



An
Coimisiún
Pleanála

Commission Direction
CD-000828
PL-500963-WC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 01 July 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, as indicated in the draft Order below.

Planning Commissioner:

Tom Rabbette

Date:

1st day of July 2026

Draft Order

Reasons and Considerations

Having regard to the provisions of the Cork County 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 the residential and visual amenities of neighbouring properties, and would be acceptable in terms of traffic safety and convenience, and would not be prejudicial to public health and water quality. Accordingly, it is considered that the proposed development would comply with objective EC: 8-15 relating to development of sustainable agriculture and objective WM 11-6 relating to protection from agricultural pollution as set out in the Cork County Development Plan 2022-2028 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, as amended by the further plans and particulars received by the planning authority on the 21st day of January, 2026, 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. All external finishes shall harmonise with the existing agricultural structures on site.

Reason: In the interests of visual amenity

3. All construction activities on site shall be carried out/managed in such a manner that no polluting material or contaminated surface water enters groundwater, any watercourse, or public roadway.

Reason: In the interest of ensuring the protection of water quality in the receiving environment.

4. 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 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 2025, as amended shall be strictly adhered to.

Reason: In the interest of environmental protection and 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 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 interests of amenity, public health and to prevent pollution of watercourses.

6. (a) A management schedule for the operation of the slatted shed shall be submitted to the planning authority, prior to the housing of animals in the facility.

(b). The management schedule shall comply with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2025 , or, if superseded by subsequent regulations.

(c) The management schedule shall provide for:

- the number, age and types of animals to be housed,
- arrangements for the disposal of slurry
- arrangements for the storage and disposal of manure and
- the cleansing of buildings and structures, including the public road, where relevant.

Reason: In order to prevent pollution and in the interest of amenity.

7. 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.

8. The Landscape scheme submitted to the planning authority on the 21st January 2026 shall be implemented fully in the first planting season following the substantial completion of the external construction works. All planting shall be adequately protected from damage until established. Any trees, plants or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter.

Reason: In the interest of residential and visual amenity.

9. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: in order to safeguard the amenities of property in the vicinity

Note: The Commission did not apply the Inspector's recommended condition number 2. The Commission considered that the dungstead was an integral part of the development proposal in order to prevent pollution of groundwater and surface water sources. The Commission also noted that the dungstead is to be located to the north of this long-established farmyard complex and such structures are to be expected in such a rural land-use context. In the circumstances, the Commission considered the said recommended condition to be unwarranted.