

An
Bord
Pleanála

Board Direction
BD-019198-25
ABP-319756-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2025.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the rural location of the site, the demonstrated additional farm buildings to house animals on this land holding, the established and permitted farm complex and practices on the holding, the character and pattern of development in the vicinity, and the policy objectives of the Galway County Development Plan 2022-2028, specifically policy objectives AD1 And AD3 in relation to Sustainable Agriculture Practices and Modernisation of Agriculture buildings, it is considered, subject to compliance with the conditions set out below, that the proposed development would not seriously injure the amenities of the area, nor adversely impact upon the local receiving environment, nor adversely impact upon or cause a deterioration in water quality, nor give rise to disturbance of protected habitats or species in any European site. The proposed development, would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application to the Planning Authority on the 8th day of March 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The use of the proposed building shall be for agricultural purposes only.

Reason: In the interest of clarity.

3. The slatted shed shall be used only in strict accordance with a management schedule, to be submitted to and agreed in writing with the planning authority prior to commencement of development. The management schedule shall be in accordance with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2022.

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

4. All foul effluent and slurry generated by the proposed development 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. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard-

(a) uncontaminated surface water run-off shall be disposed of to the satisfaction of the planning authority.

and

(b) all soiled waters, shall be directed to the slatted storage tank. Drainage details shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.

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

6 All storage facilities for farmyard effluent shall:

a) be so constructed, maintained, and managed as to prevent run-off or seepage, directly or indirectly, into groundwater or surface water of any effluent produced, and

b) designed and constructed in accordance with the Department of Agriculture, Food, and the Marine specifications as per the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2022 (S.I 113 of 2022).

Reason: In the interest of environmental protection, pollution control and in the interest of public health and residential amenity.

7 Details of the finishes of the slatted shed shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

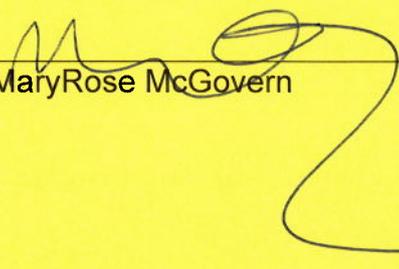
Reason: In the interest of orderly development and visual amenity.

8. The removal of organic waste material and its spreading on land by the applicant or third parties shall be undertaken in accordance with the systems of regulatory control implemented by the competent authorities in relation to

national regulations pursuant to Council Directive 91/676/EEC (the Nitrates Directive) concerning the protection of waters against pollution caused by nitrates from agricultural sources.

Reason: In the interest of environmental protection.

Board Member


MaryRose McGovern

Date: 14/03/2025