

The submissions on this file and the Inspector's report were considered at a meeting held on 31 August 2026.

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

Reasons and Considerations

Having regard to the provisions of the Limerick Development Plan 2022-2028, to the location and to the nature and scale of the development proposed to be retained within an established farmyard, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not have an adverse effect on the residential and visual amenities of neighbouring properties, and would be acceptable with regard to surface water drainage and farm management. It is considered that the development proposed to be retained would comply with Objective ECON O36 relating to agricultural developments of the Limerick 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 retained and completed in accordance with the plans and particulars lodged with the application, as amended by further information received by the planning authority on the 8th day of April 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 retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2.

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.

3.

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 within three months of the date of grant of permission, and

(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.

4.

a) All farming activities shall be carried out in accordance with the requirements set out in the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025 (as amended).

b) All building works shall be carried out in accordance with relevant Department of Agriculture Food & Marine building specifications.

c) A minimum 22 weeks net slurry storage shall be provided at all times for overwintered stock.

d) All Farm Roadways shall meet the requirements set out in Department of Agriculture Food & Marine building specification S. 199 – Minimum Specification for Farm Roadways (March 2024) such that all effluents arising are directed away from waters.

e) Where there is inadequate facilities for the collection and storage of any potential effluent from silage bales, bales may only be stored at a maximum height

of two bales and at least 20 m from a surface water course or abstraction point for drinking water.

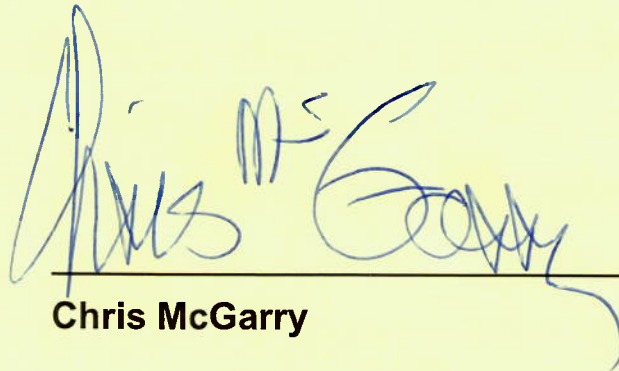
Reason - In the interest of environmental protection and in particular the prevention of pollution of surface waters.

5.

The buildings 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.

Planning Commissioner:



Chris McGarry

Date:

31st day of August 2026