



An
Coimisiún
Pleanála

Inspector's Report ABP-321033-24

Development	Permission for alterations to agricultural grain store previously approved under reg. ref. 21/4638 and all associated site works.
Location	Barryscourt Farm, Barryscourt, Carrigtwohill, Co. Cork
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	245395
Applicant(s)	Owenacurra Agri.
Type of Application	Permission.
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	John Joe Harte. Liam O'Riordan Pat & John Ahern Frank & Catherine Brennan
Observer(s)	None.

Date of Site Inspection

20th October 2025

Inspector

Jennifer McQuaid

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1.0 Site Location and Description

- 1.1. The subject site is located in a rural townland of Barryscourt approximately 1km to the south of Carrigtwohill, Co. Cork. The site is currently in use as a grain storage facility with a number of large storage buildings. The subject site is set back from the local road and accessed via a c. 300 metre access road. The adjoining lands are in agricultural use and actively farmed for tillage.
- 1.2. The existing storage shed has three bays and an additional two are proposed. The bays will occupy a larger footprint than the existing bays. It is submitted that the annual intake of grain will not increase and will remain at 30,000 tonnes per annum. A total of 28,000 tonnes will be stored at the site throughout the year and gradually removed from the site and 2,000 tonnes will be removed during harvest season.

2.0 Proposed Development

- 2.1. The proposed development will consist of:
 - Alterations to agricultural grain store previously approved under PI Reg: No. 214638.
 - Construction of 2no. additional grain stores
 - Enlarged farm shed for agricultural machinery and hay/straw storage in revised orientation
 - 5no. water storage tanks
 - All associated site works.

3.0 Planning Authority Decision

3.1. Decision

Grant subject to 18 conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- Having regard to the site context and planning history, the development proposal is considered to be acceptable in principle.
- The proposed external materials and finishes will be conditioned to match those of the existing buildings.
- It is noted that the previous landscaping plan has not been fully implemented, and an appropriate condition shall be attached.
- No onsite parking provision indicated but given the size of the site, this can be dealt with via a condition.
- In the previous permission, noise emission limits and the requirement to undertake a noise survey as may be required were explicit conditions.

Senior Executive Planner (SEP) Report

- The SEP report endorses the Executive Planner's report.

3.2.2. Other Technical Reports

- Area Engineer: No objection subject to conditions.
- Environment: No objection subject to conditions.
- Archaeology: No objection.

3.2.3. Conditions

- Condition 3. The proposed structures shall be used solely as that permitted herein i.e. as grain stores and a farm storage shed. No change of use shall take place without benefit of a further planning permission, notwithstanding the exempted development provisions of the Planning & Development Regulations (2001, as amended).

Reason: To safeguard the amenities of the area.

- Prior to the commencement of development final landscaping details taking account of the approved landscaping proposals under ABP-312289-21 shall be submitted to and agreed in writing with the Planning Authority.

Reason: In the interests of visual amenity.

3.3. Prescribed Bodies

- None

3.4. Third Party Observations

A total of 8 no. observations were received. The following concerns were raised:

- Hours of operation & scale are outside the conditions by ABP of previous permission.
- Traffic
- Noise
- Negative impact on the rural area and the village of Carrigtwohill.
- Scale and expansion are not in compliance with greenbelt area. Possible future expansion. Visual impact.
- Hen harriers use the site.
- Impact on surrounding crops and yield.
- Dust impact on adjoining properties and animals. Health implications.
- No wheel wash in place
- Site notice not clearly visible.

4.0 Planning History

ABP Ref: PL04.312289 (PA Reg: 214638): Permission granted for grain store, farm shed, horse stables, dungsteds, concrete surface, overground LPG storage tanks, access and all associated site works.

ABP Ref: PL04.228078 (PA Reg: 078094): Permission refused for demolition of outbuildings and construction of haulage depot.

Adjacent sites:

PA Reg: 214883: Permission granted for dwelling and associated site works.

PA Reg: 206914: Permission granted for alterations and extensions to dwellings.

PA Reg: 154909: Permission granted for extension and all associated site works.

5.0 Policy Context

5.1. Development Plan

Cork County Development Plan 2022-2028

The subject site is located within a rural area designated as High Value Landscape.

Chapter 8 refers to Economic Development.

Section 8.15 refers to The Rural Economy

EC 8-13 Rural Economy

- a) Encourage employment growth in County towns to support the population of the towns and their wider rural catchments.
- b) Strengthen rural economies through the promotion of innovation and diversification into new sectors and services including to ensure economic resilience and job creation.
- c) New development in rural areas should be sensitively designed and planned to provide for the protection of the biodiversity of the rural landscape.

EC 8-14 Business Development in Rural Areas

The development of appropriate new businesses in rural areas will normally be encouraged where:

- The scale and nature of the proposed new business are appropriate to the rural area and are in areas of low environmental sensitivity.
- The development will enhance the strength and diversity of the local rural economy.
- The proposal will not adversely affect the character, appearance, and biodiversity value of the rural landscape.
- The existing or planned local road network and other essential infrastructure can accommodate extra demand generated by the proposal.
- The proposal has a mobility plan for employees' home to work transportation.

- Where possible the proposal involves the re-use of redundant or underused buildings that are of value to the rural scene.
- The provision of adequate water services infrastructure; and
- Provision of a safe access to the public road network.

Section 8.16 refers to Agriculture and Farm Diversification.

EC 8-15: Agriculture and Farm Diversification

- a) Encourage the development of sustainable agriculture and related infrastructure including farm buildings;
- b) Prioritising the development of sustainable rural housing to support working farmers and their employees
- c) Encouraging farm diversification through the development of other sustainable business initiatives appropriate to the rural area
- d) Supporting appropriate proposals for sustainable tourism development.

Chapter 5 refers to Rural Housing

RP5-13: Land Uses within the County Metropolitan Greenbelt

Preserve the character of the Metropolitan Greenbelt as established in this plan and to reserve generally for use as agriculture, open space, recreation uses and protection/enhancement of biodiversity of those lands that lie within it.

RP5-16: Long Established Uses

Recognise the requirements of long established commercial or institutional uses located entirely within the Greenbelt which may make proposals for expansion/intensification of existing uses. Such expansion proposals of an appropriate scale will be considered on their merits having regard to the overall function and open character of the Greenbelt and where development would be in accordance with normal planning and sustainable development considerations.

GI 14-9 Landscape

- (a) Protect the visual and scenic amenities of County Cork's built and natural environment.

- (b) Landscape issues will be an important factor in all land-use proposals, ensuring that a pro-active view of the development is undertaken while protecting the environment and heritage generally in line with the principle of sustainability.
- (c) Ensure that new development meets high standards of siting and design.
- (d) Protect skylines and ridgelines from development.
- (e) Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.

GI 14-13 Scenic Routes

Protect the character of those views and prospects obtainable from scenic routes and in particular stretches of scenic routes that have very special views and prospects identified in this Plan.

Section 14.8 refers to Landscape Character Assessment of County Cork.

Appendix F refers to Landscape Character Areas.

Chapter 16 refers to Built and Cultural Heritage

HE15-13: Noise and Light Emissions

- a) Seek the minimisation and control of noise pollution associated with activities or development, having regard to relevant standards, published guidance and the receiving environment.
- b) Ensure noise-sensitive developments are adequately protected from potential sources of noise (e.g. National roads). New developments should take account of, and mitigate against, any existing noise sources.
- c) Support the implementation of Noise Action Plans prepared for the Cork County Area.
- d) Seek the minimisation and control of light pollution associated with activities of development, having regard to relevant standards, published guidance and the receiving environment and Dark Sky principles.
- e) Review and update Cork County Council Policy Guidelines for Public Lighting to take account of impacts of public lighting on wildlife and night skies.

HE16-21: Design and Landscaping of New Buildings

- a) Encourage new buildings that respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape.
- b) Promote sustainable approaches to housing development by encouraging new building projects to be energy efficient in their design and layout.
- c) Foster an innovative approach to design that acknowledges the diversity of suitable design solutions in most cases, safeguards the potential for exceptional innovative design in appropriate locations and promotes the added economic, amenity and environmental value of good design.
- d) Require the appropriate landscaping

5.2. Natural Heritage Designations

The site is not located within a designated site. The nearest are:

- Great Island Channel SAC & pNHA (site code: 001058) is located c. 1.2km south of the subject site.
- Cork Harbour SPA (site code: 004030) is located c. 1.2km south of the subject site.
- Cuskinny Marsh pNHA (site code: 001987) is located c. 4.2km south of the subject site.
- Leamlara Wood pNHA (site code: 001064) is located c. 5km north of the subject site.
- Rosellan Lough, Aghada Shore and Poul nabibe Inlet (site code: 001076) is located c. 5.4km south of the subject site.
- Ballynaclashy House, North of Midleton (site code: 000099) is located c. 5.7km north of the subject site.
- Rockfarm Quarry, Little Island pNHA (site code: 001074) is located c. 6.4km west of the subject site.
- Carrigshane Hill pNHA (site code: 001042) is located c. 6.7km east of the subject site.

- Whitegate Bay pNHA (site code: 001084) is located c. 7km south of the subject site.
- Douglas River Estuary pNHA (site code: 001046) is located c. 7.3km west of the subject site.
- Monkstown Creek pNHA (site code: 001979) is located c. 8.2km southwest of the subject site.
- Lough Beg (Cork) pNHA (site code: 001066) is located c. 8.9km southwest of the subject site.
- Dunkettle Shore pNHA (site code: 001082) is located c. 8.9km west of the subject site.
- Loughs Aderry and Barrybutler pNHA (site code: 000446) is located c.9.2km east of the subject site.
- Carrigacrump Caves pNHA (site code: 001408) is located c. 9.7km southeast of the subject site.

5.3. EIA Screening

5.4. The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended (or Part V of the 1994 Roads Regulations). No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix A of report.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal have been received from local residents. The concerns raised are:

- Principle of Development: Not in compliance with greenbelt uses. The increase in size makes the development industrial in nature and scale and is not consistent with agricultural use
- Negative impact on adjoining tillage lands and animals e.g. dust, dumping, biosecurity, reduced yield, ensilability of the crops, reduced feeding value.

- Noise pollution, constant humming all night during harvest time from the dryer system.
- Visual impact on the surrounding roads. The site is located in a greenbelt; the proposed height completely dwarfs all surrounding dwellings. The buildings can be seen from the surrounding roadways, and the proposed development will add a further three buildings thereby doubling the current proposal.
- Traffic Impact: The increase in volume will increase traffic and local road network cannot accommodate extra traffic.
- Concerns were not addressed by Council. No valid site notice at the entrance. Conditions of previous permission have not been implemented and operating outside the permitted operating hours. Unauthorised development of silos, dryers and 12 fans constructed within the building structure

6.2. Applicant Response

The applicant has submitted the following response:

- The permitted permission under planning reference ABP 312289-21 (PA Reg: 214638) permitted the following:
 - Assembly of 30,000 tonnes of Malting Barley Grain (MBG), during annual harvest period at Barryscourt Farm from contracted farmer-growers.
 - Drying and storage of 15,000 tonnes of assembled MBG at this location (50% of overall assembled MBG).
 - Transportation by road of 15,000 tonnes of MBG from Barryscourt Farm to Boortmalt processing plant, Athy, Co. Kildare during the harvest period (balance of 50% of overall assembled MBG).
 - Transportation by road of 15,000 tonnes of MBG from Barryscourt Grain Store to Boortmalt Athy Plant, outside of harvest period, at an average rate of c.2 x 30-tonne artic loads per day, Mon-Fri inclusive.
 - Construction of 3 no. grain stores with associated intake, automated handling and drying facilities.

The proposed development makes four changes.

- Drying and storage of 28,000 tonnes of MBG at Barryscourt during harvest period – (increase of 13,000 tonnes drying and storage of MBG on site).
 - Transportation by road of 2,000 tonnes of MBG from Barryscourt to Boortmalt Athy during harvest period (decrease of 13,000 tonnes to be transported during harvest period from current approval)
 - Transportation by road of 28,000 tonnes of MBG from Barryscourt Grain Store to Boortmalt Athy Plant, outside of harvest period, at an average rate of c.4 x 30 tonne artic loads per day, Mon-Fri inclusive; (increase of 13,000 tonnes to be transported outside harvest period, which equates to an additional 2 x 30 tonne artic loads/day)
 - Construction of 2 additional grain stores with associated handling facilities, enlarged farm shed (from that previously approved under plan file CCC21/4638/ABP312289-21), erection of 5 no. water tanks for firewater storage and all associated site works.
- The quantum of MBG being assembled remains unchanged at 30,000 tonnes.
 - There is no processing of MBG at Barryscourt Farm; the grain is simply assembled, dried and stored before delivery to Boortmalt Plant in Athy.
 - Traffic: 500 loads reduced to 67 during the harvest period, or 14 truckloads/day down to 2 truckloads/day over the 6 week period. Outside the harvest period, daily deliveries from Barryscourt will rise from 2 loads/day to 4 loads/day, Mon-Fri when the store is operating at maximum capacity, which should not cause any undue pressure on either road network.
 - In regard to “dumping ground for waste products of grain processing”, the only waste product that arises is the small straw, husk, chaff, etc that are removed from MBG being passed through screener/cleaner unit and the twin-lane dryer unit; this is collected into the respective enclosed screener/cleaner and dryer dust houses. The “waste” is generally a dusty fibrous material. The waste is loaded into a 30-T artic vehicle, weighted at the onsite weighbridge and then delivered to CTO Environmental Solutions, Rostellan, Co. Cork for composting.

- In regard to dust, some escapes from the dryer dust house at the start of 2024. A roller door was installed and operational on 1st September 2024. Dust monitoring commenced in 2024 and throughout 2025 and the results will be available for inspection. Any dust along common boundaries will be cleaned up and collected at regular intervals and deposited in the screener/cleaner dust house for subsequent removal to CTO Environmental and this will ensure dust deposition levels along common boundary to the Ahern farmlands will be well within the Bergerhoff standard set out in Condition No. 10 of the ABP 312289-21. In addition, a Reverse Jet Dust Extractor Unit has been ordered and will be fitted to the dust exhaust line of the cyclone unit attached to the screener/cleaner.
- The applicant refers to reduced yield to crops due to dust but no reference to amount of grain impacted in comparison to other years has been submitted. Crop harvested in 2024 was weighted at Barryscourt Weighbridge and testing of the ensiled crop was agreed between the parties to establish dry matter content and various chemical properties of the product in the silage pit and will establish if any mycotoxins are present. The results will be made available to all parties including An Bord Pleanála. The dryer operation is only for 23 day period from August 2024 to September 2024 and only minimal dust for delivery outside this period. The amount of possible dust on the adjoining lands is minimal and could not damage the growth and development of the maize. An independent consultant noted little or no evidence of dust residue and small amounts of chaff/hulls on some maize leaves just inside the boundary ditch, but this could be easily blown off by any breeze during dry weather and washed off by any rain.
- Biosecurity Concerns – no evidence to support this claim.
- The size and scale of the proposal is not industrial but in accordance with the zoning and objectives for the area.
- All proposed development and retention works have been indicated on the drawings submitted. In regard to condition 7, it is assumed that ABP intended that long-term storage of grain in the yard area would not occur and that is the case. It is stored in the intake area. In regard to time limit, Cork County

Council (CCC) were consulted to alter the time limit and request ABP to reconsider the time limit, due to climate change, a longer drying time is required and suggest operation hours 0700hrs to 2200hrs Mon-Sat and 0800hrs to 2000hrs Sun to facilitate collection and drying of crop during harvest season.

- Noise monitoring undertaken and found to be generally compliant subject to some changes. And the applicant will undertake additional works recommended by the consultant including extending/raising the earth berm on the south-eastern side of the plant, providing noise additional insulation board on the inner surface of the eastern and southern facades of the drier and intake/screener building as necessary and ensuring full closure of all roller-shutter doors at night. These works will be completed in advance of the 2025 harvest and there will be a further monitoring survey completed by CLV Consulting to ensure compliance has been achieved.
- In regard to previous conditions: it is acknowledged that some elements have not yet been completed. A timetable for completion of outstanding items was provided, and the applicant has five calendar years to complete their development.
- Visual Impact: The Planning Authority were satisfied that there was no visual impact following the visual assessments. The difference in height between the development site and the road on south side is quite substantial, of the order of 12m – 15m with the grain store site at the lower level. This allows glimpse views of the building roofline from the road on south side of the site.
- Traffic and grain overflow onto roads, there were no complaints received by the applicant and the road referred to by the appellant is regularly used by tillage farmers in the harvest season.
- Site Notice: site notice was erected and considered acceptable by the Planner. The notice was also published in the Evening Echo newspaper and submission were received.

- Traffic Management Plan was carried out by TII approved consultants and was subject of a RFI query in the original application. It was approved by both CCC and ABP.
- FOOD VISION 2030 is a joint government industry plan on food production in Ireland and incorporates plans for reductions in Nitrogen in rivers, CO2 emissions from farming activities. The report recommends that Ireland should move to having 400,000 hectares/1 million acres of farmland under tillage to help achieve climate targets.

6.3. **Planning Authority Response**

- The Planning Authority is of the opinion that all the relevant issues have been covered in the technical reports already forwarded to the Bord as part of the appeal documentation and has no further comment to make in this matter.

6.4. **Observations**

- None

6.5. **Further Responses**

- None

7.0 **Oral Hearing**

- 7.1. An oral hearing request was made; however, it was determined that there is sufficient written evidence on file to enable an assessment of the issues raised, and therefore an Oral Hearing should not be held.

8.0 **Assessment**

- 8.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, and inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issues in this appeal are as follows:

- Principle of Development
- Visual Impact
- Traffic Impact
- Noise & Dust Impact
- Other Issues – public notices, unauthorised development, non-compliance with previous conditions.
- Appropriate Assessment
- Water Framework Directive

8.2. Principle of Development

8.3. The subject site is located within a rural area outside the development boundary of Carrigtwohill, Co. Cork. The site is designated as Cork Metropolitan Greenbelt and is also identified as High Value Landscape. There is an existing permitted grain store business operating on site which was granted under planning reference ABP-312289-21. Objective EC8-14 Business Development in Rural Areas of the CDP normally encourages development in the rural area. Objective EC8-15 Agriculture and Farm Diversification encourage the development of sustainable agriculture and related infrastructure and encourages farm diversification. Objective RP 5-16 Long Established Uses recognises the requirements of long established commercial or institutional uses located entirely within the Greenbelt which may make proposals for expansion/intensification of existing uses.

8.4. The grounds of appeal state that the proposed development is not in compliance with greenbelt uses. The increase in size makes the development industrial in nature and scale and not consistent with agricultural use.

8.5. The applicant has submitted a response and has outlined that the proposed new grain stores will allow for the drying and storage of 28,000 tonnes of Malting Barley Grain (MBG) at Barryscourt during harvest period and 2,000 tonnes outside the harvest period. This equates to a total increase of 13,000 tonnes drying and storage of MBG on site from the previous planning permission. It is reported that 2,000 tonnes of MBG will be transported from Barryscourt to Boortmalt Athy during harvest

period (decrease of 13,000 tonnes to be transported during harvest period from current approval) and the remaining 28,000 tonnes will be transported by road outside of harvest period throughout the year. The quantum of MBG being assembled remains unchanged at 30,000 tonnes. There is no processing of MBG at Barryscourt Farm; the grain is simply assembled, dried and stored before delivery to Boortmalt Plant in Athy.

- 8.6. I note that the existing use was consider acceptable under planning reference ABP-312289-21 and the use will continue as that previously granted. The applicant has submitted significant information in relation to the operation carried out on the subject site and I am satisfied that the existing and proposed grain stores and associated works will be used for screening, drying and storage of MBG in the grain stores for subsequent delivery to Boortmalt Ltd, Athy. Therefore, I consider the existing and proposed use is related to agricultural purposes and it is not industrial in scale. In addition, I consider the use complies with objective RP5-13 Land Uses within the County Metropolitan Greenbelt of the CDP which seeks to preserve the character of the Metropolitan Greenbelt and to reserve generally for use as agriculture, open space, recreation uses and protection/enhancement of biodiversity of those lands that lie within it.
- 8.7. In regard to the expansion of an existing business within a greenbelt, objective RP5-16 of the CDP recognises the requirements of long established commercial uses located entirely within the Greenbelt which may make proposals of expansion/intensification of existing uses. Such expansion proposal of an appropriate scale will be considered on their merits having regard to the overall function and open character of the Greenbelt and where development would be in accordance with normal proper planning and sustainable development considerations. In my opinion, the proposed development is an expansion of an existing use of drying and storage of MBG within the greenbelt area, therefore, the proposed development is acceptable in principle.
- 8.8. Having regard to the planning history on site, the existing and proposed use of the existing and proposed development, the location of the subject site within a Metropolitan Greenbelt and taking into account the objectives of the CDP and in particular RP5-13 Land Uses within the County Metropolitan Greenbelt and RP5-16

Long Established Uses, I consider the proposed development is an agricultural use and an expansion of an existing established commercial use within greenbelt area.

8.9. **Visual Impact**

- 8.10. The subject site is located south of Carrigtwohill, Co. Cork and within an area designated as High Value Landscape. The site is within Landscape Character Area City Harbour and Estuary. There are no designated scenic routes or protected views adjacent to or within close proximity to the subject site. Objective GI14-9 Landscape of the CDP seeks to protect the visual and scenic amenities of County Cork's built and natural environment.
- 8.11. The grounds of appeal raised concerns in relation to visual impact on the surrounding roads. The site is located in a greenbelt; the proposed height completely dwarfs all surrounding dwellings. The buildings can be seen from the surrounding roadways, and the proposed development will add a further three buildings thereby doubling the current proposal.
- 8.12. As noted above, the site is within a High Value Landscape and considerable care is required to successfully locate large scale developments without them becoming unduly obtrusive. Therefore, the location, siting and design of large-scale developments within these areas will need careful consideration and any such developments should generally be supported by an assessment including a visual impact assessment which would involve an evaluation of visibility and prominence of the proposed development in its immediate environs and in the wider landscape.
- 8.13. The existing and proposed buildings are set back c. 300metres from the public road and main entrance to the west and having carried out a site visit the existing buildings are not visually prominent from this location. I further note the applicant submitted Verified Photomontages with the planning application. Various locations were photographed along the local roads surrounding the subject site. I note due to the existing topography and vegetation along the public roads; the existing and proposed development is generally screened from the public roads.
- 8.14. The existing buildings have an overall height of 16.7 metres, and the proposed two no. grain store building will be similar to the existing grain stores and will be finished in similar green Kingspan sheeting. The proposed machinery store which was previously permitted under planning reference ABP-312289-21 will be reorientated to

similar layout to the existing and proposed grain stores. The machinery shed will have an overall height of 13.2 metres and will be finished similar to the existing and proposed grain stores. I do not consider that the existing and proposed overall heights will be overbearing or obtrusive on the existing landscape, the heights are similar to that of existing agricultural sheds in the area and the existing height was permitted and acceptable under planning reference ABP-312289-21 and as I have outlined above due to the topography and mature vegetation in the area, along with the distance from a public road, the existing and proposed buildings are not visually intrusive on the surrounding landscape and views are intermittent along the majority of the local roads. Therefore, in my opinion, the proposed development will not negatively impact the visual amenity of the area.

- 8.15. I acknowledge that the appellants are concerned that the existing and proposed buildings will overbear the existing dwellings. However, I consider that given the significant distance of the subject site from the nearest dwelling at over 260 metres located to the south of the subject site along with the topography and intervening hedgerows, that proposed development will not overbear the existing dwellings. And as stated above, the proposed development is similar height to agricultural sheds in the area.
- 8.16. During my site visit I note that the permitted landscaping scheme has not being fully implemented and some alterations to same may be required as part of the revised site layout. Therefore, I consider it is appropriate to attach a landscaping condition should permission be granted.
- 8.17. Having regard to the limited extend to which the proposed development will be visible and due to the topography, existing vegetation and distance to nearby dwellings, I am satisfied that the overall the proposed development will not be visually intrusive and is in compliance within a High Value Landscape and in accordance with objective GI 14-9 Landscape of the CDP.
- 8.18. **Traffic Impact**
- 8.19. The subject site is accessed via a private access track of c.300m in length of the local road L3612 Barryscourt road which is connected to the N25 Cork to Waterford national route.

- 8.20. The grounds of appeal state that the increase in volume of MBG will increase traffic and local road network cannot accommodate extra traffic.
- 8.21. The applicant has outlined that 2,000 tonnes of MBG will be transported by road from Barryscourt to Boortmalt Athy during harvest period (decrease of 13,000 tonnes to be transported during harvest period from current approval) and 28,000 tonnes of MBG will be transported by road from Barryscourt Grain Store to Boortmalt Athy Plant, outside of harvest period, at an average rate of c.4 x 30 tonne artic loads per day, Mon-Fri inclusive; (increase of 13,000 tonnes to be transported outside harvest period, which equates to an additional 2 x 30 tonne artic loads/day). The quantum of MBG being assembled remains unchanged at 30,000 tonnes. Therefore, 500 loads will be reduced to 67 during the harvest period, or 14 truckloads/day down to 2 truckloads/day over the 6 week period. Outside the harvest period, daily deliveries from Barryscourt will rise from 2 loads/day to 4 loads/day, Mon-Fri when the store is operating at maximum capacity, which should not cause any undue pressure on either road network.
- 8.22. Having considered the information submitted by the applicant, I am satisfied that no increase to traffic movements will occur during the harvest time and there will be less truck movements during the harvest season. I note that the remaining truck movements throughout the year will increase from 2 loads/day to 4 loads/day, Mon-Fri when the store is operating at maximum capacity, however, I do not consider that the increase in movements will negatively impact the capacity of the local road network due to the low number of vehicle movements per day. I further note that no concerns were raised from the Area Engineer of CCC.
- 8.23. Having regard to the overall truck movements throughout the year, the existing capacity on the local road, the proximity of the national road network and that no concerns were raised by the area engineer of Cork County Council, I consider that the proposed truck movements will not negatively impact traffic on the adjoining local road.
- 8.24. **Noise & Dust Impact**
- 8.25. The existing and proposed development will consist of the storage and drying of MBG (Malting Barley Grain). Condition 10 of the previous permission ABP-312289-21 relates to dust levels and condition 11 relates to noise restriction levels.

- 8.26. The grounds of appeal state that due to dust deposits and dumping there is a negative impact on adjoining tillage lands and animals resulting in biosecurity concerns, reduced yield, ensilability of the crops and reduced feeding value. Concerns were also raised in relation to noise pollution, constant humming all night during harvest time from the dryer system.
- 8.27. The applicant stated that the only waste product that arises is the small straw, husk, chaff, etc that are removed from MBG being passed through the screener/cleaner unit and the twin-lane dryer unit; this is collected into the respective enclosed screener/cleaner and dryer dust houses. The “waste” is generally a dusty fibrous material. The waste is loaded into a 30-tonne artic vehicle, weighted at the onsite weighbridge and then delivered to CTO Environmental Solutions, Rostellan, Co. Cork for composting.
- 8.28. During my site visit, I noted that the subject site was generally free from waste and was generally well maintained. I did not observe any waste such as plastic on the subject site or within the adjoining lands. I acknowledge that the applicant has outlined that any waste is removed off site and disposed of to a waste contractor. I consider in the event of a grant of permission; a condition shall be attached in order to ensure ongoing waste management on site.
- 8.29. In regard to dust, the applicant acknowledges that there may have been some dust escapes from the dryer dust house at the start of 2024. A roller door was installed and operational on 1st September 2024. Dust monitoring commenced in 2024 and throughout 2025 and the results will be available for inspection. It is noted that the applicant has stated any dust along common boundaries will be cleaned up and collected at regular intervals and deposited in the screener/cleaner dust house for subsequent removal to CTO Environmental and this will ensure dust deposition levels along common boundary to the Ahern farmlands will be well within the Bergerhoff standard set out in Condition No. 10 of the ABP 312289-21. In addition, a Reverse Jet Dust Extractor Unit has been ordered and will be fitted to the dust exhaust line of the cyclone unit attached to the screener/cleaner.
- 8.30. I consider that the mitigation measures put in place and future measures by the applicant will ensure dust levels will remain within those outlined in Condition No. 10 of the ABP 312289-21. In the event of a grant of permission, a similar condition shall

be attached to ensure ongoing dust deposition values shall not exceed 350mg/m²/day averaged over a 30 day period.

- 8.31. In relation to reduced yield on crops due to dust, the applicant has outlined that the dryer operation is only used for 23 day period from August 2024 to September 2024 and only minimal dust for delivery outside this period. The amount of possible dust on the adjoining lands is minimal and could not damage the growth and development of the maize. An independent consultant noted little or no evidence of dust residue and small amounts of chaff/hulls on some maize leaves just inside the boundary ditch, but this could be easily blown off by any breeze during dry weather and washed off by any rain. I consider that the applicant has demonstrated extra measures will be put in place to reduce dust levels in the area, in addition a condition shall be attached to monitor and to keep dust levels within acceptable limits. Therefore, it is in my opinion that the proposed dust levels should not impact crops yields.
- 8.32. In regard to biosecurity concerns, I note there is no evidence to support this claim and the MBG will be delivered from local farms and therefore should not pose a threat to the local environment.
- 8.33. In regard to noise, the applicant has stated that noise monitoring was undertaken and found to be generally compliant subject to some changes. And the applicant has outlined that they will undertake additional works recommended by the consultant including extending/raising the earth berm on the south-eastern side of the plant, providing noise additional insulation board on the inner surface of the eastern and southern facades of the drier and intake/screener building as necessary and ensuring full closure of all roller-shutter doors at night. These works will be completed in advance of the 2025 harvest and there will be a further monitoring survey completed by CLV Consulting to ensure compliance has been achieved. I consider given the proposed mitigation measures that the noise limits will be achieved. In the event of a grant of permission, the applicant shall consult with the Planning Authority prior to commencement and agree the proposed mitigation measures and submit details of the noise monitoring carried out to date. In addition, a noise limit and operating hours will be conditioned to the subject site.

- 8.34. Having regard to proposed mitigation measures and ongoing improvements proposed or carried out on the subject site, I consider that the proposed development will not negatively impact the surrounding area in terms of noise or dust levels and in addition, appropriate conditions shall be attached in the event of a grant of permission in order to ensure ongoing monitoring and compliance with noise and dust levels in the area.
- 8.35. **Other Issues – public notices, unauthorised development, non-compliance with previous conditions.**
- 8.36. Public Notices
- 8.37. In terms of the alleged insufficient location of the site notice at the entrance, I note that the matter was considered acceptable by the Planning Authority. I am satisfied that this did not prevent the concerned part from making representations. The above assessment represents my de novo consideration of all planning issues material to the proposed development.
- 8.38. Unauthorised Development
- 8.39. The appellant has outlined that there is unauthorised development of silos, dryers and 12 fans constructed within the building structure without the benefit of planning. I note these buildings are outlined on the site layout plan and are noted on the previous planning application description notices under planning reference ABP-312289-21. However, any alleged unauthorised development is a matter for the Planning Authority and outside the remit of the Commission.
- 8.40. Non-Compliance with Planning Conditions
- 8.41. The appellant has raised concerns in relation to non-compliance with planning conditions of planning reference ABP-312289-21. I note that the planning permission was granted for construction of an agricultural grain store and ancillary farm buildings on the 14th March 2023 under planning reference ABP-312289-21. The applicant has five years from this date in order to complete the proposed development, therefore the applicant has until March 2028 to complete the works. Any non-compliance following this time is a matter for the Planning Authority.
- 8.42. I note concerns were raised in relation to the operating hours outside the permitted operating hours. The applicant has also requested an extension on the operating

hours during the harvest season. The applicant has requested to extend the hours from 0700-2200 Monday-Saturday and 0800-2000 on a Sunday during the harvest period. I do not consider this as an unreasonable request given the limited time period and the nature of the agricultural works required along with time constraints during the harvest season.

9.0 AA Screening

9.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is not located within a designated site, Great Island Channel SAC (site code: 001058) & Cork Harbour SPA (site code: 004030) are located c. 1.2km south of the subject site.

The proposed development comprises of alterations to agricultural grain store previously approved under ref. 21/4638 and all associated site works. No nature concerns were raised by the appellant.

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

The reason for this conclusion is as follows:

- Scale and size of the development to an existing agricultural grain store.
- Distance to the nearest European site
- The lack of connections to the SPA & SAC.
- Disposal of wastewater in accordance with EPA 2021 Guidelines.
- Disposal of surface water to onsite infiltration basin.

I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

10.1. The subject site is located within a rural townland of Barryscourt approximately 1km to the south of Carrigtwohill, Co. Cork. The proposed development comprises of alterations and extension to a permitted agricultural grain store and all associated site works. No water deterioration concerns were raised in the appeal. The nearest waterbody is North Channel Great Island located to the south at approximately 1.2metres from the subject site.

I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively. The reason for this conclusion is as follows.

- Scale and size of the development to an existing agricultural grain store
- Distance to the nearest waterbody
- The lack of connections to the waterbody
- Disposal of wastewater in accordance with EPA 2021 Guidelines.
- Disposal of surface water to onsite infiltration basin.

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

11.1. I recommend that permission should be granted, subject to conditions as set out below.

12.0 Reasons and Considerations

12.1. Having regard to the established use of the site for agricultural purposes and the nature and extent of the extension and alterations to an existing grain store, the scale of the development relative to the site area and compliance with objectives of Cork County Development Plan 2022-2028, the pattern of development in the area and the site landscaping it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and residential amenity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 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 23rd day of July 2024, 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 comply with the terms and conditions of Planning Permission Reg. No. ABP-312289-21, which governs the overall development of the lands of which the site form's part, save where amended by the terms and conditions herein.

Reason: In the interests of clarity.

3. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

4. The grain store shall be operated in such a manner to ensure that the surrounding ground is kept clean and clear of grain and other materials and, if the need arises, for cleaning works to be carried out on the site.

Reason: To ensure that the surrounding yard is kept in a clean condition and in the interest of public health.

5. Storage of grain shall be confined to the grain store. There shall be no open storage of grain on the site. No change of use shall take place without benefit of a further planning permission, notwithstanding the exempted development provisions of the Planning & Development Regulations (2001, as amended).

Reason: In the interest of clarity and to safeguard the amenities of the area.

6. Operating hours shall be carried out between the hours of 0700hrs to 2200hrs Mon-Sat and 0800hrs to 2000hrs Sun to facilitate collection and drying of crop during harvest season. All other times of the year, operating hours shall be 0800 to 2000 Mondays to Saturdays inclusive and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

7. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

8. Appropriate measures shall be implemented on site to control dust arising. Total dust deposition values shall not exceed 350 mg/m²/day averaged over a 30 day period.

Reason: In the interest of public health.

9. Dust monitoring locations for the purposes of the construction phase of the proposed development shall be agreed in writing with the planning authority prior to the commencement of any development on site.

Reason: To protect the amenities of property in the vicinity.

10. Noise emissions from the site when measured at site boundaries shall not exceed 55dB (L_{aeq} 30 min) between 0800 hours and 2000 hours, Monday to Friday and 45dB (L_{aeq} 15 min) at any other time. Daytime level shall be rated by the inclusion of a 5dB penalty where emissions from the site include total or impulsive characteristics. No tones or impulses (for example, warning signals from reversing vehicles) shall be permitted between 2000 hours and 0800 hours.

Reason: In the interest of the residential amenity of the area.

11. A comprehensive noise survey shall be undertaken by the developer during each grain drying season, or at other times as may be required by the

Planning Authority. Survey results shall be made available to the Planning Authority when requested.

Reason: In the interest of the residential amenity of the area.

12. Noise monitoring locations for the purposes of the construction phase of the proposed development shall be agreed in writing with the planning authority prior to commencement of any development on site.

Reason: To protect the amenities of property in the vicinity.

13. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. All planting shall be adequately protected from damage until established. Any plants 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 the interest of residential and visual amenity.

14. No dust, mud or debris from the site shall be carried onto or deposited on the public road. Public roads in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.

Reason: To protect the amenities of the area and in the interests of road safety.

15. A wheel washing facility shall be provided for the duration of the construction period, adjacent to the site exit, the location and details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of traffic safety and biosecurity.

16. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

17. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Jennifer McQuaid
Planning Inspector

14th November 2025

Appendix A: Form 1 - EIA Pre-Screening

Case Reference	ABP-321033-24
Proposed Development Summary	Permission for alterations to agricultural grain storey previously approved under reg. ref. 21/4638 and all associated site works, including 2 new grain stores and re-orientation of permitted machinery store.
Development Address	Barryscourt Farm, Barryscourt, Carrigtwohill, Co. Cork.
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed	

<p>type of proposed road development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	

<p>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</p>	
<p>Yes <input type="checkbox"/></p>	<p>Screening Determination required (Complete Form 3)</p>
<p>No <input checked="" type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3)</p>

Inspector: _____ Date: _____