be used for any purpose other than the purpose of agriculture.
2. The gross floor space of such structures together with any other such structures situated within the same farmyard complex or within 100 metres of

that complex shall not exceed 300 square metres gross floor space in aggregate.

3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and the Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.
4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.
5. No such structure within 100 metres of any public road shall exceed 8 metres in height.
6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.
7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.

Class 9

- Works consisting of the provision of any store, barn shed, glasshouse or other structure not being a type specified in Class 6, 7 or 8 of this part of this Schedule and having a gross floor area not exceeding 300sqm.

Conditions and Limitations

1. No such structure shall be used for any purpose other than the purpose of agriculture or forestry, but excluding the housing of animals or the storing of effluent.
2. The gross floorspace of such structures together with any other such structures situated within the same farmyard complex or complex of such structure are within 100 metres of that complex shall not exceed 900 metres gross floorspace in aggregate.

3. No such structure shall be situated within 10 metres of any public road.
4. No such structure within 100 metres of any public road shall exceed 8 metres in height.
5. No such structure shall be situated within 100 metres of any house (other than the house of the person providing the structure or other residential building or school or hospital, church or building used for public assembly save with the consent in writing of the owner and as may be appropriate the occupier or person in charge thereof).
6. No unpainted metal sheeting shall be used for the roofing or the external finish of the structure.

8.0 Assessment

8.1. Is or is not development

- 8.1.1. The proposed structure would be used to store agricultural equipment and machinery necessary for the ongoing operations of the farm. It would also be partly used for the secure storage of equipment associated with growing and managing of native broadleaf trees and accommodation for animals during adverse weather only.
- 8.1.2. The construction of the agricultural structure is considered to constitute works under Section 2(1) of the Planning and Development Act, 2000 (as amended) and is, therefore, development as per Section 3(1) of the Act.

8.2. Is or is not exempted development

- 8.2.1. The development, which is the subject of this referral, is for the construction of an agricultural structure that would be approximately 12.4m by 14.6m and have an overall height of 6.4m to top of parapet.
- 8.2.2. The referrer states in their appeal that they occupied the property initially in 1985 and since then expanded their ownership from 1.1 acres to 61.8 acres in 2017. The adjacent farming lands were owned by a parent of one of the referrers, who originally purchased the lands in 1968.

- 8.2.3. The surrounding area is predominantly used for farming and forestry practices. This is evident from my site inspection, but also from viewing aerial photography, online mapping, and the information submitted as part of the appeal. During my inspection of the site, I observed a newly planted area of trees a short distance to the south of the location for the proposed development. The referrer also states that their land is currently used to graze animals and accommodate horses. During my physical inspection of the site, I noted some sheep horses were present and that there were small stables in situ.
- 8.2.4. The referrer states in their appeal that the building would be used for agricultural use for the storage of agricultural machinery, shelter for horses and sheep, and storage of foodstuffs and bedding for animals. They also state that the building would be partly used to provide secure storage of machinery and equipment for the management of growing native broadleaf trees (forestry). The structure would be used only as a shelter during adverse weather conditions.
- 8.2.5. As the building would be used to support forestry, I consider that the exempted development classes of 6 and 8 ('rural development') would not apply given the first limitation for each class states that 'no such structure shall be used for any purpose other than the purpose of agriculture'.
- 8.2.6. Class 9 of Schedule 2, Part 3, exempted development, allows works of the provision of any store, barn, shed or glasshouse or structure, for agriculture or forestry, not exceeding 300sqm subject to conditions and limitations. I am satisfied that it is the intention of the Applicant is to use the building exclusively for agricultural and forestry purposes, and which would not include the housing of animals or storage of effluent.
- 8.2.7. I note the shed would be situated on lands that accommodate grazing animals, which is an agricultural activity, and that these lands, which are relatively sizeable at approximately 61.8 acres (25Ha) are fully within the ownership of the referrer. I am, therefore, of the opinion that condition/limitation 1 of Class 9 is complied with.
- 8.2.8. I am also satisfied that the subject building, which is no greater than 300sqm in gross floor space – it is approximately 181sqm – would not result in an aggregate gross floor area exceeding 900sqm when the other existing buildings onsite are taken in account. [Whilst a floor area for the existing stables has not been provided, I note

from inspecting the submitted plans and drawings that the stables are comparatively small and would not equate to a floorspace that could potentially bring the overall floor area of the buildings that are on the site to above 900sqm.]

- 8.2.9. With reference to limitation 3, the agricultural building would not be within 10m of a public road. Therefore, limitation 3 is complied with.
- 8.2.10. With reference to limitation 4, the agricultural building would not exceed 8m in height, as it would have an overall height of 6.4m. Therefore, limitation 4 is complied with.
- 8.2.11. With reference to limitation 5, the agricultural building would not be located within 100m of any house, or any other residential building or school, hospital, church or building used for public assembly, that is not within the Applicant's ownership. The Applicant has stated in their appeal submission that they are the owners of the land, and the dwellings that are on it, including those within the 100m buffer zone. Therefore, limitation 5 is complied with.
- 8.2.12. With reference to limitation 6, the regulations state that 'no unpainted metal sheeting shall be used for roofing or on the external finish of the structure'. The external treatment of the proposed structure would be metal sheeting painted in a dark green finish for the upper section of the building, and a sand and cement render for the lower section. Therefore, limitation 6 is complied with.
- 8.2.13. In summary, and having regard to the above, I am satisfied that the structure would fall within the scope of the provisions of Schedule 2, Part 3, Class 9, Conditions 1 – 6.

8.3. Restrictions on exempted development

- 8.3.1. The Planning and Development Regulations, 2001 (as amended) state that restrictions on exempted 9(1) forms of development, to which article 6(vi) relates, shall not be exempted development for the purposes of the Act, if the carrying out of such development would 'interfere with the character of a landscape, or view or prospect of special amenity value or of special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan in the draft variation of the development plan or the draft development plan'.

- 8.4. I note that the subject site is located within the Glencree/Glencullen Area of Outstanding Natural Beauty (AONB), which comprises the northern fringes of the County and areas close to the Wicklow Mountains. Section 4.5.1 includes two objectives that apply to the site and its surrounding vicinity, which are:
- *To protect listed views and vantage points across the valley and to resist development proposals that would negatively impact on the valley setting and views from the west at Glencree towards the Great Sugar Loaf.*
 - *To maintain and preserve views across the valley towards the Wicklow Mountains.*
- 8.4.1. Therefore, the proposed agricultural building would be within a visually sensitive setting, where it is an objective of the Development Plan to maintain and preserve scenic views across the valley. I acknowledge that the Applicant has put forward an argument to try and demonstrate that no significant visual impact would be incurred by the proposed development. I concur that an effort has been made to address and avoid any potential visual impact from happening to the surrounding area, or that which might interfere with the landscape.
- 8.4.2. The proposed agricultural barn is on a low -lying part of the site and, therefore, is not on or near a ridgeline or in an elevated position that might be deemed visually prominent.
- 8.4.3. As previously noted, I have completed a physical inspection of the site and surrounding vicinity. In my opinion, the proposed development, which is a relatively small agricultural structure at c. 181sqm and overall height of 6.4m, would be largely obscured from view from the public road to the south. It would not be readily visible from many locations on the referrer's own land, particularly from the south, or from further afield.
- 8.4.4. The presence of the houses, farm infrastructure, and features of the natural landscape, would also mean the structure would be set against a backdrop of existing buildings and trees. Therefore, the proposed intervention in the landscape – which might be apparent – would not be significant from a visual perspective. Any resultant visual impact would be minimal, and I do not consider that the carrying out of this development would be such so that it would *interfere* with any of the protected views referenced in the Development Plan, or the site's designation as an AONB.

8.4.5. Furthermore, I note that the proposed external treatment is metal sheeting painted in a dark green finish for the upper section of the building, and a sand and cement render for the lower section, which I consider appropriate in this context considering the nature of the surrounding landscape.

8.5. **Appropriate Assessment**

- 8.5.1. Article 9 (1) (a) (viiB) of the Regulations includes a restriction on exempt development where An Bord Pleanála 'would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site'.
- 8.5.2. The referral site is not within any Natura 2000 sites. The closest European Sites are the Wicklow Mountains SAC (Site Code: 002122) and SPA (Site Code: 004040), which are approximately 440m to the southwest.
- 8.5.3. Knocksink Wood SAC is approximately 4.6km to the north, Ballymann Glen SAC is roughly 5.9km to the northeast, and the Glen of the Downs SAC is approximately 7.2km to the southeast.
- 8.5.4. Following consideration of the 'source-pathway-receptor' model, particular consideration needs to be given to the likelihood of the proposed development of having a significant effect on the conservation objectives of a European Site in terms of the potential of water pollution arising during construction works, which could lead to a deterioration in water quality for a Natura 2000 site.
- 8.5.5. I note that a tributary of the Glencree River is roughly 40m to the east of the location where the proposed development would be situated. The tributary runs in a general southwest - northeast direction, away from the Wicklow Mountains (SAC and SPA), which are to the west and southwest, respectively. There is no direct hydrological connection to any downstream European Site, however.
- 8.5.6. The land on which the proposed development would be situated is on lower ground than the adjacent tributary. I note also that the internal access road leading from the public road to the houses, which are further north, would run between the location of the proposed structure and the stream.

- 8.5.7. It is further noted that the agricultural building would be used exclusively for agriculture and / or forestry, mainly in the form of storing farming equipment, animal foodstuffs, and bedding, but not for the housing animals or storing effluent.
- 8.5.8. Therefore, I am satisfied that subject to standard construction management practices, which would be part of the project, that this would be sufficient to avoid an indirect effect on water quality during the construction phase to a European Site. I am also satisfied that the operation of the building would not result in potential for pollution from effluent via surface water or groundwater.
- 8.5.9. In summary, having regard to the nature and scale of the proposed development, which is for an agricultural building, the distance from the nearest European site, no Appropriate Assessment issues arise. Therefore, it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

9.0 Recommendation

- 9.1. I recommend that the Board should decide this referral in accordance with the following draft order.

WHEREAS a question has arisen as to whether an agricultural structure is or is not development or is or is not exempted development:

AND WHEREAS William and Susan Allen requested a declaration on this question from Wicklow County Council and the Council issued a declaration on 22nd July 2021 stating that the matter was development and was not exempted development:

AND WHEREAS William and Susan Allen referred this declaration for review to An Bord Pleanála on 13th August 2021:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) Section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act, 2000,
- (c) Section 4(1)(a) of the Planning and Development Act, 2000, as amended,
- (d) article 6(1) and article 9(1) of the Planning and Development Regulations, 2001, as amended,
- (e) Part 3 of Schedule 2, Classes 6, 8 and 9 to the Planning and Development Regulations, 2001, as amended,
- (f) the planning history of the site,
- (g) the pattern of development in the area:

AND WHEREAS An Bord Pleanála has concluded that:

- (a) The works constitute development, being works which come within the scope of Section 3(1) of the Planning and Development Act, 2000 (as amended),
- (b) The subject development would be for agricultural and / or forestry use exclusively, and therefore, could be considered within the scope of Class 9, Part 3 of Schedule 2, but not Classes 6 and 8, Part 3 of Schedule 2 of the Planning and Development Regulations, as amended,
- (c) The construction of the agricultural structure would not interfere with the character of the landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of the Development Plan for the area, and

(d) The construction of the agricultural structure and its associated works would not likely have a significant effect on the integrity of any European Site:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the 2000 Act, hereby decides that the agricultural structure is development and is exempted development.

Ian Boyle
Planning Inspector

8th February 2022