

The submissions on this file and the Inspector's report were considered at a meeting held on 27 March 2026.

The Commission 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 nature and scale of the development within an established agricultural farmyard, and the developments compliance with the Roscommon County Development Plan 2022-2028, particularly Policy Objective 5.4 and Section 12.20 Agricultural Development, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the landscape or visual amenities of the area and would be acceptable in terms of public health, traffic and environmental sustainability. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and carried in accordance with the plans and particulars lodged with the application, as amended by the further plans and

particulars received by the planning authority on the 23rd day of September 2025, 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 structures shall be used for agricultural purposes only.

Reason: In the interests of clarity

3.Details of the finishes of the proposed slatted shed shall be submitted for the written agreement of the planning authority prior to commencement of development.

Reason: In the interest of orderly development and visual amenity

4.The following shall be complied with:

(a) Slurry generated by the existing and 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 Protection of Waters) Regulations 2025 (S.I. No. 588/2025) (as amended)

(b) Where slurry or manure generated by the existing or proposed development is moved to other locations, details of such movements are to be notified to the Department of Agriculture, Food & the Marine in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025 (S.I. No. 588/2025) (as amended).

(c) Where slurry or manure is removed by a third party, by agreement, to be land spread elsewhere, details of such an agreement (to include name of third party, lands to be spread, amounts of material) should be furnished to the local authority in which said lands are located.

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

5. The proposed development shall be designed, sited, constructed and operated in accordance with the requirements as outlined in the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2025, as amended. The developer shall provide for the relevant (location dependent) storage requirements as outlined in schedule 3 of the aforementioned regulations. The land spreading of soiled waters and slurry shall be carried out in strict accordance with the requirements as outlined in the aforementioned regulations.

Within six months of the grant of permission, details demonstrating how the developer intends to comply with this requirement shall be submitted for the written agreement of the Planning Authority.

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

6. The following shall be complied with:

(a) The slatted sheds shall be used only in strict accordance with a management schedule for the operation of the slatted sheds which shall be submitted to the planning authority within six months of this decision.

(b) The management schedule shall be in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2025, or if superseded by subsequent regulations:

(c) The management schedule shall provide for

(i) the number, age and types of animals to be housed.

(ii) the arrangements for the disposal of slurry.

(iii) arrangements for the storage and disposal of manure and

(iv) the cleansing of the buildings and structures (including the public road, where relevant).

Reason: In order to prevent pollution and in the interest of amenity.

7. 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 directly in a sealed system to ground in appropriately sized soakaways

(b) all soiled waters shall be directed to an appropriately sized soiled water storage tank (in accordance with the requirements of the European Union (Good Agricultural Practice for the Protection of Waters (Amendment) Regulations 2022, as amended, or to a slatted tank. Drainage details shall be submitted to and agreed in writing with the planning authority, within six months of this decision.

(c) all separation distances for potable water supplies as outlined in the European Union (Good Agricultural Practice for the Protection of Waters)(Amendment) Regulations 2025, as amended shall be

strictly adhered to.

Reason: In the interest of environmental protection and public health

8.If during the course of site works, archaeological material is discovered, the Planning Authority shall be notified immediately. The developer is further advised in this event, that under the National Monuments Act, the National Monuments Service, The Department of Housing, Local Government and Heritage and the National Museum of Ireland require notification.

Reason: In the interest of preserving or preserving by record

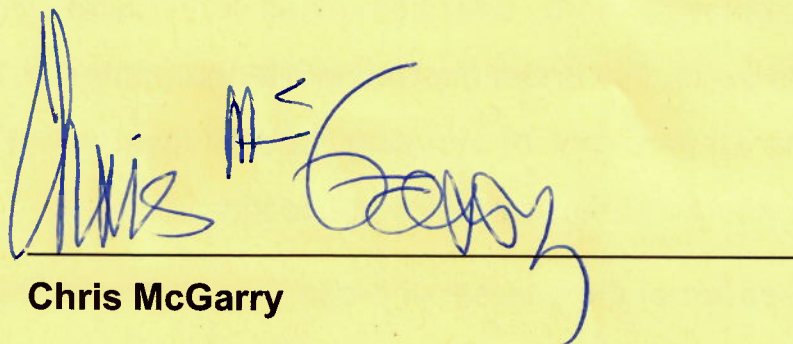
9.All external lighting shall be directed and cowled such as to ensure that no glare is caused to users of the public roads in the vicinity of the development.

Reason: In the interests of residential amenity and traffic safety.

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Planning Commissioner:



Chris McGarry

Date:

27th day of March 2026