



An
Bord
Pleanála

Inspector's Report ABP-315532-23

Question

Whether a proposed new agricultural shed (194.5 sqm) with access roadway and land improvements and all associated services is or is not development and is or is not exempted development.

Location

Cloghaun, Claregalway, Co. Galway

Declaration

Planning Authority

Galway County Council

Planning Authority Reg. Ref.

ED22/50

Applicant for Declaration

Homefarm Daries

Planning Authority Decision

Is development is not exempted development

Referral

Referred by

Homefarm Daries

Owner/Occupier

-

Observer(s)

None

Date of Site Inspection

10th May 2023

Inspector

Hugh D. Morrison

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1.0 Site Location and Description

- 1.1. The site is located 3.4km north of Claregalway, off the local road network, and in a rural area that is punctuated by one-off dwelling houses and small farmsteads.
- 1.2. The site is rectangular in shape, and it coincides with an existing field, which runs from a local road in the north to the north-western banks of the Waterdale River in the south-east. This site is bound by hedgerows, and it is served by a gate towards its north-eastern corner.
- 1.3. During my site visit, I observed that the northern portion of the site is down to grass, and, behind an earthen mound, the central and southern portions are the subject of works consistent with the raising of site levels. I also observed that a new gateway has been constructed towards the site's north-western corner and that it serves a new access road along the western boundary of the site. This road is accompanied by a wheel-wash facility.

2.0 The Question

- 2.1. The applicant asks the following question: Whether a proposed new agricultural shed (194.5 sqm) with access roadway and land improvements and all associated services is or is not development and is or is not exempted development.

3.0 Planning Authority Declaration

3.1. Declaration

The PA declared that the proposed new agricultural shed with access roadway and land improvements and all associated services is development and is not exempted development under Article 9(1)(a)(iii) of the Planning and Development Regulations 2001 (as amended).

3.2. Planning Authority Reports

3.2.1. Planning Reports

The PA requested the following information:

- Evidence of farming activities, i.e., Nutrient Management Plan (NMP), herd numbers, and Land Registry maps of the applicant’s land holdings.
- An effluent management plan for the proposed livestock area.
- Details of land improvements, i.e., sources of soil and quantity and method of delivery.
- Clarify “associated services”.

The applicant responded by submitting a Homefarm Dairies NMP, and by stating that 9000 cubic metres of top-soil and sub-soil would be sourced locally and used to raise the site by 400 – 500mm, and by explaining that “associated services” refers to drainage for the shed and roadway/yard, although the latter would be composed of crushed limestone, which is permeable.

3.2.2. Other Technical Reports

None

4.0 Planning History

19/673: Proposed agricultural storage shed (163 sqm) with access roadway and all associated services: Deemed withdrawn following request for further information that the applicant did not respond to.

5.0 Policy Context

5.1. Development Plan

Under the Galway County Development Plan 2022 – 2028, the site is shown as lying outside the metropolitan area of the County and in a rural area under strong urban influence, which lies within the Central Galway Complex (landscape character type) and the Black River Basin (landscape character unit).

5.2. Natural Heritage Designations

- Lough Corrib SAC and pNHA (000297)
- Lough Corrib SPA (004042)

6.0 The Referral

6.1 Referrer's Case

- The PA was satisfied that the works proposed would be exempted development. However, under Article 9(1)(a)(iii) of the Planning and Development Regulations 2001 (as amended), the PA considered that these works would, notwithstanding the proposed use of an existing access to the site, be de-exempted. The PA based its view on the amount of fill that would be required to improve the site as agricultural lands.
- Under further information, the applicant stated that the fill would amount to c. 9000 cubic metres. The PA estimated that this volume would generate c. 900 lorry loads, a figure that the applicant accepts.
- The applicant explains that the fill anticipated would be sourced locally on an *ad hoc* basis over probably 2 years or more. It explains that the economic uplift in the value of the improved site would not justify paying for all the fill. Accordingly, the envisaged scenario is one in which surplus soil from the development of one-off rural dwelling houses would be imported, and so a protracted works period would arise, which would generate less than 9 lorry trips a week. Such a volume of traffic would not jeopardise road safety, especially as the existing site access would be used rather than a new one. Accordingly, the applicant disagrees with the PA's declaration.

6.2 Planning Authority Response

None

6.3 Owner/ occupier's response

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6.4 Further Responses

None

7.0 Statutory Provisions

7.1. Planning and Development Act, 2000

Section 3(1): Development

In this Act, “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 2(1): Interpretation

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure;

“land” includes any structure and any land covered with water (whether inland or coastal);

“structure” means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

(a) where the context so admits, includes the land on, in or under which the structure is situate,

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;

(1B) Development referred to in paragraph (a), (d), (e) or (g) of subsection (1A) shall not be exempted development if an environmental impact assessment of the development is required.

(1C) Development referred to in paragraph (a), (d), (e) or (g) of subsection (1A) shall not be exempted development if an appropriate assessment of the development is required.

(4) Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Section 5: Declaration and referral on development and exempted development

(1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

(3) (a) Where a declaration is issued under this section, any person issued with a declaration under subsection (2)(a) may, on payment to the Board of such fee as may be prescribed, refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.

(7A) A planning authority or the Board, as the case may be, shall, in respect of a development or proposed development specified in Part 2 of Schedule 5 to the Planning and Development Regulations 2001, specify in its declaration or decision, as the case may be, whether the development or proposed development identified in the request under subsection (1) or in the referral under subsection (3) or (4), as the case may be, would be likely to have significant effects on the environment by virtue, at the least, of the nature, size or location of such development and require an environmental impact assessment.

7.2. Planning and Development Regulations, 2001

Article 6: Exempted development

(1) Subject to article 9, 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 the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

(3) Subject to article 9, in areas other than a city, a town or an area specified in section 19(1)(b) of the Act or the excluded areas as defined in section 9 of the Local Government (Reorganisation) Act, 1985 (No. 7 of 1985), development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

Article 8C

Land reclamation works (other than reclamation of wetlands) consisting of re-contouring of land, including infilling of soil (but not waste material) within a farm holding, shall be exempted development.

Article 9(1): Restrictions on exemption

Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) if the carrying out of such development would—

(ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,

(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

(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,

Part 1 of Schedule 2 to Article 6: Exempted development – general

| <i>Column 1 Description of Development</i> | <i>Column 2 Conditions and Limitations</i> |
|--|--|
| <i>Temporary structures and uses</i> | |
| <i>CLASS 16</i> | |

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|---|--|
| <p><i>The erection, construction or placing on land on, in, over or under which, or on land adjoining which, development consisting of works (other than mining) is being or is about to be, carried out pursuant to a permission under the Act or as exempted development, of structures, works, plant or machinery needed temporarily in connection with that development during the period in which it is being carried out.</i></p> | <p><i>Such structures, works, plant or machinery shall be removed at the expiration of the period and the land shall be reinstated save to such extent as may be authorised or required by a permission under the Act.</i></p> |
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Part 3 of Schedule 2 to Article 6: Exempted development - rural

| <i>Column 1 Description of Development</i> | <i>Column 2 Conditions and Limitations</i> |
|---|--|
| <p><i>Agricultural Structures</i></p> <p>CLASS 6</p> <p><i>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.</i></p> | <ol style="list-style-type: none"> <i>1. No such structure shall be used for any purpose other than the purpose of agriculture.</i> <i>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.</i> <i>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</i> |

| | |
|--|--|
| | <p><i>Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.</i></p> <p><i>4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.</i></p> <p><i>5. No such structure within 100 metres of any public road shall exceed 8 metres in height.</i></p> <p><i>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.</i></p> <p><i>7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.</i></p> |
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7.3. Other

None

8.0 Assessment

8.1. Is or is not development

- 8.1.1. The applicant asks the following question: Whether a proposed new agricultural shed (194.5 sqm) with access roadway and land improvements and all associated services is or is not development and is or is not exempted development.
- 8.1.2. The submitted site layout plan shows the entire site as being the subject of the proposed land improvements. I, therefore, deduce that these improvements would precede the construction of the proposed agricultural shed and accompanying access road from the existing entrance adjacent to the north-eastern corner of the site. I take the view that this access road would be ancillary to the agricultural shed, as it is shown as serving this shed exclusively. By way of response to the PA's further information request, the applicant clarified that "all associated services" refers to the new drainage arrangements that would be installed to serve the shed and access road. Elsewhere on the site existing drains would be retained.
- 8.1.3. The submitted site layout plan does not show either the new entrance that has been formed adjacent to the site's north-western corner or the accompanying haul road to where land filling appears to have begun in the central and southern portions of the site. No details have been provided either of how the existing drains would be retained in conjunction with the raising of site levels.
- 8.1.4. Under Section 3(1)(a) of the Planning and Development Act 2000 (as amended) (hereafter referred to as the Act), "development" includes "the carrying out of any works in, on, over or under land", where "works" includes "any act or operation of construction, excavation", and "land" includes "any structure". In the light of these definitions, the proposed new agricultural shed (194.5 sqm) with access roadway and land improvements and all associated services would all constitute development.

8.2. Is or is not exempted development

- 8.2.1. The applicant in asking its question presents the proposed development in its totality for assessment. Nevertheless, for the purposes of ascertaining whether it is

exempted development, I will break it down into its component parts, i.e., land improvements and temporary access, and new agricultural shed with access road.

8.2.2. The applicant proposes to raise the levels of the site by between 400 and 500mm by means of the importation of soil from local building sites over approximately a 2-year period. The volume of soil envisaged would be 9000 cubic metres and the estimated number of lorry loads would be c. 900.

8.2.3. Under Article 8C of the Planning and Development Regulations 2001 (as amended) (hereafter referred to as the Regulations), land reclamation works consisting of re-contouring of land by means of infilling with soil is deemed to be exempted development. This description of works would encompass the above cited land improvements envisaged by the applicant, which would enhance the agricultural value of the site.

8.2.4. During my site visit, I observed that a new entrance and access road have been constructed on the western side of the site and a wheel-wash structure has been installed. Under Class 16 of Part 1 of Schedule 2 to Article 6 of the Regulations, structures, works, plant or machinery needed temporarily in connection with development is exempted development, provided it is removed on completion of the development and the land reinstated. If the new entrance and access road on the western side of the site are used only as a haul road for the duration of the land improvements, then they would, along with the accompanying wheel-wash structure, be exempted development.

8.2.5. The new agricultural shed (194.5 sqm) would be used predominantly to house livestock. Under Class 6 of Part 3 of Schedule 2 to Article 6 of the Regulations, livestock buildings with a gross floorspace of no more than 200 sqm are exempted development, provided they come within certain parameters, i.e., conditions and limitations. The former relate to the exclusive use of the building for agriculture, the provision of satisfactory effluent facilities, and the need to specify painted cladding. The latter relate to aggregate areas, siting, height, and proximity to, amongst other things, houses.

- Turning to the conditions, the submitted plans indicate an agricultural after-use, they are silent on effluent facilities, and they state that grey/green coloured metal sheeting would be specified.

- Turning to the limitations, the shed would be freestanding, and so the need to aggregate floorspaces would not arise, the shed and presumably any effluent facilities would not be within 10m of the public road, and the shed would be over 100m from the public road, i.e., 128.91m, and so the height limitation of 8m would not apply (it would in any event be 5.840m). However, the shed would be within 100m of the nearest house, i.e., 92m at the closest point. No evidence has been submitted to indicate that the applicant resides in this house, and no written consent from the householder to the shed accompanies the application.

8.2.6. With Section 5 applications, there is an onus upon the applicant to demonstrate that compliance with conditions and limitations of any Class of exempted development relied upon would be capable of being/would be met. Insofar as the application is silent on effluent facilities and insofar as the agricultural shed would be sited within 100m of a house, variously, the applicant has not demonstrated that a condition would be capable of being met and a limitation has not been met. In these circumstances, the exempted development status conferred by Class 6 would not apply. Likewise, insofar as the proposed access road would be ancillary to this shed, it would not be exempted development.

8.2.7. I conclude that, whereas the land improvements would be exempted development, the new agricultural shed and access road would not be exempted development.

8.3. **Restrictions on exempted development**

8.3.1. As note above, the land improvements would be exempted development under Article 8C of the Regulations and the associated access arrangements would be exempted development under Class 16 of Part 1 of Schedule 2 to Article 6 of the Regulations. While the former Article is not subject to Article 9(1)(a) of the Regulations the latter Article is. Thus, the temporary access arrangements fall to be assessed under the provisions of this Article. I will do so under Items (ii) and (iii).

8.3.2. Item (ii) relates to the formation of a means of access to a public road the surface carriageway of which exceeds 4m in width. The new access is off a portion of the single lane road to the site, the carriageway width of which does not exceed 4m. While this width is augmented “on the ground” by setback property boundaries on

the opposite side of the local road and accompanying paved pull-in areas, I do not consider that they can reasonably be included within the formal carriageway. Accordingly, Item (ii) is not applicable.

- 8.3.3. Item (iii) relates to development which would endanger public safety by reason of traffic hazard or obstruction of road users. The PA based its declaration on this provision with respect to the envisaged use of the existing access to the site, i.e., the one adjacent to the north-eastern corner. The applicant in its referral states that the use of this access, as distinct from any new one, would be capable of functioning safely. In this respect, it refers to the likely frequency of lorry loads at c. 9 per week.
- 8.3.4. In practise, the new access adjacent to the north-western corner of the site is being used. This access is opposite a farmstead with a yard that is continuous with the adjoining carriageway of the local road. Accordingly, there is the possibility of conflict with vehicular movements to the farmstead.
- 8.3.5. The applicant has described how it envisages sourcing soil locally for the land improvements on the site. Typically, it envisages such soil coming from the clearance and laying out of sites for one-off dwelling houses. Under such a scenario, I would envisage that multiple lorry loads would come to the site during a relatively short period of time followed by intervals with little vehicular activity. Accordingly, while the overall construction phase may average out at c. 9 lorry loads a week, this would mask a pattern of peaks and troughs. Accordingly, I share the PA's concern that obstruction to other road users may arise. I, therefore, consider that Item (iii) is applicable.
- 8.3.6. I conclude that the temporary access to the site is de-exempted under Item (iii) of Article 9(1)(a) of the Regulations.

8.4. **Section 4(4) of the Act: the need for EIA and AA**

- 8.4.1. Section 4(4) of the Act makes clear that, where development consisting of the use of any land for the purpose of agriculture requires to be the subject of EIA and/or AA, any exempted development status that it might otherwise have is forfeited.
- 8.4.2. As described above the land improvements would be exempted development under Article 8C of the Regulations. However, they fall to be assessed as to their need for EIA and AA.

- 8.4.3. In relation to EIA, Item 1 of Part 2 of Schedule 5 to Article 93 of the Regulations list the types of agricultural projects which are candidates for EIA. The land improvements proposed by the applicant for the site do not lie within any of the types of projects set out therein.
- 8.4.4. In relation to AA, the site abuts the River Waterdale, which provides a hydrological link over c. 5 km with Lough Corrib and two European sites, i.e., SAC (000297) and SPA (004042). A source/pathway/receptor route therefore exists between this site and these European sites. The applicant has not submitted a Stage 1 screening report to inform any Stage 1 screening that I undertake. I will, therefore, draw upon relevant information on the NPWS's website.
- 8.4.5. The qualifying interests of the above cited European sites are set out below. Their conservation objectives are either to restore (R) or to maintain (M) their favourable conservation condition.

Lough Corrib SAC

Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110] – R

Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoeto-Nanojuncetea [3130] – R

Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140] – R

Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation [3260] – M

Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (important orchid sites) [6210] – M*

Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] – M

Active raised bogs [7110] – R

Degraded raised bogs still capable of natural regeneration [7120] – See raised bogs

Depressions on peat substrates of the Rhynchosporion [7150] – See raised bogs

Calcareous fens with Cladium mariscus and species of the Caricion davallianae [7210] – M

Petrifying springs with tufa formation (Cratoneurion) [7220] – M

Alkaline fens [7230] – M

Limestone pavements [8240] – M

Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] – M

Bog woodland [91D0] – M

Margaritifera margaritifera (Freshwater Pearl Mussel) [1029] – R

Austropotamobius pallipes (White-clawed Crayfish) [1092] – M

Petromyzon marinus (Sea Lamprey) [1095] – R

Lampetra planeri (Brook Lamprey) [1096] – M

Salmo salar (Salmon) [1106] – M

Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303] – R

Lutra lutra (Otter) [1355] – M

Najas flexilis (Slender Naiad) [1833] – M

Hamatocaulis vernicosus (Slender Green Feather-moss) [6216] – R

Lough Corrib SPA

Gadwall (*Anas strepera*) [A051] – R

Shoveler (*Anas clypeata*) [A056] – R

Pochard (*Aythya ferina*) [A059] – R

Tufted Duck (*Aythya fuligula*) [A061] – R

Common Scoter (*Melanitta nigra*) [A065] – M

Hen Harrier (*Circus cyaneus*) [A082] – R

Coot (*Fulica atra*) [A125] – R

Golden Plover (*Pluvialis apricaria*) [A140] – M

Black-headed Gull (*Chroicocephalus ridibundus*) [A179] – R

Common Gull (*Larus canus*) [A182] – R

Common Tern (*Sterna hirundo*) [A193] – R

Arctic Tern (*Sterna paradisaea*) [A194] – R

Greenland White-fronted Goose (*Anser albifrons flavirostris*) [A395] – R

- 8.4.6. During the proposed land improvements, the possibility exists that soil from the land raising exercise would enter the River Waterdale resulting in a loss of water quality which could affect the above cited qualifying interests and their conservation objectives. Specifically, a reduction in water quality could affect the SAC's qualifying interests 1029, 1092, 1095, 1096 & 1106 and 1355 and all the SPA's qualifying interests.
- 8.4.7. The submitted site layout plan shows that the south-eastern boundary of the site would be c. 75m long and it would abut the River Waterdale. This plan also shows the existing drainage network throughout the site, which comprises five east/west drains that connect with a single north/south drain that runs along the western boundary of the site to the River Waterdale. It states that this network would be retained. No details have been provided as to how this would be achieved and the standard methodologies that might be employed to safeguard water quality.
- 8.4.8. While I acknowledge that the distance between the site and the European sites is c. 5 km and that the intervening waters of the River Waterdale would have dilution properties, I am, nevertheless, concerned that the possibility exists that appreciable quantities of soil could enter this River and ultimately affect the water quality of the SAC and SPA. In the absence of information concerning how the land raising would be conducted and, in particular, how water quality would be safeguarded, I consider that the precautionary principle is applicable. I am therefore unable to screening out the proposed land improvements and so they should be the subject of AA.
- 8.4.9. I conclude that, as the need for AA with respect to the proposed land improvements may arise, these improvements are, under Section 4.4 of the Act, not exempted development.

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 a proposed new agricultural shed (194.5 sqm) with access roadway and land improvements and all associated services is or is not development or is or is not exempted development:

AND WHEREAS Homefarm Dairies requested a declaration on this question from Galway County Council and the Council issued a declaration on the 8th day of December 2016 stating that the matter was development and was not exempted development:

AND WHEREAS Homefarm Dairies referred this declaration for review to An Bord Pleanála on the 11th day of January 2016:

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) and 4(4) of the Planning and Development Act, 2000, as amended,
- (d) Section 5 of the Planning and Development Act, 2000, as amended,
- (e) Article 6(1), Article 8C, and Article 9(1)(a) of the Planning and Development Regulations, 2001, as amended,
- (f) Parts 1 and 3 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, and
- (g) The planning history of the site:

AND WHEREAS An Bord Pleanála has concluded that:

- (a) Under Conditions and Limitations 3 and 6 of Class 6 of Part 3 of Schedule 2 to Article 6 of the Planning and Development Regulations 2001 (as amended), the new agricultural shed would not be exempted development.
- (b) The proposed roadway would be ancillary to the new agricultural shed. As this shed is not exempted development so this roadway is not exempted development.
- (c) As the possibility exists that the construction of the proposed land improvements may lead to a loss of water quality in the Lough Corrib SAC and SPA, under the precautionary principle, appropriate assessment is necessary, and so, under Section 4(4) of the Planning and Development Act 2000 (as amended), these improvements are not exempted development.
- (d) The temporary access to the site would endanger public safety by reason of traffic hazard or obstruction of road users and, so under Article 9(1)(a)(iii), it is not exempted development.

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 proposed new agricultural shed (194.5 sqm) with access roadway and land improvements and all associated services is development and is not exempted development.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Hugh D. Morrison
Planning Inspector

4th August 2023