

An
Coimisiún
Pleanála

**Commission Order
PL-500814-TY**

Planning and Development Act 2000, as amended

Planning Authority: Tipperary County Council

Planning Register Reference Number: 25/61216

Appeal by Wild Ireland Defence CLG against the decision made on the 19th day of January, 2026 by Tipperary County Council to grant subject to conditions a permission to Paul Slattery in accordance with plans and particulars lodged with the said Council.

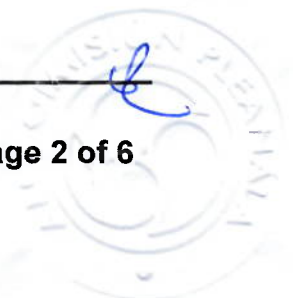
Proposed Development: New slatted and cubicle bovine animal accommodation shed with slatted waste storage and mass concrete manure pit and all associated site works, all at Kilcolman, Newtown, Nenagh, County Tipperary.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Tipperary County Development Plan 2022-2028, in particular Section 8.4.1 (Agricultural and Horticulture) which seeks to support the sustainable expansion of agriculture and horticulture where it is demonstrated that it respects the natural functions of the environment, including water systems and ecology, and having regard to the nature and scale of the proposed development within an established agricultural farmyard, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the landscape or visual amenities of the area, would be acceptable in terms of public health and environmental sustainability, and would, therefore, be in accordance with the proper planning and sustainable development of the area.



Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

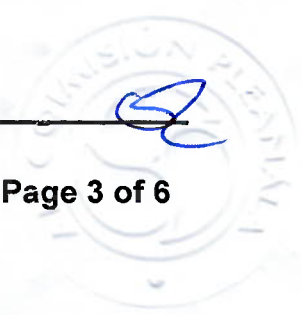
Reason: In the interest of clarity.

2. The proposed structures shall be used for agricultural purposes only.

Reason: In the interest of clarity.

3. All external finishes shall harmonies with the existing agricultural structures on site, and details shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

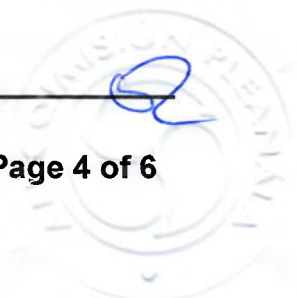
Reason: In the interest of orderly development and visual amenity.



4. All soiled waters and slurry generated by the proposed development shall be conveyed through properly constructed channels to the proposed storage facilities, details of which shall be agreed with the planning authority prior to commencement of development. No soiled waters or slurry shall discharge or be allowed to discharge to any drainage channel, stream, watercourse or to the public road.

Reason: In the interest of 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 shall be notified to the Department of Agriculture, Food and the Marine in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025 (S.I. No. 588/2025), as amended.

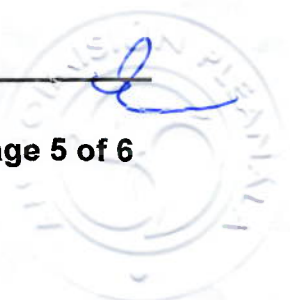


- (c) Where slurry or manure is removed by a third party, by agreement, to be land spread elsewhere, details of such an agreement (to include name of third party, lands to be spread, amounts of material) shall be furnished to the planning authority in which said lands are located.

Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of watercourses.

6. The proposed development shall be designed, sited, constructed and operated in accordance with the requirements as outlined in the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2025, as amended. The developer shall provide for the relevant storage requirements as outlined in Schedule 3 of the aforementioned regulations. The land spreading of soiled waters and slurry shall be carried out in strict accordance with the requirements as outlined in the aforementioned regulations. Within six months of the date of this Order, details demonstrating how the developer intends to comply with this requirement shall be submitted for the written agreement of the planning authority.

Reason: In order to avoid pollution and to protect residential amenity.



7. Water supply and drainage arrangements, 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 the proposed 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.


MaryRose McGovern

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 22nd day of June 2026.