



An
Coimisiún
Pleanála

Inspector's Addendum 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

1.0 Introduction

1.1. This report is an addendum report to the Inspector's report in respect of ABP-321033-24 dated 14th November 2025.

1.2. A notice under Section 131 of the Planning and Development Act 2000, as amended, issued to the parties dated 6th January 2026, giving the last date for receipt of response as being on or before 26th January 2026. The Commission sought the views of the parties in relation to the following:

“The Commission is of the opinion that, in the particular circumstances of this appeal, it is appropriate in the interests of justice to request you to make submissions or observations in relation to the enclosed submission received from Pabia Consulting Limited on behalf of the applicant.”

1.3. The Commission received a response to the Section 131 notice by the appellants within the statutory timeframe.

1.4. This addendum report has been prepared to assess the responses received from the appellants.

2.0 Response of Appellant to the Commission's Notice to Parties

2.1. The appellant (Pat & John Ahern) submitted the following main points:

- Submitted a report by Dr. Andy Dunne PhD and Mr Pdraig Murphy BE, MIEI together with photographs demonstrating the extent of dust deposition from the grain drying facilities onto their crops. The following comments were made:
 - The development is commercial and not agricultural. The proposed horse stable have not been constructed. The scale of the operation is significant, 30,000 tonnes of malting barley is treated annually, this represents the output of 12,000 acres of farmland.
 - Extraneous material is generated in the treatment of the grain and not collected or removed.

- The use of gaseous chemicals for plant and equipment disinfection and their disposal to the air post use has not been addressed.
 - The remarks of the developer's agronomy experts on the impact on the Ahern's maize crop lack appropriate scientific rigour and substance around the nutritional risk to the Aherns' livestock.
 - The applicant agreed to a joint inspection with the appellant however, nobody appeared.
 - Unauthorised development has been carried out and the applicant has admitted and intends to seek retention permission for these units. No application has been made to date.
 - The applicant stores grain outside which is contrary to the planning condition of the previous application.
- Damage caused by dust emissions and associated weed seed contamination. Dust becomes mouldy can contain mycotoxins which, when ingested by livestock, can have severe and potentially fatal consequences. Weed seeds can lead to the introduction and spread of highly problematic species, such as black-grass, within arable land.
 - Observed that maize crops located in close proximity to large-scale grain driers exhibit withering and shrivelling during periods when grain-drying operations are ongoing.
 - Substantial infestations of rats and crows, resulting in additional and ongoing damage to crops.

2.2. The Planning Authority have stated that.

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

3.0 Assessment

3.1. I acknowledge the further submissions received from the appellant in relation to the first party response from Pabia Consulting Limited. I have reviewed the submission received and I do not consider that any new material information has been submitted. The issues raised were addressed in my initial assessment dated 14th November 2025. The submissions received do not alter my initial recommendation.

3.2. Therefore, having regard to the established use and the proposed extension and alterations to an existing grain store, the policies and objectives of Cork County Development Plan 2022-2028, I consider that the proposed is acceptable and will not negatively impact the surrounding area.

4.0 Recommendation

4.1. I recommend that permission should be granted subject to the conditions as set out below.

5.0 Reasons and Considerations

5.1. 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.

6.0 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 forms 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
3rd February 2026