An Coimisiún Pleanála

Commission Direction
CD-001420
PL-501652-CE-26

The submissions on this file and the Inspector's report were considered at a meeting held on 09 October 2026.

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

Planning Commissioner: _____

Liam McGree

Date: **15th day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. It is considered that the retention and completion of the proposed development to accommodate livestock, machinery and feedstuff, at a location removed from other structures on the overall landholding,

would constitute an ad hoc and uncoordinated form of development which would fail to comply with the provisions of Section A1.8 of the Development Management Guidelines in the Clare County Development Plan 2023-2029, which states that the grouping of agricultural developments will be encouraged. Having regard to the nature of the use concerned, its proximity to third party residential properties, restricted separation distance from the access lane and an adjacent stream, and the absence of information regarding manure storage, composting and transportation, it is considered that the development proposed to be retained may give rise to a risk of environmental impacts in terms of odours, noise and effluent and result in potential injury to the amenities of property in the vicinity of the site. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information provided, the Commission is not satisfied that appropriate measures relating to the collection and disposal of animal waste arising from the facility have been satisfactorily demonstrated. In the absence of such satisfactory arrangements being provided, the development proposed to be retained would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.