

An
Coimisiún
Pleanála

Commission Order
PL-501429-CK-26

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 25/6497

Appeal by Wild Ireland Defence CLG against the decision made on the 1st day of May 2026 by Cork County Council to grant subject to conditions a permission to John Deely in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission to construct a new slatted livestock house adjacent to existing cubicle house. Proposed slatted unit to incorporate easy feed, cubicles, straw bedded area and underground slatted slurry storage tank with external agitation and ancillary external concrete. The above to be carried out with all associated ancillary site works at Rockhill West, Rockchapel, County Cork as revised by further public notices received by the planning authority on the 8th day of April, 2026.

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 Cork County Development Plan 2022-2028, including Policy Objective EC 8-15 (Agriculture and Farm Diversification) which seeks to encourage the development of sustainable agriculture and related infrastructure including farm buildings, and having regard to the nature and scale of the development within an established agricultural farmyard, which seeks to replace an existing open slurry pit with a slatted livestock house, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the visual amenity of the area and would be acceptable in terms of public health, traffic and environmental sustainability. The 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 information submitted to the planning authority on the 5th day of March 2026, except as may be 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. All soiled waters and slurry generated by the proposed development shall be conveyed through properly constructed channels to the proposed and existing storage facilities. 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 and traffic safety.

3. 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 by European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2026. The landspreading of soiled waters and slurry shall be carried out in strict accordance with the requirements as outlined in the aforementioned regulations. Prior to the commencement of the development details showing how the applicant intends to comply with this requirement shall be submitted to and agreed in writing with the planning authority.

Reason: In order to avoid pollution.

4. 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 soakaway,

- (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 by European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2026, or to a slatted tank. Drainage details shall be submitted to and agreed in writing with the planning authority, prior to commencement of development, 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 by European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2026, shall be strictly adhered to.

Reason: In the interest of environmental protection and public health.

- 5. (a) A management schedule for the operation of the slatted shed shall be submitted to the planning authority, prior to the housing of animals in the facility.
- (b) The management schedule shall comply with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2025, as amended by European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2026, or, if superseded by subsequent regulations.

The management schedule shall provide for:

- the number, age and types of animals to be housed,

- arrangements for the disposal of slurry,
- arrangements for the storage and disposal of manure, and
- the cleansing of buildings and structures, including the public road, where relevant.

Reason: In order to prevent pollution and in the interest of amenity.

6. (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, as amended by 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 and the Marine in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025, as amended by 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.

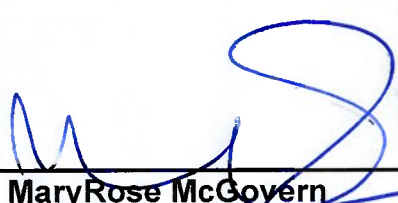
Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of watercourses.

7. No stockpiling shall take place within 10 metres of any open drain or watercourse.

Reason: To protect biodiversity and water quality.

8. The cutting or removal of trees, hedgerows and clearance of ground vegetation shall not be undertaken between the 1st day of March and the 31st day of August.

Reason: To protect biodiversity.



Mary Rose McGovern

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

Dated this 5th day of October 2026