

Comhairle Contae Chorcaí Cork County Council

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10/October/2013

Marie Fay.
EPA,
PO Bpx 3000,
Johnstown Castle Estate,
County Wexford.

Licence application reference no – P0982-01.
Planning reference 10/231

Dear Ms Fay,

Permission was granted by Cork Co Council for the following works: Expansion of pig herd to a 560 sow integrated pig unit comprising the construction of 1 no. loose dry sow house, 1 no. farrowing house, 1 no. stage one weaner pig house, 1 no. stage two weaner pig house, 3 no. finisher pig houses and associated works in order to comply with animal welfare and nitrates legislation.

I have attached a copy of the planning reports in relation to the grant of permission on the site including all applicable conditions.

I note that no Development Contributions have been paid in accordance with planning condition no 12.

No landscaping bond is in place in compliance with condition no 5.

The Planning Authority has no further observations to make.

Sean Taylor.
Executive Planner,
Cork Co Council.



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PLANNER'S REPORT
PRIMARY

ENVIRONMENTAL PROTECTION
AGENCY

11 OCT 2013

APPLICATION NO.	10/00231
APPLICANT	Don French
DESCRIPTION	Expansion of pig herd to a 560 sow integrated pig unit comprising the construction of 1 no. loose dry sow house, 1 no. farrowing house, 1 no. stage one weaner pig house, 1 no. stage two weaner pig house, 3 no. finisher pig houses and associated works in order to comply with animal welfare and nitrates legislation
LOCATION	Aghagooheen, Cloonee, Bantry, Co. Cork
DECISION DUE DATE	26/05/2010

Date of Planning Inspection: 22/04/2010

Site notice present

THE DEVELOPMENT AND ITS PLANNING CONTEXT

This application proposes the expansion of an existing pig rearing facility located at Cloonee Bantry. The additional development involves the expansion of the herd by approximately 280 sows. There is an additional increase of 5,666.8 sqm building space required to house the herd. The existing facility has 4,396 sqm of buildings on the farm. The development will consist of 7 new structures and it is estimated that the weekly out put will be in the region of 250 animals.

The proposal in essence will more than double the size of the facility on the farm.

The site is located away from the main road and the facility is located on lands owned by the applicant which have a stated area of 87.81 ha. The complex itself is about 300 m from the main road and the highest structure is approx 6.35m in height. The main structures are of a low height approx 3m in height. The buildings are of typical nature for this type of development i.e slatted units with steel frame and concrete structure.

The proposal would not exceed the prescribed threshold for an EIS in accordance with Part 1, Schedule 5 of the Planning and Development Regulations, 2001.

The threshold is 900 sows or 300 pigs.

In terms of planning designations, the site is located outside the Greenbelt area of Bantry settlement. The site has no specific scenic status in the C.D.P and cannot be considered coastal as such. There is a nearby scenic route the S108.

relevant planning policies in this case include.

Section 5.5 of the C.D.P highlights the importance of rural development and in particular the agri-sectors. 5.5.7 generally states that it is a key aim to

recognise the economic value of agriculture and protect productive agricultural land from inappropriate development.

ECON 5-3 – It is an objective to support the development of existing farm units

ENV 6-8 – It is an objective to protect waters from nitrate pollution in accordance with the Nitrates Directive.

ENV 6-9 – It is an objective in assessing proposals for agricultural development that development shall comply with the EC (Good Agricultural Practice for Protection of Waters) Regulations, 2006.

Other policies which are relevant is the protection of the landscape and in this instance the protection of the scenic route in the vicinity.

ENV 2-11 – It is a particular objective to preserve the character of those views and prospects obtainable from scenic routes identified in this plan.

ENV 2-12 – It is an objective to protect the character and quality of those particular stretches of scenic routes that have very special views and prospects.

ENV 2-13 – It is also an objective of the Planning Authority to require those seeking to carry out development in the environs of a scenic route.....to demonstrate that there will be no adverse obstruction or degradation of the views towards and from vulnerable landscape features. In such areas the appropriateness of the design, site layout and landscaping of the proposed development must be demonstrated along with mitigation measures to prevent significant alterations to the appearance and character of the area.

The primary planning issues in this case would appear to be as follows:

- ❖ Whether there is potentially a serious impact on adjoining properties through pollution, including general nuisance, unacceptable levels of odour etc.
- ❖ Whether there is a serious impact on the local landscape due to the scale of the construction proposed.
- ❖ Whether the expansion of an existing facility in a rural area is compatible with the general objectives of the C.D.P which generally support intrinsic industry such as the Agri – sector.

OTHER CONSIDERATIONS

PLANNING HISTORY

The most relevant planning history cases for this application are:

REF NO.	DEVELOPMENT	SITE	OUTCOME
09/1030	Feed store	Same	Permission granted, work currently taking place.
09/755	Same	Same	Deemed withdrawn

PLANNER'S REPORT
PRIMARY

REF No.	DEVELOPMENT	SITE	OUTCOME
96/2487	Construction of sow weaner farrowing and finisher houses	Same	Granted
062670	Construction of additional sow units to existing sow unit to include (a) finisher house with associated slatted slurry tanks, (b) extension to existing farrowing house and all associated site works	same	Granted
09680	Incomplete application		

Pre-planning discussions, It is stated that pre planning discussions have taken place, with the previous area planner who has since left the organisation. No details of discussions on record. Additional discussions have taken place with the Environmental dept.

To date,, the following third party submissions / observations have been referred to me:

An Taisce – evaluation regarding the compliance of the existing operation is required.

The key points from the other technical reports on file include:

- Area Engineer (report dated 23/04/2010): Raises no specific concerns. A traffic generation report has been submitted and the A/E is satisfied. A special contribution level of €20,000 is recommended.
- Environmental officers (report dated 13/05/2010) recommends permission. It is indicated that the proposal should be submitted to the EPA if permission is granted.

ASSESSMENT & RECOMMENDATION

In my view the key issues in this case are of an environmental nature. The basic planning principal of allowing further expansion of an existing

agricultural use such as this is compatible with the overall objectives of the C.D.P which generally support intrinsic sectors such as agriculture. (Policy Objective ECON 5-3)

The site is located away from the coastline and the existing buildings on the site are not particularly visible from any of the more important scenic areas of the landscape, or stretches along the scenic route.

The proposed buildings are located adjacent the existing buildings on the site, which will help minimise the visual impact of the proposal. The applicant has also submitted a basic landscaping plan which includes mounding and tree planting proposals. I would suggest a more detailed proposal by way of condition with a bond for completion if permission is considered. The southern and eastern boundaries of the site appear to be the most vulnerable and tree shelter belts are advised in these areas. The other aspects of the site are reasonably well screened by existing topography. I would suggest a bond of €5,000 – refundable on completion of a detailed landscaping plan. I note that condition no 5 of the previous permission for a feed house (09/1030) required a tree shelter belt on the eastern boundary, no bond was included in this grant. I do feel that the current proposal significantly increase the necessity for landscaping and therefore the €5,000 bond is justifiable. There are a limited number of dwellings located in the immediate vicinity of the proposal and the complex itself is located 300-400m away from the surrounding roadways.

The Environmental impact of the proposal has been assessed by the environmental dept of the Planning Authority and discussions have taken place regarding the application prior to the lodgement, following on from a previous application which was deemed withdrawn due to time constraints when submitting further information as requested.

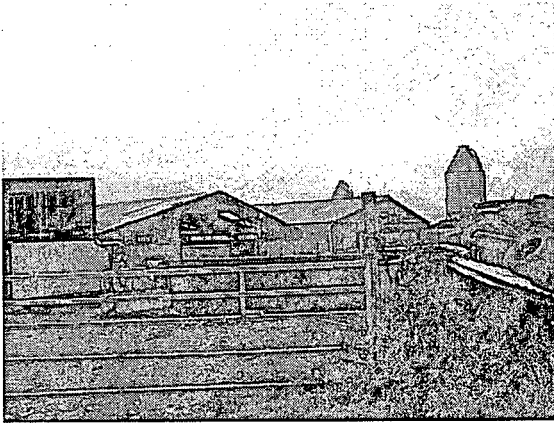
The environmental department report indicates that the proposal is subject to a licence from the EPA which will control and regulate the overall development. The report generally indicates that the proposal as presented is in accordance with best practice guidelines for the pig industry.

The issues relating to the spread lands, which was raised in the previous application now appear to be satisfactory, and I note that there are no reports submitted from the dept of fisheries, regarding pollution. The Environmental Officer indicates that he is satisfied with this aspect of the proposal.

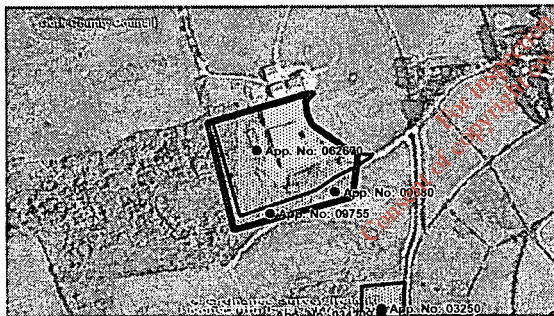
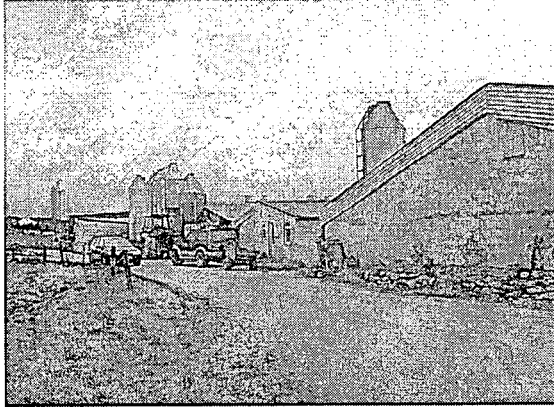
On balance, and having regard to the reports submitted from the relevant professionals, I am satisfied that the proposal is acceptable in principal.

I therefore recommend permission

PLANNER'S REPORT
PRIMARY



Views of the existing structures on the site



Development Contribution

5666.8 s.q.m (Non residential other)

Roads = 14.29

Amenity = 2.03

$$14.29 + 2.03 \times 5666.8 = 92,482.18$$

Special development contribution for roads € 20,000.

Bond for landscaping 5,000

PLANNER'S REPORT
PRIMARY

Conclusion

Grant

Conditions/Reasons

No.	Condition	Reason
1	The development shall be carried out in accordance with the plans and particulars lodged with the planning authority on 1/04/2010 except as may otherwise be required in order to comply with the conditions herein.	In the interests of clarity.
2	The proposed premises shall be used solely for agricultural purposes as described in the documenttion lodged with the planning authority on 1/04/2010 and a change of this use shall not take place without benefit of a further planning permission, notwithstanding the exempted development provisions of the Planning & Development Regulations, 2001, as amended.	To safeguard the amenities of the area.
3	The site shall be landscaped in accordance with a comprehensive scheme of landscaping, full details of which shall be submitted to and agreed in writing with the Planning Authority before development commences. The said scheme shall include, inter alia, a programme for the implementation and maintenance of the scheme.	In the interests of visual amenity.
4	Tree shelter belt(s) of at least 2 rows shall be planted along the boundaries of the site. The trees shall consist of native species and shall be protected from grazing animals by proper stock proof fencing. The trees shall be planted in the first planting	In the interests of visual amenity.

PLANNER'S REPORT

PRIMARY

	season following the Grant of Permission and all failures shall be replaced to the satisfaction of the Planning Authority.	
5	Before development commences, the developer shall provide, to the satisfaction of the Planning Authority, security in the amount of €5,000 to guarantee the satisfactory completion of tree and shrub planting and all other landscaping proposals for the site as required by Condition NO. 3 and 4 The sum lodged pursuant to this condition shall be refunded only when it is certified by the Planning Authority that the planting and landscaping have been completed to the its satisfaction.	To ensure the satisfactory completion of the development.
6	Any damage caused to the nearby public road by construction traffic during development works shall be made good by the Council at the expense of the developer.	In the interests of road safety.
7	The surface water soakaways shall be designed in accordance with BRE Digest 365 September 1991.	To prevent flooding of the public road or adjacent lands
8	All uncontaminated surface water run-off from roofs etc. shall be discharged to soakaways or to watercourses and shall not be discharged to or allowed to enter the slurry holding tanks. Gutters and down pipes shall be provided on all existing and new buildings on the farmyard.	To prevent water pollution.
9	At least one month before commencing development, the developer shall pay a special contribution of €20000.00 to Cork County Council, updated monthly in accordance with the Consumer Price Index from the date of grant of permission to the date of payment, in respect of specific exceptional costs not covered in the Council's General Contributions Scheme, in respect of works proposed to be carried out, for the provision of road works The payment of the said contribution shall be subject to the following: (a) Where the	It is considered appropriate that the developer should contribute towards these specific exceptional costs, for works which will benefit the proposed development.

PLANNER'S REPORT

PRIMARY

	Council has decided not to proceed with the works in question, the return of the contribution; (b) Where the works in question are not commenced within 5 years of the date of payment of the contribution or final instalment thereof, or have not been completed within 7 years of that date, the return of such proportion of the contribution, as shall correspond to the proportion of the works not carried out within those periods; (c) payment of interest at	
10	The roof and side cladding of the proposed structures shall match that of the existing structures on site in terms of colour used, to the satisfaction of the Planning Authority.	In the interests of visual amenity.



Sean Taylor

14/05/2010

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SENIOR EXECUTIVE PLANNER'S REPORT

APPLICATION NO.	10/00231
APPLICANT	Don French
DESCRIPTION	Expansion of pig herd to a 560 sow integrated pig unit comprising the construction of 1 no. loose dry sow house, 1 no. farrowing house, 1 no. stage one weaner pig house, 1 no. stage two weaner pig house, 3 no. finisher pig houses and associated works in order to comply with animal welfare and nitrates legislation
LOCATION	Aghagooheen, Cloonee, Bantry, Co. Cork
DECISION DUE DATE	26/05/2010

**ENVIRONMENTAL PROTECTION
AGENCY**

11 OCT 2013

Assessment

Senior Executive Planner

I note the report of the Area Planner, dated 14/05/10 and the reports of the Area Engineer and the Environment Officer. I also note the submission received from An tAisce.

The proposal would involve the expansion of an existing pig rearing facility at Cloonee, Bantry to accommodate a further 280 sows. Seven additional structures with a total stated floor area of 5,666.8sq.m. are proposed on the site to accommodate the expanded capacity which, when take together with the existing capacity, would provide for a total of 560 sows to be reared on site.

As the proposal pertains to an integrated unit in excess of 200 places for sows and as such, is a prescribed class of development as set out in Schedule 5, Part 2 (1) (e) (ii) of the Planning and Development Regulations, 2001, the application has been accompanied by an environmental impact statement.

Article 94 and Schedule 6 of the Planning and Development Regulations, 2001 sets out the required information to be contained in an EIS as follows:

1. *(a) A description of the proposed development comprising information on the site, design and size of the proposed development.*
(b) A description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects.
(c) The data required to identify and assess the main effects which the proposed development is likely to have on the environment.
(d) An outline of the main alternatives studied by the developer and an indication of the main reasons for his or her choice, taking into account the effects on the environment.
2. *Further information, by way of explanation or amplification of the information referred to in paragraph 1, on the following matters:-*
 - (a) (i) a description of the physical characteristics of the whole proposed development and the land-use requirements during the construction and operational phases;*
 - (ii) a description of the main characteristics of the production processes, for instance, nature and quantity of the materials used;*
 - (iii) an estimate, by type and quantity, of expected residues and emissions (including water, air and soil pollution, noise, vibration, light, heat and radiation) resulting from the operation of the proposed development;*

SENIOR EXECUTIVE PLANNER'S REPORT

- (b) a description of the aspects of the environment likely to be significantly affected by the proposed development, including in particular:*
- human beings, fauna and flora,*
 - soil, water, air, climatic factors and the landscape,*
 - material assets, including the architectural and archaeological heritage, and the cultural heritage,*
 - the inter-relationship between the above factors;*
- (c) a description of the likely significant effects (including direct, indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative) of the proposed development on the environment resulting from:*
- the existence of the proposed development,*
 - the use of natural resources,*
 - the emission of pollutants, the creation of nuisances and the elimination of waste,*
- and a description of the forecasting methods used to assess the effects on the environment;*
- (d) an indication of any difficulties (technical deficiencies or lack of know-how) encountered by the developer in compiling the required information.*

The submitted EIS broadly complies with Schedule 6 of the Planning and Development Regulations, 2001. The EIS notes that there would be no significant effects on people, flora, fauna, soil, water, air, landscape and material assets. In this regard, I note the report of the Environment Officer which states that it is not expected that the proposed development will cause any greater level of odours locally than the existing unit. The same report notes that the Environment Officer is not aware of any environmental complaints regarding the existing unit and that the pig slurry from the proposed pig unit should not have a negative effect on waters if managed in accordance with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2009, (S.I. No. 101 of 2009). The same report concludes that no conditions in respect of the control of emissions have been recommended by the Environment Officer as these environmental requirements would be implemented under the Integrated Pollution Prevention and Control licensing system.

I note a discrepancy in the EIS which states that the main structures would have a total floor area of 9,438.8sq.m. (page 8). However, the application form states a total proposed floor area of 5666.8sq.m.

Having regard to the existing permitted pig production unit on the site (granted permission by Plan Reg.Ref.No.96/2487), the submitted documentation and accompanying EIS and the location of the proposed development in a rural agricultural area, it is considered that subject to the conditions set out below, the proposed extension to the pig production unit would not seriously injure the amenities of the area and would be in accordance with the proper planning and sustainable development of the area. Permission is thus recommended.

G.O'Mahony

Senior Executive Planner

19/05/10

SENIOR EXECUTIVE PLANNER'S REPORT

Advisory note to Applicant

Applicant should be informed that an Integrated Pollution Prevention and Control Licence is required for the development.

Development Contribution

1. Intensive Agricultural Activity - 5666.8 sq.m (Non residential other)
Roads = 14.29
Amenity = 2.03
 $14.29 + 2.03 \times 5666.8 = 92,482.18$
2. Special development contribution for roads € 20,000.
3. Bond for landscaping 5,000

Conclusion

Grant Application

Conditions/Reasons

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No.	Condition	Reason
1	The development shall be carried out in accordance with the plans and particulars lodged with the planning authority on 1/04/2010 except as may otherwise be required in order to comply with the conditions herein.	In the interests of clarity.
2	The proposed premises shall be used solely for agricultural purposes as described in the documenttion lodged with the planning authority on 1/04/2010 and a change of this use shall not take place without benefit of a further planning permission, notwithstanding the exempted	To safeguard the amenities of the area.

SENIOR EXECUTIVE PLANNER'S REPORT

	development provisions of the Planning & Development Regulations, 2001, as amended.	
3	The roof and side cladding of the proposed structures shall match that of the existing structures on site in terms of colour used, to the satisfaction of the Planning Authority.	In the interests of visual amenity.
4	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, full details of which shall be submitted to and agreed in writing with the Planning Authority before development commences. The said scheme shall include, inter alia, a programme for the implementation and maintenance of the scheme.</p> <p>The comprehensive landscaping scheme shall also include the provision of a shelter belt of trees which shall be planted along the boundaries of the site. The exact location of the shelter belt of trees shall be determined by the Planning Authority. The trees shall consist of native species and shall be protected from grazing animals by proper stock proof fencing. The trees shall be planted in the first planting season following the Grant of Permission and all failures shall be replaced to the satisfaction of the Planning Authority</p>	In the interests of visual amenity.
5	Before development commences, the developer shall provide, to the satisfaction of the Planning Authority, security in the amount of €4,000 to guarantee the satisfactory completion of tree and shrub planting and all other landscaping proposals for the site as required by Condition No.4. The sum lodged pursuant to this condition shall be refunded only when it is certified by the Planning Authority that the planting and landscaping have been completed to the its satisfaction.	To ensure the satisfactory completion of the development.

SENIOR EXECUTIVE PLANNER'S REPORT

6	Any damage caused to the nearby public road by construction traffic during development works shall be made good by the Council at the expense of the developer.	In the interests of road safety.
7	The surface water soakaways shall be designed in accordance with BRE Digest 365 September 1991.	To prevent flooding of the public road or adjacent lands
8	All uncontaminated surface water run-off from roofs etc. shall be discharged to soakaways or to watercourses and shall not be discharged to or allowed to enter the slurry holding tanks. Gutters and down pipes shall be provided on all existing and new buildings on the farmyard.	To prevent water pollution.
9	The developer shall ensure the provision of an adequate supply of potable water to serve the development.	In the absence of a public supply it is the developer's responsibility to provide an adequate water supply.
10	Construction activities shall be carried out such that no noise nuisance is caused off site.	In the interests of amenity.
11	At least one month before commencing development, the developer shall pay a special contribution of €20000.00 to Cork County Council, updated monthly in accordance with the Consumer Price Index from the date of grant of permission to the date of payment, in respect of specific exceptional costs not covered in the Council's General Contributions Scheme, in respect of works proposed to be carried out, for the provision of road works. The payment of the said contribution shall be subject to the following: (a) Where the Council has decided not to proceed with the works in question, the return of the contribution; (b) Where the works in question are not commenced within 5 years of the date of payment of the contribution or final instalment thereof, or have not been completed within 7 years of that date, the return of such proportion of the contribution, as shall correspond to the proportion of the works not carried out within those	It is considered appropriate that the developer should contribute towards these specific exceptional costs, for works which will benefit the proposed development.

SENIOR EXECUTIVE PLANNER'S REPORT

	periods; (c) payment of interest at	
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G. O'Mahony

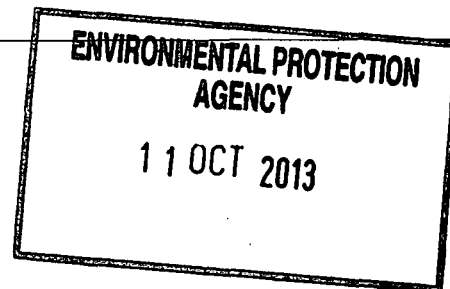
Geraldine O'Mahony

19/05/2010

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SENIOR EXECUTIVE PLANNER'S REPORT

APPLICATION NO.	10/00231
APPLICANT	Don French
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LOCATION	Aghagooheen, Cloonee, Bantry, Co. Cork
DECISION DUE DATE	26/05/2010



Assessment

Senior Executive Planner

I note the report of the Area Planner, dated 14/05/10 and the reports of the Area Engineer and the Environment Officer. I also note the submission received from An Taisce.

The proposal would involve the expansion of an existing pig rearing facility at Cloonee, Bantry to accommodate a further 280 sows. Seven additional structures with a total stated floor area of 5,666.8sq.m. are proposed on the site to accommodate the expanded capacity which, when take together with the existing capacity, would provide for a total of 560 sows to be reared on site.

The overall figure for pig production/ pig population on the site is stated on the application form as follows:

	Proposed	Total
Sows	280	560
Weaners	1500	2900
Finishers	2520	4250
Gilts	120	180
Boars	4	10
Total Pig Pop.	4424	7900

As the proposal pertains to an integrated unit in excess of 200 places for sows and as such, is a prescribed class of development as set out in Schedule 5, Part 2 (1) (e) (ii) of the Planning and Development Regulations, 2001, the application has been accompanied by an environmental impact statement.

Article 94 and Schedule 6 of the Planning and Development Regulations, 2001 sets out the required information to be contained in an EIS as follows:

1. (a) A description of the proposed development comprising information on the site, design and size of the proposed development.
- (b) A description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects.

- (c) The data required to identify and assess the main effects which the proposed development is likely to have on the environment.
- (d) An outline of the main alternatives studied by the developer and an indication of the main reasons for his or her choice, taking into account the effects on the environment.
2. Further information, by way of explanation or amplification of the information referred to in paragraph 1, on the following matters:-
- (a) (i) a description of the physical characteristics of the whole proposed development and the land-use requirements during the construction and operational phases;
- (ii) a description of the main characteristics of the production processes, for instance, nature and quantity of the materials used;
- (iii) an estimate, by type and quantity, of expected residues and emissions (including water, air and soil pollution, noise, vibration, light, heat and radiation) resulting from the operation of the proposed development;
- (b) a description of the aspects of the environment likely to be significantly affected by the proposed development, including in particular:
- human beings, fauna and flora,
 - soil, water, air, climatic factors and the landscape,
 - material assets, including the architectural and archaeological heritage, and the cultural heritage,
 - the inter-relationship between the above factors;
- (c) a description of the likely significant effects (including direct, indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative) of the proposed development on the environment resulting from:
- the existence of the proposed development,
 - the use of natural resources,
 - the emission of pollutants, the creation of nuisances and the elimination of waste,
- and a description of the forecasting methods used to assess the effects on the environment;
- (d) an indication of any difficulties (technical deficiencies or lack of know-how) encountered by the developer in compiling the required information.

The submitted EIS broadly complies with Schedule 6 of the Planning and Development Regulations, 2001. The EIS notes that there would be no significant effects on people, flora, fauna, soil, water, air, landscape and material assets. In this regard, I note the report of the Environment Officer which states that it is not expected that the proposed development will cause any greater level of odours locally than the existing unit. The same report notes that the Environment Officer is not aware of any environmental complaints regarding the existing unit and that the pig slurry from the proposed pig unit should not have a negative effect on waters if managed in accordance with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2009, (S.I. No. 101 of 2009). The same report concludes that no conditions in respect of the control of emissions have been recommended by the Environment Officer as these environmental requirements would be implemented under the Integrated Pollution Prevention and Control licensing system.

I note a discrepancy in the EIS which states that the main structures would have a total floor area of 9,438.8sq.m. (page 8). However, the application form states a total proposed floor area of 5666.8sq.m.

Having regard to the existing permitted pig production unit on the site (granted permission by Plan Reg.Ref.No.96/2487), the submitted documentation and accompanying EIS and the location of the proposed development in a rural agricultural area, it is considered that subject to the conditions set out

SENIOR EXECUTIVE PLANNER'S REPORT

below, the proposed extension to the pig production unit would not seriously injure the amenities of the area and would be in accordance with the proper planning and sustainable development of the area. Permission is thus recommended.

G.O'Mahony

Senior Executive Planner

19/05/10

Advisory note to Applicant

Applicant should be informed that an Integrated Pollution Prevention and Control Licence is required for the development.

Development Contribution

1. Intensive Agricultural Activity - 5666.8 sq.m (Non residential other)
Roads = 14.29
Amenity = 2.03
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2. Special development contribution for roads € 20,000.
3. Bond for landscaping 5,000

SENIOR EXECUTIVE PLANNER'S REPORT

Conclusion

Grant Application

Conditions/Reasons

No.	Condition	Reason
1	The development shall be carried out in accordance with the plans and particulars lodged with the planning authority on 1/04/2010 except as may otherwise be required in order to comply with the conditions herein.	In the interests of clarity.
2	The proposed premises shall be used solely for agricultural purposes as described in the documenttion lodged with the planning authority on 1/04/2010 and a change of this use shall not take place without benefit of a further planning permission, notwithstanding the exempted development provisions of the Planning & Development Regulations, 2001, as amended.	To safeguard the amenities of the area.
3	The roof and side cladding of the proposed structures shall match that of the existing structures on site in terms of colour used, to the satisfaction of the Planning Authority.	In the interests of visual amenity.
4	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, full details of which shall be submitted to and agreed in writing with the Planning Authority before development commences. The said scheme shall include, inter alia, a programme for the implementation and maintenance of the scheme.</p> <p>The comprehensive landscaping scheme shall also include the provision of a shelter belt of trees which shall be planted along the boundaries of the site. The exact location of the shelter belt of trees shall be determined by</p>	In the interests of visual amenity.

SENIOR EXECUTIVE PLANNER'S REPORT

	the Planning Authority. The trees shall consist of native species and shall be protected from grazing animals by proper stock proof fencing. The trees shall be planted in the first planting season following the Grant of Permission and all failures shall be replaced to the satisfaction of the Planning Authority	
5	Before development commences, the developer shall provide, to the satisfaction of the Planning Authority, security in the amount of €4,000 to guarantee the satisfactory completion of tree and shrub planting and all other landscaping proposals for the site as required by Condition No.4. The sum lodged pursuant to this condition shall be refunded only when it is certified by the Planning Authority that the planting and landscaping have been completed to the its satisfaction.	To ensure the satisfactory completion of the development.
6	Any damage caused to the nearby public road by construction traffic during development works shall be made good by the Council at the expense of the developer.	In the interests of road safety.
7	The surface water soakaways shall be designed in accordance with BRE Digest 365 September 1991.	To prevent flooding of the public road or adjacent lands
8	All uncontaminated surface water run-off from roofs etc. shall be discharged to soakaways or to watercourses and shall not be discharged to or allowed to enter the slurry holding tanks. Gutters and down pipes shall be provided on all existing and new buildings on the farmyard.	To prevent water pollution.
9	The developer shall ensure the provision of an adequate supply of potable water to serve the development.	In the absence of a public supply it is the developer's responsibility to provide an adequate water supply.
10	Construction activities shall be carried out such that no noise nuisance is caused off site.	In the interests of amenity.

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11	<p>At least one month before commencing development, the developer shall pay a special contribution of €20000.00 to Cork County Council, updated monthly in accordance with the Consumer Price Index from the date of grant of permission to the date of payment, in respect of specific exceptional costs not covered in the Council's General Contributions Scheme, in respect of works proposed to be carried out, for the provision of road works. The payment of the said contribution shall be subject to the following: (a) Where the Council has decided not to proceed with the works in question, the return of the contribution; (b) Where the works in question are not commenced within 5 years of the date of payment of the contribution or final instalment thereof, or have not been completed within 7 years of that date, the return of such proportion of the contribution, as shall correspond to the proportion of the works not carried out within those periods; (c) payment of interest at</p>	<p>It is considered appropriate that the developer should contribute towards these specific exceptional costs, for works which will benefit the proposed development.</p>
12	<p>At least one month before commencing development, the developer shall pay a contribution of €92482.18 to Cork County Council in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority. The value of this contribution is calculated in accordance with the Council's Development Contributions Scheme on 01/04/10, and shall be increased monthly at a rate of 8% per annum in the period between the date on which this value was calculated, and the date of payment. No development shall take place until the monies have been paid to the Council.</p>	<p>It is considered appropriate that the developer should contribute towards the cost of public infrastructure and facilities benefiting development in the area of the Planning Authority, as provided for in the Council's Development Contributions Scheme, made in accordance with section 48 of the 2000 Planning and Development Act, and that the level of contribution payable should increase at a rate which allows both for inflation and for phasing in of the target contribution rates, in the manner specified in that Scheme.</p>

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Geraldine O'Mahony

20/05/2010

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