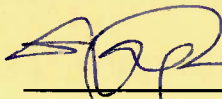


The submissions on this file and the Inspector's report were considered at a meeting held on 02nd June 2026.

The Commission decided, in a 2:1 majority decision to grant permission, for the following reasons and considerations, and subject to the following conditions.

**Planning Commissioner:**

  
\_\_\_\_\_  
**Emer Maughan**

**Date:**

**3<sup>rd</sup> day of June 2026**

## **Reasons and Considerations**

Having regard to the objectives and the location of the site within the Metropolitan Green Belt and within Landscape Character Area 'Broad Fertile Lowland Valleys' as set out in the Cork County Development Plan 2022-2028, the pattern of development in the vicinity, the open and rural character of the area and the existing agricultural use of the site, it is considered that, subject to compliance with the conditions outlined below, the proposed development would not seriously injure the visual or scenic amenities of the area, would not be prejudicial to

public health and would be acceptable in terms of traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission disagreed with the Inspector's reason for refusal in stating that the proposed development would seriously injure the visual amenities of the area, form a discordant and obtrusive feature on the landscape and that it would contravene objectives GI14-9 and GI14-16 of the Cork County Development Plan 2022-2028. The Commission determined that the proposed development for a stable building to house 2 ponies for domestic use with associated storage and ancillary site works within an agricultural field with sufficient distance from the nearest third party dwelling and stream would not interfere with the character of and would be compatible with the Metropolitan Greenbelt designation and the rural nature of the site. Given the curvature and elevation of the N71 on the approach to the site from Rearrour Bridge (Recorded Monument CO085-115), the existing roadside hedgerow boundary to be retained, the proposed finished floor level of the proposed structure at c.5.5m below the public road level, the vernacular typology of the stable structure, the proposed landscaping and the backdrop of the steep bank along the public road at the location of the proposed development, the Commission considered that the height, massing and bulk of the proposed structure will be adequately assimilated into the landscape without negatively impacting on the visual and scenic amenity of the area and that the ridgeline of the subject site will not be breached. The Commission agreed with the Inspector that subject to compliance with DAFM specifications that the proposed storage of waste is sufficiently separated from the nearby stream and that subject to compliance with conditions that the proposed effluent and surface water will be

adequately addressed on site. The Commission is in agreement with the planning authority's area engineer's assessment in relation to traffic safety and disagreed with the Inspector that a refusal is warranted on traffic safety grounds. The Commission is satisfied in relation to the site entrance that subject to compliance with conditions set out below that the proposed entrance area would be sufficient to allow vehicles affiliated with domestic stable use to turn onto the existing passageway without impacting impacting on the traffic safety of the adjacent road.

## **Conditions**

1 The development shall be carried out in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by the following conditions.

**Reason:** To clarify the plans and particulars for which permission is granted.

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

No groundworks, storage of materials or construction works shall take place within the Zone of Archaeological Potential around Recorded Monument CO085-115 as shown on the Historic Environment Viewer ([www.archaeology.ie](http://www.archaeology.ie))

**Reason:** In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

3. 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, prior to commencement of development.

(c) all separation distances for potable water supplies as outlined in the European Union (Good Agricultural Practice for the Protection of Waters)(Amendment) Regulations 2022, as amended shall be strictly adhered to.

**Reason:** In the interest of environmental protection and public health.

4. 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, 2022, as amended. The applicant shall provide for the relevant (location dependent) storage requirements as outlined in schedule 3 of the aforementioned regulations. The landspreading of soiled waters and farmyard manure shall be carried out

in strict accordance with the requirements as outlined in the aforementioned regulations.

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

5. All uncontaminated roof water from buildings and clean yard water shall be separately collected and discharged in a sealed system to existing drains, watercourses or to appropriately sized soakaways. Uncontaminated waters shall not be allowed to discharge to soiled water and dungstead or to the public road.

**Reason:** In order to ensure that the capacity of soiled water tanks are reserved for their specific purposes.

6. In the event of an accidental spillage of wastewater, organic fertiliser, fuel, machine oil or any other substance which may threaten the quality of any watercourse or ground waterbody either at construction or operational phase, the planning authority and Inland Fisheries Ireland, shall be notified as soon as is practicable. A copy of the clean-up plan shall be submitted to the planning authority.

**Reason:** In the interest of public health

7. (a) The entrance driveway / recess between the public road edge and the entrance gates shall be set level with the public road surface. Gates shall open inwards. Vegetation or any structure shall not exceed 1m in height within the site distance triangle.

(b) 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.

Plan and section drawings of entrance driveway area, including an autotrack of vehicular movements accessing the existing passageway from the entrance driveway shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of traffic safety and to prevent flooding or pollution.

8. Final details of the finishes of the stables, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual amenity

9. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction waste.

**Reason:** In the interest of public safety and amenity.

10. The existing hedgerow along the public road boundary shall be retained except to the extent that its removal is necessary to provide for the entrance to the site. The site shall be landscaped, using only indigenous deciduous trees and hedging species. This scheme shall include the establishment of a native hedge along all side and rear boundaries of the proposed stables and to the eastern side of the access track to the stables and entrance driveway.

Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the

development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.