



An
Coimisiún
Pleanála

Commission Direction
CD-000746
PL-500814-TY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 18 June 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 draft order, for the reasons and considerations set out below, and subject to the conditions below.

Planning Commissioner:

MaryRose McGovern

Date:

19th day of June 2026

Reasons and Considerations

Having regard the provisions of Tipperary County Development Plan 2022-2028, in particular Section 8.4.1 (Agricultural and Horticulture) which seeks to support the sustainable expansion of agriculture and horticulture where it is demonstrated that it respects the natural functions of the environment, including water systems and ecology, and having regard to the nature and scale of the proposed

development within an established agricultural farmyard, 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 and environmental sustainability. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission noted the absence of a report from the Environment Department of the planning authority but was satisfied that this did not affect the conclusion reached in the Inspector's Water Framework Directive Assessment.

Conditions

1. The development shall be carried in accordance with the plans and particulars lodged with the application to the planning authority, on the 25th day of November 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. All external finishes shall harmonies with the existing agricultural structures on site, and details 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.

4. All soiled waters and slurry generated by the proposed development shall be conveyed through properly constructed channels to the proposed storage facilities, details of which shall be agreed with the planning authority, prior to the commencement of development. No soiled waters or slurry shall discharge or be allowed to discharge to any drainage channel, stream, watercourse or to the public road.

Reason: In the interest of public health.

5. (a) Slurry generated by the 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 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 a 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.

6. 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 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.

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 2025, as amended, or to the proposed 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 2025, as amended shall be strictly adhered to.

Reason: in the interest of environmental protection and public health.