



An
Bord
Pleanála

Inspector's Report ABP-313712-22

Development	Agricultural machinery storage shed, concrete yard with new effluent storage tank, extension to existing slurry storage tank, retaining wall and all ancillary site works.
Location	Boherboy, Dunlavin, Co. Wicklow.
Planning Authority	Wicklow County Council
Planning Authority Reg. Ref.	22166
Applicant(s)	Peter Grace
Type of Application	Permission
Planning Authority Decision	Grant subject to conditions
Type of Appeal	Third Party v. Decision
Appellant(s)	Susan Chadwick
Observer(s)	None.
Date of Site Inspection	14 th September, 2002
Inspector	Robert Speer

1.0 Site Location and Description

- 1.1. The proposed development site is located in the rural townland of Boherboy, Co. Wicklow, approximately 1.5km southeast of the village of Dunlavin and 5.4km northwest of Donard, 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.
- 1.2. The site itself has a stated site area of 0.38 hectares, is irregularly shaped, and presently encompasses an active farmyard (which includes existing cattle / sheep housing, wrapped silage storage, a slatted tank, and associated sheds / outbuildings) in addition to part of a lower-lying field set in pasture. It is accessed via an existing entrance arrangement onto the public roadway to the southwest which also serves an adjacent dwelling house located to the immediate west of the application site. The farmyard and the proposed development works are sited to the rear of existing roadside housing while screening is provided by the northern and eastern field boundaries which are defined by mature hedgerow and tree planting.

2.0 Proposed Development

- 2.1. The proposed development consists of the following:
 - The construction of an agricultural machinery storage shed (floor area: 73m²).
 - The provision of a new concrete yard for the storage of wrapped silage bales with an underground effluent storage tank (capacity: 50m³).
 - The extension (additional capacity: 106m²) of an existing slurry storage tank (proposed total storage capacity: 243.5m³).
 - The construction of a 1.5m high retaining wall bounding the concrete yard and all ancillary site works.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. Following the receipt of a response to a request for further information, on 16th May, 2022 the Planning Authority issued a notification of a decision to grant permission for the proposed development, subject to 8 No. conditions which can be summarised as follows:

Condition No. 1 – Refers to the submitted plans and particulars.

Condition No. 2 – Requires the proposed shed to be used for agricultural purposes only.

Condition No. 3 – Prohibits the commencement of any other development on site until such time as the proposed channel grating and associated sump at the site entrance have been installed.

Condition No. 4 – Refers to foul water drainage.

Condition No. 5 – Refers to foul water drainage.

Condition No. 6 – Refers to the design and construction of the proposed silage slab.

Condition No. 7 – Refers to the design and construction of the proposed slatted slurry tank.

Condition No. 8 – Requires landspreading activities to be carried out in accordance with S.I. No. 605 of 2017 European Union (Good Agricultural Practice for the Protection of Waters) Regulations, 2017.

3.2. Planning Authority Reports

3.2.1. Planning Reports:

An initial report details the site context, planning history, and the applicable policy considerations before stating that the principle of the proposal is acceptable having regard to the relevant objectives of the Development Plan. It was further stated that the proposed development would not have a detrimental impact on the visual

amenity of the surrounding rural landscape and would not result in an unacceptable loss of residential amenity. Concerns with regard to previous instances of unauthorised development and allegations of non-compliance with a number of the conditions attached to PA Ref. No. 20/1256 were considered to be separate to the assessment of the application. The report subsequently recommended that further information be sought in relation to the requirements of the Environmental Services Section and the Area Engineer as well as issues pertaining to surface water drainage and the availability of adequate lands to manage the organic waste streams produced by the existing and proposed agricultural activities.

Following the receipt of a response to a request for further information, a subsequent report recommended that clarification be sought in respect of a number of items, however, this was rejected by a senior staff member who recommended a grant of permission, subject to conditions, having regard to the scale of the proposed development, the report of the Environmental Services Section, and as the Dept. of Agriculture has a role in monitoring and enforcing agricultural activities.

3.2.2. **Other Technical Reports:**

Environmental Services: An initial report recommended that the applicant be requested to provide revised drawings to a larger scale showing the necessary labelling and dimensions in addition to identifying the clean and dirty yard areas and the appropriate means for the collection and storage of runoff. Clarity was also considered as to whether the additional effluent storage tank would be of a new / separate construction or an extension of an existing tank and if it would be covered etc. Similarly, it was recommended that the applicant be required to confirm the intended use of the new farm shed.

Following the receipt of a response to a request for further information, a subsequent report recommended the imposition of a series of conditions in the event of a grant of permission and advised of the requirement for the works to comply with the specifications of the Department of Agriculture.

Area Engineer: States that all surface water runoff should be treated and retained on site. It is also recommended that the applicant be required to submit proposals to prevent surface water / farm debris from discharging onto the public road.

3.3. Prescribed Bodies

3.3.1. *Environmental Health Officer:* States that all guidance issued by Teagasc in relation to slurry and effluent storage tanks be complied with.

3.4. Third Party Observations

3.4.1. A total of 2 No. submissions were received from the appellant and the principal grounds of objection / areas of concern raised therein can be summarised as follows:

- The site notice dated 16th February, 2022 was not erected until 27th February, 2022.
- Non-compliance with the terms and conditions of the grant of permission issued in respect of PA Ref. No. 20/1256.
- Concerns as regards any future use of the proposed shed for commercial activities.
- The potential detrimental impact on the residential amenity of neighbouring property by reason of increased noise, lighting and traffic.
- Compliance with the requirements of S.I. No. 605 of 2017 EU Good Agricultural Practice for Protection of Waters.
- The need for the proposed storage shed.

4.0 Planning History

4.1. On Site:

PA Ref. No. 201256. Was granted on 22nd March, 2021 permitting Peter Grace permission for the retention of an existing farm building for the storage of cattle and sheep and farm tools and all ancillary site works.

4.2. On Adjacent Sites:

PA Ref. No. 026848. Was granted on 28th April, 2003 permitting P.J. Grace permission for a two-storey dwelling, domestic garage, septic tank & ancillary works at Boherboy, Dunlavin, Co. Wicklow.

4.3. On Sites in the Vicinity:

PA Ref. No. 905643. Was granted on 3rd July, 1990 permitting Mr. & Mrs. John Chadwicks permission for a dormer bungalow at Boherboy, Dunlavin, Co. Wicklow.

5.0 Policy and Context

5.1. Wicklow County Development Plan, 2016-2022:

Chapter 5: Economic Development:

Section 5.6: Objectives for Wicklow's Rural Economy: Agriculture:

Strategic Objective: To encourage the continued operation of farming and its associated uses where it already exists, and to facilitate the diversification of the agricultural economy through the support of appropriate alternative farm enterprise sources.

AGR1: To facilitate the development of environmentally sustainable agricultural activities, whereby watercourses, wildlife habitats, areas of ecological importance and other environmental assets are protected from the threat of pollution, and where development does not impinge on the visual amenity of the countryside. Developments shall not be detrimental to archaeological and heritage features of importance.

AGR4: To ensure that agricultural developments do not cause increased pollution to watercourses. Developments will be required to adhere to the Nitrates Directive (91/676/EC), and the EC (Good Agricultural Practice for Protection of Waters) Regulations 2009, with regard to storage facilities, concerning the protection of waters against pollution caused or induced by nitrates from agricultural sources. Developments will be required to comply with relevant measures, which operate to protect water quality from pollution by agricultural sources. The disposal and storage of agricultural waste shall comply with the standards required by Council.

AGR5: To permit the development of new, appropriately located and designed agricultural buildings, which are necessary for the efficient and environmentally sound use of the agricultural practice. New buildings

will generally only be permitted in cases where there are no suitable redundant buildings on the farm holding which would accommodate the development and where the Council is satisfied that the proposal is necessary for the efficient operation of the farm. Developments shall be compatible with the protection of rural amenities, and should not create a visual intrusion in the landscape or be the cause of an environmental nuisance.

Chapter 10: Heritage:

Section 10.3.9: Wicklow's Landscape:

4. Rolling Lowlands:

The gently rolling and undulating countryside best described as low-lying when compared to the rest of the terrain in Co. Wicklow. These landscape areas are generally located adjacent to the corridor zone or surrounded by more elevated lands within the 'Area of High Amenity'. The rolling lowlands are made up of the following 6 areas:

- west of the N81 including lands surrounding Grangecon and Dunlavin;
- southeast of Baltinglass extending as far as south of Knockananna;
- the extreme southwest of the County surrounding the Rathwood and Coolkenna areas and adjoining County Carlow;
- south of Shillelagh, surrounding the Carnew area and adjoining the more elevated lands within County Wexford;
- lands located to the east of Tinahely and Aughrim adjoining the Area of High Amenity to the south, and
- lands west of Arklow adjoining the foothills of Croghan Mountain.

NH49: All development proposals shall have regard to the County landscape classification hierarchy in particular the key landscape features and characteristics identified in the Wicklow Landscape Assessment (set in Volume 3 of this plan) and the 'Key Development Considerations' set out for each landscape area set out in Section 5 of the Wicklow Landscape Assessment.

Appendix 1: Development and Design Standards: Commercial / employment development in rural areas (including agriculture, forestry and quarries)

Appendix 5: Landscape Assessment:

Section 5: Policy Provision:

Section 5.3.15: Rolling Lowland KDC (see Appendix 4 Map 10.13(e)):

1. Development proposals within this area should aim to locate within existing clusters of structures / tree stands and avoid locating new development in open fields.
2. Throughout the rolling lowlands field patterns, intact hedgerows should be conserved and where possible enhanced.

5.2. Wicklow County Development Plan, 2022-2028:

N.B. The Board is advised that the Wicklow County Development Plan, 2022-2028 was adopted by the elected members of Wicklow County Council at a special council meeting held on 12th September, 2022 and is due to come into full effect after a period of six weeks has elapsed on 23rd October, 2022 (unless a draft Ministerial direction is received in relation to any aspect of the Plan).

Chapter 9: Economic Development:

Section 9.6: Objectives for Wicklow's Rural Economy: Agriculture:

Strategic Objective: To encourage the continued operation of farming and its associated uses where it already exists, and to facilitate the diversification of the agricultural economy through the support of appropriate alternative farm enterprise sources.

CPO 9.36: To facilitate the development of environmentally sustainable agricultural activities, whereby watercourses, wildlife habitats, areas of ecological importance and other environmental assets are protected from the threat of pollution, and where development does not impinge on the visual amenity of the countryside. Developments shall not be detrimental to archaeological and heritage features of importance.

CPO 9.39: To ensure that agricultural developments do not cause increased pollution to watercourses. Developments will be required to adhere to the Nitrates Directive (91/676/EC), the Nitrates National Action Programme and the EC (Good Agricultural Practice for Protection of Waters) Regulations 2009 (as amended), with regard to storage facilities, concerning the protection of waters against pollution caused or induced by nitrates from agricultural sources. Developments will be required to comply with relevant measures, which operate to protect water quality from pollution by agricultural sources. The disposal and storage of agricultural waste shall comply with the standards required by Council.

CPO 9.40: To permit the development of new, appropriately located and designed agricultural buildings, which are necessary for the efficient and environmentally sound use of the agricultural practice. New buildings will generally only be permitted in cases where there are no suitable redundant buildings on the farm holding which would accommodate the development and where the Council is satisfied that the proposal is necessary for the efficient operation of the farm. Developments shall be compatible with the protection of rural amenities, and should not create a visual intrusion in the landscape or be the cause of an environmental nuisance.

Chapter 17: Natural Heritage and Biodiversity:

Section 17.3: Landscape:

5. Rolling Lowlands:

The gently rolling and undulating countryside best described as low-lying when compared to the rest of the terrain in Co. Wicklow. These landscape areas are generally located adjacent to the corridor zone or surrounded by more elevated lands within the 'Area of High Amenity'. The rolling lowlands are made up of the following 6 areas:

- west of the N81 including lands surrounding Grangecon and Dunlavin;

- southeast of Baltinglass extending as far as south of Knockananna;
- the extreme southwest of the County surrounding the Rathwood and Coolkenna areas and adjoining County Carlow;
- south of Shillelagh, surrounding the Carnew area and adjoining the more elevated lands within County Wexford;
- lands located to the east of Tinahely and Aughrim adjoining the Area of High Amenity to the south, and
- lands west of Arklow adjoining the foothills of Croghan Mountain.

Section 17.4: *Natural Heritage & Biodiversity Objectives:*

CPO 17.35: All development proposals shall have regard to the County landscape classification hierarchy in particular the key landscape features and characteristics identified in the Wicklow Landscape Assessment (set in Volume 3 of the 2016 County Development Plan) and the 'Key Development Considerations' set out for each landscape area set out in Section 5 of the Wicklow Landscape Assessment.

Appendix 1: Development and Design Standards:

Section 4.3.4: *Agriculture*

5.3. Natural Heritage Designations

5.3.1. The following natural heritage designations are located in the general vicinity of the proposed development site:

- The Dunlavin Marshes Proposed Natural Heritage Area (Site Code: 001772), approximately 3.6km northwest of the site.
- The Slaney River Valley Special Area of Conservation (Site Code: 000781), approximately 4.6km southeast of the site.
- The Hollywood Glen Proposed Natural Heritage Area (Site Code: 002053), approximately 5.0km northeast of the site.
- The Newtown Marshes Proposed Natural Heritage Area (Site Code: 001759), approximately 5.7km northeast of the site.

- The Wicklow Mountains Special Area of Conservation (Site Code: 002122), approximately 7.6km east-southeast of the site.
- The Lowtown Fen Proposed Natural Heritage Area (Site Code: 001764), approximately 8.7km south-southwest of the site.
- The Wicklow Mountains Special Protection Area (Site Code: 004040), approximately 8.9km east of the site.
- The Ballycore Rath Proposed Natural Heritage Area (Site Code: 001751), approximately 9.0km southwest of the site.
- The Poulaphouca Reservoir Proposed Natural Heritage Area (Site Code: 004063), approximately 9.7km northeast of the site.
- The Poulaphouca Reservoir Special Protection Area (Site Code: 004063), approximately 9.9km northeast of the site.

5.4. EIA Screening

- 5.4.1. Having regard to the minor nature and scale of the development under consideration, the site location outside of any protected site and the nature of the receiving environment, the limited ecological value of the lands in question, and the separation distance from the nearest sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

- The proposed development site is located to the rear of the appellant's dwelling and concerns were previously raised when the existing agricultural sheds were used for the purposes of steel fabrication. The noise levels which arose at that time culminated in a complaint being made to Wicklow County Council which resulted in the service of an Enforcement Notice requiring the cessation of use of the shed in question as a commercial workshop. The

applicant was subsequently granted permission under PA Ref. No. 20/1256 to retain the existing farm buildings for the purposes of housing sheep & cattle as well as the storage of farm tools (as specified by Condition No. 6 of the grant of permission) and, therefore, the appellant choose not to appeal that decision.

It is the appellant's position that the agricultural machinery shed proposed as part of the subject application is intended to be used as a commercial metal fabrication workshop / business while the remaining sheds on site will be converted to other non-agricultural uses.

- The applicant's smallholding does not have the stock to justify the construction of a third agricultural shed.
- The applicant is already in breach of the terms and conditions attached to the grant of permission for retention issued in respect of PA Ref. No. 20/1256.
- There are concerns that conditions attached to any grant of permission issued in respect of the subject application will not be complied with and that the shed will be used for steel fabrication.
- In the event of a grant of permission, it should be a requirement that all environmental conditions are complied with prior to the erection of the shed. Conditions should also be imposed as regards the control of noise levels and light pollution.

6.2. Applicant Response

- The application site encompasses an existing farmyard that includes a series of agricultural sheds used to house sheep and other livestock. The proposed building will be used to store the applicant's farm machinery when not in use.
- The proposed shed will be located c. 105m from the appellant's dwelling and at a lower elevation (almost 5m below that of the aforementioned dwelling).
- When the yard is being used for the storage of wrapped silage bales the proposed shed will not be visible from the appellant's house.

- The proposed shed will not have a detrimental impact on the visual amenities of the area and will integrate with the existing rural landscape.
- The design and location of the proposed farm building will not give rise to an unacceptable loss of amenity.
- The applicant has been farming at this location for in excess of 40 No. years and he has no intention of changing career at this stage of his life. He intends to continue his mixed farming enterprise for the foreseeable future.
- Condition No. 2 of the notification of the decision to grant permission will ensure that the shed in question is used for the storage of farm machinery and that any noise will not impact on the appellant's amenity or property.

6.3. **Planning Authority Response**

None.

6.4. **Observations**

None,

6.5. **Further Responses**

None.

7.0 **Assessment**

7.1. From my reading of the file, inspection of the site and assessment of the relevant policy provisions, I conclude that the key issues relevant to the appeal are:

- Procedural issues
- The principle of the proposed development
- Previous instances of unauthorised development / potential future non-compliance
- Overall design and layout / visual impact
- Impact on the residential amenity of neighbouring property

- Appropriate assessment

These are assessed as follows:

7.2. Procedural Issues:

- 7.2.1. This assessment has been undertaken in the context of the current Wicklow County Development Plan, 2016-2022, however, I would advise the Board that this Plan is due to be superseded by the Wicklow County Development Plan, 2022-2028 which was adopted by the elected members of Wicklow County Council at a special council meeting held on 12th September, 2022 and is to come into full effect after a period of six weeks has elapsed on 23rd October, 2022 (unless a draft Ministerial direction is received in relation to any aspect of the Plan).
- 7.2.2. For the purposes of clarity, I am satisfied that the development as proposed complies with all the applicable policy provisions of both the Wicklow County Development Plan, 2016-2022 and the Wicklow County Development Plan, 2022-2028.

7.3. The Principle of the Proposed Development:

- 7.3.1. 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
- 7.3.2. With regard to the need / rationale for the proposed development, including the assertion in the grounds of appeal that the size of the applicant's smallholding would not warrant the construction of a further agricultural shed, I would draw the Board's attention to the response to the request for further information wherein it was indicated that the intended use of the proposed shed is for the storage of the applicant's farm machinery (e.g. a tractor, JCB loader, yard scraper, & manure spreader etc.) which is presently stored off-site on third party lands (i.e. in a shed rented within the farmyard of a neighbouring landowner). In this regard, I can confirm

that there would appear to be a general lack of space suitable for the internal storage of larger vehicles / machinery within the confines of the existing farmyard and, therefore, I would consider it entirely reasonable that the applicant would wish to provide such storage in order to protect his farm machinery from adverse weather conditions as well as accommodating any routine maintenance needs.

- 7.3.3. With respect to the wider development proposal, including the proposed extension of an existing slurry storage tank, I would suggest that matters pertaining to animal husbandry and general good agricultural practice, such as the management of stocking rates and animal welfare, are more broadly subject to regulation by the Department of Agriculture, Food and the Marine. Furthermore, it has been indicated in the documentation provided with the subject application that the applicant presently retains ownership / control over 30 No. hectares of land and thus there would be a reasonable expectation of adherence to the requirements of the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2017, as amended (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 or the preparation of an amended Nutrient Management Plan / landspreading arrangements etc.

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

- 7.4.1. In relation to the appellant's 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.

7.5. Overall Design and Layout / Visual Impact:

- 7.5.1. The overall design and layout of the proposed shed is typical of similar agricultural structures common to rural areas and in this regard it is of relevance to note that the development will form part of an active farm complex. Furthermore, the construction will be largely screened from view by existing buildings both on site and within the immediate surrounds as well as by intervening landscaping and hedging etc. Accordingly, having regard to the foregoing, and in light of the specifics of the site context, including its location within the less sensitive 'Rolling Lowlands' landscape character area which would likely have a comparatively higher capacity to absorb development without causing significant visual intrusion, I am satisfied that the proposal will not unduly impact on the visual amenity of this rural area.

7.6. Impact on the Residential Amenity of Neighbouring Property:

- 7.6.1. The subject proposal includes for the construction of an agricultural machinery storage shed, a concrete yard (incorporating a silage slab) and the extension of a slurry storage tank 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 in such areas. Furthermore, having regard to the overall design, layout and nature (including the intended use) of the proposed development, the site location within the applicant's landholding, the familial relationship with the occupants of the closest dwelling house to the immediate west, and the separation distances from other neighbouring dwellings (noting that the appellant's property will be located approximately 105m from the proposed shed and will benefit from the screening provided by the existing farmyard buildings and intervening vegetation), I am satisfied that the proposed development will not give rise to any significant detrimental impact on the amenities of neighbouring property in the surrounding area.

7.7. Appropriate Assessment:

- 7.7.1. Having regard to the minor nature and scale of the proposed development, the nature of the receiving environment, and the proximity of the lands in question to the nearest European site, it is my opinion that no appropriate assessment issues arise and that the proposed development would not be likely to have a significant effect,

either individually or in combination with other plans or projects, on any Natura 2000 site.

8.0 Recommendation

8.1. 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

9.1. Having regard to the planning history, 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 22nd day of April, 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 restricted to the storage of agricultural machinery as described in the details received by the Planning Authority on the 22nd day of April, 2022, unless otherwise authorised by a prior grant of planning permission. No commercial activity is permitted.

Reason: In the interests of clarity.

3. The roof and elevational cladding of the proposed machinery shed 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. 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.

5. 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.

6. 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, 2017, as amended.

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

Robert Speer
Planning Inspector

16th September, 2022

