

P11/753

PER REGISTERED POST

19 January, 2012

Mr Michael McEniry,
NRGE Ltd.,
Mooresfort,
Lattin,
Co. Tipperary.

Re: P11/753 - Planning Permission to expand existing pig farm, extension to farrowing house, fattening house, new farrowing house, new dry sow houses, new weaner house, fattening house, manure collection tank, additional feed bins, demolition of weaner houses 5 & 6 and 2 manure tanks, biogas plant, 2 geomembrane lined manure storage basins, 1 fibre store, 3 feed tanks, reception building, bays, plant building, pasturisation tanks, weighbridge and associated site works to produce renewable energy and fertilizer at Levally, Ballinrobe, Co. Mayo – John Sheridan

Dear Sir,

I refer to the above and I am to inform you of the following:

1. The sight visibility lines shown at the proposed new entrance on Drawing No. 027 are not adequate. If the entrance was moved further north, away from the bend this would improve sight visibility. The applicant shall submit a revised site layout map showing sight visibility lines at the new entrance location.
2. The sight visibility lines shown at the junction of L-56391 and the R331 on Drawing No. 025 do not comply with Section 4.2.3 of the Mayo County Development Plan 2008-2014 for an 80km/h road. Sight lines should be measured to the nearside edge of the carriageway, no walls, trees etc. should be located within the sight visibility triangle. Is the applicant in a position to set back boundary walls north and south of the aforementioned junction to achieve sight visibility?
3. The applicant is indicating that the proposed development will generate approximately 60 HGVs per day travelling down the L-56391. Road Design considers this volume of traffic excessive for a road which has only one lane. Can the applicant acquire land to widen the existing road to accommodate two lanes?
4. Clarify the correct estimated traffic volumes. There appears to be a conflict between the expected traffic movements outlined in the EIS and those outlined in the Traffic Report.

5. The applicant shall undertake a programme of licensed archaeological pre-development testing on the site. This programme of archaeological pre-development testing should be carried out **prior** to a planning decision.

Pre-development testing shall consist of the following;

The applicant is required to engage the services of a suitably qualified Archaeologist (licensed under the National Monuments Acts 1930-2004) to carry out pre-development testing at the site. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent.

The Archaeologist is required to notify the Department of Arts, Heritage and the Gaeltacht, in writing, at least four weeks prior to the commencement of site preparations. This will allow the Archaeologist sufficient time to obtain a licence to carry out the work. The archaeologist shall carry out any relevant documentary research and may excavate test trenches at locations chosen by the Archaeologist, having consulted the proposed development plans.

Having completed the work, the Archaeologist shall submit a written report to Mayo County Council and to the Department of Arts, Heritage and the Gaeltacht. Where archaeological material is shown to be present, avoidance, preservation in situ, preservation by record (excavation) and /or monitoring may be required. The Department of Arts, Heritage and the Gaeltacht will advise the applicant/developer with regard to these matters.

No site preparation or construction work shall be carried out until after the Archaeologist's report has been submitted and permission to proceed has been received in writing from the Department of Arts, Heritage and the Gaeltacht.

The applicant and/or the applicant's archaeologist is advised to contact Gerry Walsh, Senior Archaeologist, Forward Planning, Mayo County Council (087) 2464083 for more information.

6. Clarify if the applicant intends to carry out landscaping. There are conflicting statements in the EIS in relation to landscaping. Please submit a detailed landscaping scheme for the proposed development, including the specification of deciduous tree species, to create effective screening of the proposed development.
7. Submit a letter of consent from the adjoining land owner to facilitate the proposed storm water drainage outflow.
8. Submit a letter of consent from the OPW stating that they are agreeable to storm water being piped to the OPW land drain.

9. Indicate, in writing, the hours of operation for the proposed biogas plant.
10. Submit a photomontage for the proposed development when viewed from the R331 and when viewed from the local road L-56391 fronting onto the development.
11. As the proposal for a biogas plant constitutes a commercial development the applicant is requested to submit a commercial fee for same.

Please note that under the Planning and Development Regulations, 2006, failure to comply with all of the above within a period of six months from the date of this letter, or such additional period, not exceeding 3 months, as may be agreed by Mayo County Council will result in a declaration that the planning application has been withdrawn.

Pending receipt of the above, further consideration of this application is deferred.

Advice Note:

The applicant is strongly advised to consult with the Environment Section prior to submitting any further information.

Yours sincerely,



MARY KILLORAN COYNE, A.O.
PLANNING SECTION

Copy to: Mr John Sheridan, Levally, Ballinrobe, Co. Mayo

LJ/BF

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