



An
Coimisiún
Pleanála

Direction
ACP-323389-25

The submissions on this file and the Inspector's report were considered at a meeting held on 17/12/2025.

The Commission decided, as set out in the following Order, that decides that the use of an existing shed as a dry store/machinery shed at Knockduff Upper, Meelin, County Cork is development and is not exempted development.

Commission Order as follows:-

WHEREAS a question has arisen as to whether the use of an existing shed as a dry store/machinery shed at Knockduff Upper, Meelin, County Cork is or is not development or is or is not exempted development:

AND WHEREAS Michael O'Callaghan of Cordy Enterprises Limited, Knockskelhy, Tullylease, Charleville, County Cork requested a declaration on this question from Cork County Council and the Council issued a declaration on the 21st day of July 2025 stating that the matter was development and was not exempted development:

AND WHEREAS Michael O'Callaghan referred this declaration for review to An Coimisiún Pleanála on the 14th day of August 2025:

WHEREAS An Coimisiún 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 of the Planning and Development Act, 2000, Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended,
- (c) Part 3 of the Schedule 2 to the Planning and Development Regulations, 2001, as amended,
- (d) the planning history of the site,
- (e) existing buildings on the site and environs,
- (f) the pattern of development in the area, and
- (g) the Inspector's report:

AND WHEREAS An Coimisiún Pleanála has concluded that:

- (a) the shed constitutes development as defined under section 3(1) of the Planning and Development Act 2000 (as amended),
- (b) on the basis of the information submitted as part of the referral including the details submitted in relation to the planning applications for retention permission for the commercial dog kennels and the photographs submitted, the Commission is satisfied that alterations have been carried out to the structure which consist of alteration of an unauthorised structure,
- (c) accordingly, the development is development and is not exempted development.

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the 2000 Act (as amended), hereby decides that the use of an

existing shed as a dry store/machinery shed at Knockduff Upper, Meelin, County
Cork is development and is not exempted development.

Planning

Commissioner:

Date: 17/12/2025



Marie O'Connor