



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-001335**  
**PL-501493-MO-26**

The submissions on this file and the Inspector's report were considered at a meeting held on 25 September 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 Gurrie  
**Mary Gurrie**

**Date:** 30/09/2026

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the provisions of the Mayo County Development Plan 2022-2028, the location of the proposed development within an existing rural

agricultural area, to the nature and scale of the development and its relationship with adjacent development and the surrounding area including water bodies in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not have an adverse impact on any European Site or on water quality, and would be acceptable in terms of public health and environmental impact. The proposed development 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 15<sup>th</sup> day of April 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.

2. The building shall be used for agricultural/horticultural storage and associated purposes only. The building shall not be used for human 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.

3. The proposed farm structures shall be constructed in accordance with current Department of Agriculture, Food and Marine standards for farm buildings. This shall include the design and construction of all floors and effluent collection infrastructure within the proposed structures where required.

**Reason:** In the interests of public health and amenity.

4. Details of the finishes of the agricultural shed shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The external finishes shall match those of the existing shed.

**Reason:** In the interest of orderly development.

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 S.I. No. 119/2026 - European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2026.

(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 S.I. No. 119/2026 - European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2026.

(c) Where a 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 interest of amenity, public health and to prevent pollution of watercourses.

6. All foul effluent and slurry generated by the development and in the farmyard shall be conveyed through properly constructed channels to the proposed and existing storage facilities and no effluent or slurry shall discharge or be allowed to discharge to any stream, river or watercourse, or to the public road.

**Reason:** In the interest of public health and the environment.

7. 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 slatted sheds are reserved for their specific purposes.

8. The existing storage shed shall be roofed to prevent water ingress.

**Reason:** In order to ensure that the capacity of slatted sheds are reserved for their specific purposes.

9. The existing hedgerow boundaries shall be maintained in place and shall be replaced with indigenous species evergreen plants if they fail.

**Reason:** In the interest of visual amenity.