

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/60929

Appeal by Roderick O'Connor against the decision made on the 10th day of February, 2026 by Limerick City and County Council to grant subject to conditions a permission to William Faulkner in accordance with the plans and particulars lodged with the said Council.

Proposed Development: Construction of two number stables and attached fodder store, along with the development of new access gateway and boundary wall along the entire section of the lands which front Coonagh Road, all at Coonagh East, Coonagh, County Limerick.

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 size, scale, nature and proposed use of the building and its location in a rural area and the 'Agriculture' zoning designation of the site where the stated objective is to protect and improve rural amenity, it is considered that subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning objective for the site, would not seriously injure the visual or scenic amenities of the area, would not be prejudicial to public health and would be acceptable in terms of traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission disagreed with the Inspector's reason for refusal in stating that the proposed development would give rise to a heightened risk of flooding either on the proposed site itself or on other lands. Having regard to the 'Planning System and Flood Risk Management Guidelines' which states that land and buildings used for agriculture and forestry are categorised as 'less vulnerable development' the Commission agreed with the planning authority given the minor nature of the works proposed and subject to compliance with the attached conditions that the proposed development would not give rise to a heightened risk of flooding either on the proposed site or on other lands. The Commission agreed with the Inspector that subject to compliance with the Department of Agricultural, Food and the Marine (DAFM) specifications that the proposed storage of waste would be acceptable. The Commission is in agreement with the planning authority's area roads department in relation to traffic safety and is satisfied in relation to the site entrance that subject to compliance with conditions set out below that the proposed entrance area would be sufficient to allow vehicles affiliated with domestic stable activities

without impacting on the traffic safety of the adjacent road. The Commission determined that the proposed development for two stables with associated storage and ancillary site works within an agricultural field with sufficient distance from the nearest third party dwellings would be compatible with the rural nature of the site, would be modest in scale, would consist of a standard agricultural building typology in a rural area and would not give rise to a heightened risk of flooding. 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 15th day of January 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:
 - (a) The entrance gates to the proposed stables shall be set back not less than four metres and not more than seven metres from the edge of the public road.

- (b) Wing walls forming the entrance shall be splayed at an angle of not less than 45 degrees and shall not exceed one metre in height.
- (c) Entrance gate shall not exceed five metres in width. Internal access road shall not exceed 4.5 metres in width and shall have a permeable surface.
- (d) Hard standing area adjacent to stables to be reduced to minimum required for vehicular manoeuvres.
- (e) Car parking spaces indicated on Site Layout Drawing submitted with Further Information on 15th day of January 2026 shall be omitted.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity and traffic safety.

3. All works including any works to the public footpath and dipped kerbing shall comply with the requirements of the planning authority.

Reason: To cater for orderly development of the area and in the interests of pedestrian safety.

4. The building shall be used for agricultural storage and associated purposes only. The building shall not be used for human habitation or any commercial purpose other than a purpose incidental to the housing of horses, whether or not such use might otherwise constitute exempted development.

Reason: In the interest of orderly development and the amenities of the area.

5. 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, 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.

6. (a) Manure 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 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 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 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.

7. Details of the finishes of the stables, shall be submitted to, and agreed in writing with, the planning authority prior to commencement

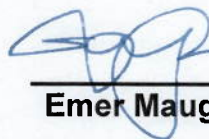
of development. The finished floor level of the building shall be not more than 300 millimetres above the existing ground level.

Reason: In order to allow the planning authority to assess the impact of these matters on the visual amenity of the area before the development commences and in the interest of orderly development.

8. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the establishment of a hedgerow along the front, side and rear boundaries of the site, except to the extent where it is necessary to provide for the entrance to the site.

Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.



Emer Maughan

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

Dated this 30th day of June 2026