An Coimisiún Pleanála

Commission Direction
CD-001425
PL-501381-KK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 16 October 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner: Stephen Bohan

Date: 16th day of October 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature, scale and location of the proposed development, including the livestock shed and associated slatted slurry storage tanks, its location in an area of extreme groundwater vulnerability overlying the Ballingarry groundwater body (IE_SE_G_009), which is currently classified as having good

groundwater status, the depth of the proposed slatted tanks relative to established groundwater levels, and the proximity of the development upgradient of private bored well water supplies, the Commission is not satisfied, on the basis of the information submitted and in the absence of a site-specific hydrogeological assessment by a suitably qualified expert, that the proposed development would not give rise to a serious risk of pollution to private water supplies and groundwaters, or to a risk of deterioration in the chemical status of the Ballingarry groundwater body. The proposed development would, therefore, be prejudicial to public health, contrary to the requirements of Article 4 of the EU Water Framework Directive (2000/60/EC), as transposed into Irish law by the European Communities (Water Policy) Regulations 2003 (S.I. No. 722 of 2003), as amended, and inconsistent with the objectives of the Water Action Plan 2024, being the River Basin Management Plan for Ireland 2022–2027 made under Regulation 13 of the said Regulations, and contrary to the proper planning and sustainable development of the area.