

The submissions on this file and the Inspector's report were considered at a meeting held on 18 March 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the Inspector's draft reasons, considerations and conditions.

Reasons and Considerations

Having regard to the Mayo County Development Plan 2022-2028, and the position, design and scale of the proposed dry store structure, it is considered that, subject to compliance with the conditions set out below, the proposed development would be generally acceptable, would not result in excessive visual impacts on the receiving landscape or on the adjacent site, where no undue loss of privacy or significant disturbance would occur, would not result in traffic safety issues or environmental impacts, would not negatively impact on the residential amenities of the area or of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1: The proposed development shall be carried out and completed 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 24th day of October, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The dry store building shall be used only for the purpose of storing agricultural machinery, animal feed and general agricultural equipment and shall not, at any time, be used for industrial or commercial purposes or for the housing of livestock and shall not be converted or used for human habitation.

(b) No storage or stockpiling of materials shall be conducted on the hardstand areas associated with the building.

Reason: In the interest of residential, visual and environmental amenities.

3. The proposed development shall be amended as follows:

(a) The dry store building shall be relocated to ensure a minimum five-metre separation distance from the southern boundary of the site and a line of native planting shall be planted to the north and west of the building to align with its side and front facades.

(b) A two-metre-high berm with native planting shall be located along the southern boundary of the site in the area adjacent to the dry store building and

which shall extend for three metres to the rear and to the front of the dry store building.

(c) The dry store building shall not commence use until the berm and associated planting have been provided on the site.

(d) The colour of the external materials of the building shall be either dark red, dark green, dark brown, dark grey or black.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual and residential amenity.

4. Water supply and drainage arrangements for the site, including the attenuation and 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.

(c) The building shall be provided with gutters and down-pipes, and these shall be maintained in a working condition. Clean surface water run-off from roof areas shall not be discharged onto soiled yard areas. Roof rainwater and clean yard water shall be discharged separately in closed pipes to a suitable soakpit system.

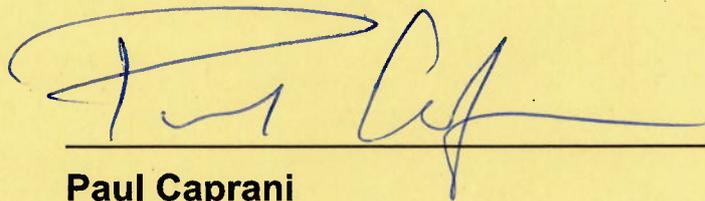
(d) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

(e) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

The above 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 and public health.

Planning Commissioner:



Paul Caprani

Date:

19th day of March 2026