

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, subject to the amendments shown below:

Reasons and Considerations

Having regard to the established agricultural use of the site and its location within a rural area, the character and pattern of development in the area, and the modest scale of the proposed development, the existing vehicular access between the local road and the N59 where appropriate sightlines are available, and that the proposal will not result in the intensification of vehicular trips to and from the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously detract from the amenities of the area, would not give rise to a traffic hazard, and would not give rise to any impact upon any Natura 2000 sites within the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 20th 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.

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

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

2. The proposed agricultural shed shall serve the applicants agricultural lands only.

Reason: In the interests of clarity.

3. (a) Water supply and drainage arrangements for the site, including for the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard- (1) uncontaminated surface water run-off shall be disposed of directly in a sealed system to ground in appropriately sized soakaways. (2) 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.

(b) 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 separated in closed pipes to a suitable soakpit system.

(c) 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.

4. 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.

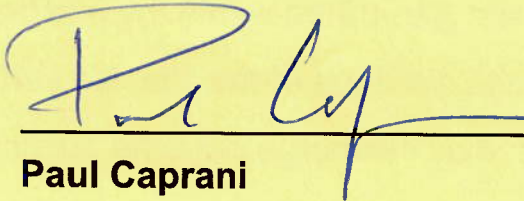
5. Details of the external finishes of the proposed agricultural shed, including colours materials and textures of all external cladding shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity

6. All construction waste associated with the development shall be disposed of in accordance with national waste regulations and the requirements of the planning authority.

Reason: In the interest of public health and to avoid pollution.

Planning Commissioner:



Paul Caprani

Date:

2nd day of June 2026