

LAOIS COUNTY COUNCIL  
PLANNERS REPORT

Agreed  
Amended  
20.06.17

**Planning File Ref. No.:** 17/218

**Applicant Name:** Patrick Lalor

**Development Description:** retain and complete as necessary for a slatted tank, animal housing which incorporates cubicle area, calving boxes, milking parlour, dairy, office, plant room, slatted feeding area, collecting area, steep uprights at slatted feeding area, and all associated ancillary works and services; PERMISSION to cut back steel uprights at slatted feeding area; permission to construct new crush in collecting yard

**Development Address:** Grennan, Attanagh

**Due Date:** 26/06/17

**RECOMMENDATION: Further Information**

**Site Location**

The subject site is located in the rural townland of Grenan, Attanagh. The site is accessed off a private cul de sac which also provides access to a dwelling and a farmyard in third party ownership. The site has a given area of 0.95ha. On site there are a number of farm buildings including the shed for which retention is sought. The site is surrounded by agricultural land except to the east where the third party farm and dwelling is located.

**Designations**

The site is not located within or adjacent to a European designated site.

**Submissions/Observations**

Received from Jacinta & Ned Brennan –The main issues of concern relate to

- The amount of traffic using the laneway of an agricultural. The use of the laneway has intensified recently.

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All

- The ground level of the new shed and the possibility of water etc flowing towards the complainants house.
- Water discharge – water ponds opposite the Brennan's house and additional run off will make this situation worse.
- Enforcement – work has continued since the enforcement notice issued.
- The accuracy of the animal numbers on the agricultural form are questioned as they seem low to the complainant.
- The Lalor's contend that their residential amenity has been diminished as has the value of their property.
- Lalor's indicate that a new access laneway could be provided to bring traffic away from Brennan's home.

**Representations:**

None received

**Reports:**

Area Engineer - report received. Site notice in place on 18/05/2017 – no objections

Enforcement – report received – enforcement notice issued requiring the cessation of the works and demolition of the structure.

Environment – report received, conditional

**Planning History**

02/721 permission granted to Patrick Lalor to construct a livestock accommodation over existing slats.

**Assessment:**

This is an application for permission to retain and complete as necessary for a slatted tank, animal housing which incorporates cubicle area, calving boxes, milking parlour, dairy, office, plant room, slatted feeding area, collecting area, steep uprights at slatted feeding area, and all associated ancillary works and services; PERMISSION to cut back steel uprights at slatted feeding area; permission to construct new crush in collecting yard.

The proposed shed has a floor area of 1266sqm and is finished with concrete walls and green metal cladding. While the scale of the development is large I consider that owing to the location to the rear of an existing farmyard complex there is no issue with the structure.

The main issues referred to in the submission relate to the intensification of activity on site and the movement of vehicles on the access laneway. The access laneway is narrow and is private. From discussions with the complainant on site 3 families have a right of way on this laneway including Lalors. Both Brennan's and Lalor's use this laneway to access their farmyards – I also acknowledge that Brennan's dwelling is in close proximity to the laneway and as such any increase in traffic could have a negative impact on their residential amenity. The question for the Planning Authority is whether the development as proposed will result in an increase in traffic which would have a negative impact on residential amenity, value of property etc. The shed as proposed is 1,266sqm and will accommodate 110 cows. I consider it reasonable to request the applicant to clarify the traffic movements generated by the proposed shed and to clarify the number of stock which will be housed. Also surface water drainage requires additional information.

### **Recommendation**

#### **Further Information as follows;**

1. Having regard to the scale of the proposed development, the poor standard of access from the public road and the location of a third party dwelling immediately adjacent to this laneway the applicant shall submit the following information: —
  - The maximum number of animals which the proposed shed can accommodate;
  - The number and types of vehicles using the access laneway on a daily basis;
  - Proposals to mitigate the impact of additional traffic on the dwelling located immediately east of the site.
  
2. It was noted during a site inspection that the surface water disposal network has not been installed to date and that it is proposed to connect to a watercourse. Having regard to the location of the watercourse at some remove from the proposed shed and the likely volume of surface water run-off the applicant shall submit revised proposals for surface water disposal to a soakpit which shall be designed to B.S. 365.
  
3. Third Party Submissions have been received in relation to this application. Please comment on issues raised in same.



**David O' Hara**

**A/SEP**

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