



An
Coimisiún
Pleanála

Inspector's Addendum Report

ACP-323376A-25

Development	Permission will consist of the provision of an agricultural structures and all site works
Location	Carstown, Co.Louth
Planning Authority	Louth County Council
Planning Authority Reg. Ref.	2560336
Applicant(s)	Lurganboy Farm Ltd
Type of Application	Permission
Planning Authority Decision	Refuse
Type of Appeal	First Party
Appellant(s)	Lurganboy Farm Ltd
Observer(s)	none
Inspector	Aisling MacNamara

1.0 Introduction

- 1.1. This addendum report is to be read in conjunction with the Inspector's report of 17th November 2025 which recommended grant of permission for the proposed development that is the subject of the appeal.
- 1.2. The Commission decided on 24th November 2025 to defer the file for further consideration and to issue a section 132 notice to require the applicant to submit further information. On 25th November 2025, the Commission requested the following further information:
 1. *You are required to submit full details of the location of all agricultural sheds, dung steads and any slurry holding facilities currently located within your land holding.*
 2. *You are required to give an estimation of traffic generation to and from the proposed development.*
 3. *Given the extensive landholding associated with the farming enterprise you are required to state whether or not alternative sites were considered for these facilities within the holding , and if so, why the current proposed site was chosen.*
- 1.3. A copy of the statutory notice issued by the Commission was issued to Louth County Council on 25th November 2025.
- 1.4. The final date for submissions from the applicant was 15th December 2025.
- 1.5. The applicant responded to the further information request on the 15th December 2025. This is the only submission received with respect to the notice.
- 1.6. The Commission has directed that the file be returned to the Inspector for a supplementary / addendum report once submissions have been received.

2.0 Consideration of the applicant's response to section 132 notice

- 2.1. ***Item 1: You are required to submit full details of the location of all agricultural sheds, dung steads and any slurry holding facilities currently located within your land holding.***
- 2.2. Applicant's Response:

Details regarding the existing agricultural infrastructure within Lurganboy Farm Ltd's total landholding including the location of all agricultural sheds, dung steads and slurry holding facilities are provided on submitted drawing no. 351-12-007 – Total Landholding map.

Lurganboy Farms Ltd are currently farming a total landholding of c 952 acres in the south Louth area, of which 679 acres are owned (16 no. sites) and 273 acres are leased (9 no. sites). The main farm facilities for the landholding, with the only dung stead and slurry holdings, are located within Site 11 Clonmore and Site 12 Port/Lurganboy and a copy of the approved planning drawings for these two sites is submitted. The other sheds dotted around the wider farm holdings are not suitable for modern farm machinery.

The 16 no. sites in the ownership of the applicant are as follows:

	Area (acres)		
1	55.2	No agricultural facilities	
2	26.98	No agricultural facilities	
3	11.04	Contains an agricultural shed	
4	11.86	No agricultural facilities	
5	7.78	No agricultural facilities	
6	2.05	No agricultural facilities	
7	2	No agricultural facilities	
8	13.66	Contains an agricultural shed	
9 Salterstown	60.14	Contains an old shed – not for agricultural use	
10	55.47	No agricultural facilities	
11 Clonmore	60.32	Contains agricultural sheds, dung steads, slurry holding facilities, weighbridge and grain store	Copy of approved planning drawings submitted
12 Port/Lurganboy	121.13	The main farm yard and cattle store, contains agricultural sheds, dung steads and slurry holding facilities	Copy of approved planning drawings submitted
13 Carstown (subject site)	130	No agricultural facilities	
14 Coolfore	95	Contains agricultural storage sheds	
15	15	No agricultural facilities	
16	12	No agricultural facilities	

The 9 no. sites that are leased range in size from 3.41 acres to 53.54 acres. All are in permanent pasture.

The subject site is the applicant's largest single parcel of land in their ownership. Having consulted with the applicant's Agricultural Consultant (Teagasc representative), it is confirmed that the proposed facilities are suitable relative to the scale and existing operational context of the holding. These facilities are deemed essential for the effective enhancement of soil fertility, presenting a viable and economical alternative to the reliance on costly imported chemical fertilisers. Furthermore, the provision of these facilities will allow for the storage and management of materials in adherence to environmental regulations.

2.72. Assessment:

The applicant has provided details of their overall farm holding which is made up of a large number of individual sites. The applicant has demonstrated that this is an existing farm enterprise.

The applicant has provided full details of the location of all agricultural sheds, dungstead and slurry holding facilities within the applicants overall landholding. The sites are spread across south Louth. The subject site at Carstown is the largest of all sites within the applicants ownership. This site currently contains no agricultural facilities. Other large sites within the ownership of the applicant include site 9 Salterstown, site 11 Clonmore, site 12 Lurganboy/Port, and site 14 Coolfore. All of these sites are already developed with existing sheds or existing agricultural facilities. Sites 11 and 12 contain the main agricultural infrastructure serving the landholding. The Clonmore site is c 8.4km (linear distance) from the site. The Lurganboy/Port site is c 8.34km (linear distance) from the site.

I am satisfied that the proposal will support the operation of an existing farm business and that justification has been provided for the siting of the infrastructure at the site.

2.73. ***Item 2: You are required to give an estimation of traffic generation to and from the proposed development.***

2.74. Applicant's Response:

Based on the scale of the subject landholding and the proposed operational capacity of the new farm facilities, the plan would be to fill the new facilities over a short period. As such, there should be no more than two to three trips per day to and from the site over the winter period, to have it available for spreading when crops are grown in springtime.

2.75. Assessment:

I note the information provided regarding winter trips. I note the seasonal nature of farming which can generate higher traffic levels during certain farming periods.

The entrance has a width of 13m at the road edge. The gate post is set back 10m from the road edge where the access road has a width of c 5.5m. There is space in the opening for a large vehicle to enter or exit.

As per the assessment set out in the first Inspectors report, the entrance (subject to recommended condition for works to improve sightlines) has capacity for additional traffic movements associated with the proposed farm activities.

The L2308 Carstown Road has a carriageway width, relatively straight alignment and structural capacity to accommodate additional traffic.

2.76. ***Item 3: Given the extensive landholding associated with the farming enterprise you are required to state whether or not alternative sites were considered for these facilities within the holding, and if so, why the current proposed site was chosen.***

2.77. Applicant's Response:

A comprehensive site selection and alternatives analysis was undertaken during the pre planning stage. Whilst alternative locations were evaluated, the subject landholding was identified as the optimal site due to it representing the largest single land parcel within the applicants control. Consequently, the siting of the proposed facilities at this location is considered necessary to ensure the operational efficiency and effective management of the applicants wider farming enterprise.

The proposed development aligns with the Irish government's Food Vision 2030 strategy by promoting sustainable farming approaches and strengthening the local

economy. Crucially, food will be produced locally by local landowners, ensuring a viable, resilient and community focused food system.

2.78. Assessment:

The applicant has stated that alternative sites were considered, that the proposed site is the optimal site as it is the largest single landholding and that the facilities are needed for the operational efficiency and viability of the farm enterprise. The site does not contain any existing facilities. There are no other sites available in this surrounding area.

I am satisfied that the applicant has provided justification for the proposed development and that in principle, the proposed development is acceptable development in this rural area and is in accordance with objective EE55 to support rural enterprise of an appropriate scale at suitable locations, EE59 to support rural based enterprises and EE60 to support the agricultural sector.

3.0 Recommendation

- 3.1. I recommend that permission be granted as per the reasons and considerations and subject to the conditions as set out in the Inspectors report of 17th November 2025.

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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Aisling Mac Namara
Planning Inspector
9th March 2026