



An
Coimisiún
Pleanála

Commission Direction
CD-000635
PL-500818-LK-26

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

Planning Commissioner:

Mary Henchy

Date:

4th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Limerick Development Plan 2022-2028, to the location of the proposed development within an established farmyard and to the nature and scale of the proposed development, it is considered that, subject

to compliance with the conditions set out below, the proposed development would not have an adverse effect on water quality or archaeology and would be an improvement on the existing slurry storage facilities. Accordingly, it is considered that the proposed development would comply with Objectives ECON O35(a) (Rural Development), ECON O36 (Agricultural Developments), EH O15 (Ground Water, Surface Water Protection and River Basin Management Plans), EH O17 (Water Quality) and IN O20(b) (Agricultural Waste) of the development plan and would, therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. (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).

(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 landspread 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.

3. 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/or slurry tanks or to the public road.

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

4. 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 Protection of Waters) Regulations 2025 (S.I. No. 588/2025)).

Reason: In the interest of public health.

5. The building shall be used for agricultural and associated purposes only. The building shall not be used for human habitation or any commercial purpose other than a purpose incidental to farming, whether or not such use might otherwise constitute exempted development.

Reason: In the interest of orderly development and the amenities of the area.

6. A minimum 20 metre buffer shall be maintained from recorded monument LI040102 and within it no deep-rooted planting, landscaping, soil disturbance or subsequent exempted development shall occur. A drawing identifying this area shall be submitted to the Planning Authority for written agreement prior to the commencement of development.

Reason: To ensure the proposal does not disturb the adjacent recorded monument.