

Offaly County Council

Áras an Chontae, Charleville Road,
Tullamore, Co. Offaly.

Comhairle Chontae Uíbh Fhailí

Áras an Chontae, Bóthar Charleville,
An Tulach Mhór, Contae Uíbh Fhailí.

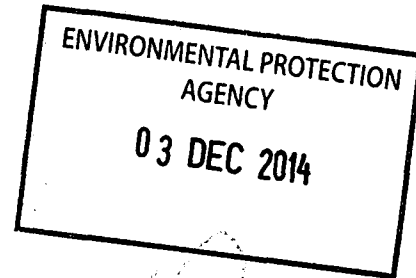


T: 057 9346800 F: 057 9346868 / www.offaly.ie / customerservices@offalycoco.ie

Ms. Ann Kehoe,
Programme Officer,
Environmental Licensing Programme,
Office of Climate, Licensing and Resource Use,
EPA,
Headquarters, PO Box 3000
Johnstown Castle Estate,
Co. Wexford.

1st December 2014

Your ref: P0938-02



Re: Skeagh Farms at Derryarkin, Rhode, Co. Offaly.

Dear Ms. Kehoe,

I refer to the above and to your correspondence dated 10th November 2014. Please see below an outline of all relevant planning history:-

PL2/07/797 John Kieran was granted planning permission on 19/09/2007 for the DEMOLITION OF 1 NO. EXISTING PIG REARING/FINISHING HOUSE AND CONSTRUCTION OF 4 NO. PIG REARING/FINISHING HOUSES TOGETHER WITH ALL ANCILLARY STRUCTURES AND ASSOCIATED SITE WORKS ON THE SITE OF EXISTING PIG FARM. EIS ACCOMPANIES APPLICATION.

PL02/13/251 Skeagh Farms obtained planning permission on 26/03/2014 for the RETENTION AND COMPLETION OF 1 NO. FEED/GENERAL PURPOSE STORAGE SHED TOGETHER WITH ALL ANCILLARY STRUCTURES AND ASSOCIATED SITE WORKS ON AN EXISTING PIG FARM. THIS APPLICATION RELATES TO A DEVELOPMENT WHICH IS FOR THE PURPOSES OF AN ACTIVITY REQUIRING AN INTEGRATED POLLUTION PREVENTION AND CONTROL LICENCE.

PL2/14/76 Skeagh Farms obtained planning permission on 31/10/2014 for the CONSTRUCTION OF 2 NO. PIG HOUSES AND 1 NO. STORMWATER ATTENUATION TANK TOGETHER WITH ALL ANCILLARY STRUCTURES AND ASSOCIATED SITE WORKS ARISING FROM THE ABOVE PROPOSED DEVELOPMENT. AN ENVIRONMENTAL IMPACT STATEMENT (E.I.S.) RELATING TO THIS PROPOSED DEVELOPMENT WILL BE SUBMITTED WITH THIS PLANNING APPLICATION. THIS APPLICATION RELATES TO A DEVELOPMENT, WHICH IS FOR THE PURPOSES OF AN ACTIVITY REQUIRING AN INTEGRATED POLLUTION PREVENTION AND CONTROL LICENCE

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Planning permission was granted by Offaly County Council for the planning application reference number PL2/14/76, Please find attached copy of planning permission and associated reports.

Offaly County Council has no further observations to make in relation to this matter.

Yours faithfully,

Olivia Hughes

for Caroline Dempsey
Administrative Officer
Planning Section

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OFFALY COUNTY COUNCIL
PLANNING AND DEVELOPMENT ACTS 2000 - 2013
PLANNING AND DEVELOPMENT REGULATIONS 2001 - 2013

NOTIFICATION OF DECISION TO GRANT

Planning Section
Aras an Chontae
Charleville Road
Tullamore
Co. Offaly

TO: SKEAGH FARMS
C/O PARAIC FAY, B.AGR.SC
C.L.W. ENVIRONMENTAL PLANNERS LTD
THE MEWS
23 FARNHAM ST.
CAVAN

Planning Register Number: 14/76
Application Receipt Date: 04/04/2014
Further Information Received Date: 05/08/2014

Notice is hereby given that in pursuance of the powers conferred upon them by the above-mentioned Acts, Offaly County Council has by order dated 26/9/14 decided to **GRANT PERMISSION** to the above named for development of land, in accordance with the documents lodged, namely:-

CONSTRUCTION OF 2 NO. PIG HOUSES AND 1 NO. STORMWATER ATTENUATION TANK TOGETHER WITH ALL ANCILLARY STRUCTURES AND ASSOCIATED SITE WORKS ARISING FROM THE ABOVE PROPOSED DEVELOPMENT. AN ENVIRONMENTAL IMPACT STATEMENT (E.I.S.) RELATING TO THIS PROPOSED DEVELOPMENT WILL BE SUBMITTED WITH THIS PLANNING APPLICATION. THIS APPLICATION RELATES TO A DEVELOPMENT, WHICH IS FOR THE PURPOSES OF AN ACTIVITY REQUIRING AN INTEGRATED POLLUTION PREVENTION AND CONTROL LICENCE AT DERRYARKIN, RHODE, CO. OFFALY

Subject to the 12 conditions set out in the attached schedule.

In deciding the planning application, the Planning Authority had regard to submissions or observations received in accordance with the Regulations.

Signed on behalf of said Co. Council

DATE:

26/9/14


ADMINISTRATIVE OFFICER

Provided there is no appeal against this **DECISION**, a grant of planning permission will issue at the end of four weeks.

THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL PLANNING PERMISSION IS ISSUED.

NOTE:

Any appeal made to An Bord Pleanála, 64 Marlborough Street, Dublin 1 must be in accordance with Section 127 of the Planning and Development Act 2000. The appeal must be received by the Board within the statutory appeal period – Four weeks beginning on the date of decision (N.B. Not the date on which decision is sent or received). See attached leaflets entitled “A Guide to Making a Planning Appeal” and “Planning Appeal Form/Check List”

In accordance with Section 130 of the Planning and Development Act 2000 any person other than a party to an appeal may object to the proposed development in writing to the Board in relation to an appeal. The fees are set

File Reference: PL2/14/76

Application for permission for construction of 2 no. pig houses and 1 no. stormwater attenuation tank together with all ancillary structures and associated site works arising from the above proposed development. An Environmental Impact Statement (E.I.S.) relating to this proposed development will be submitted with this planning application. This application relates to a development, which is for the purposes of an activity requiring An Integrated Pollution Prevention and Control Licence at Derryarkin, Rhode, Co. Offaly - Skeagh Farms

FIRST SCHEDULE

Having regard to the nature and scale and intended use of the development, the policies of the current Development Plan, the issues raised in the planning assessments, referral reports, site inspection, the pattern of development in the area and the submitted EIS, it is considered that, subject to the conditions in the Second Schedule, that the development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would otherwise accord with the proper planning and sustainable development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars submitted to the Planning Authority on 4/04/2014 and amended by revised details submitted on 5/08/2014 and 10/09/2014, except where altered or amended by conditions in this permission.

Reason: To define the scope of permission, in the interest of orderly development.

2. (a) Existing roadside drainage shall not be impaired during the construction of the outfall pipe.
(b) Any consequential damage to the public road shall be made good to the satisfaction of the Area Engineer prior to the occupation of any part of the development.

Reason: To preserve the rural amenities of the area and in the interests of traffic safety.

3. Surface water run off from the roofs, entrance and parking area shall be collected and disposed of within the site to soakaways or adjacent watercourse. In particular, no such surface water run off shall be allowed to flow onto the public roadway or adjoining properties and as such two number gullies shall be installed at the entrance gate and connected to soakaways or watercourse. Soakaways where required, shall be constructed prior to commencement of development and constructed, located and maintained strictly in accordance with BRE Digest No.365.

Reason: In the interest of amenity and public health.

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File Reference: PL2/14/76

4. (a) The raised percolation filter shall be sited and installed in accordance with the recommendations of the 2009 EPA Code of Practice 'Wastewater Treatment and Disposal System Serving Single Houses (P.E. <10)'
- (b) The wastewater treatment system shall be installed in accordance with the manufacturers' guidelines and the details provided.
- (c) All work shall be supervised and certified by a qualified and indemnified Engineer. A completion certificate shall be submitted to the Planning Authority upon installation and commissioning of the wastewater treatment system and raised soil polishing filter. Photographic evidence of each stage of the works shall be included in the completion certificate submission.
- (d) At all times the maintenance of the effluent treatment system shall be covered by contract.

Reason: In the interest of public health and the protection of the environment.

5. The developer shall ensure only clean uncontaminated surface water shall be discharged to the surface water drainage system. No foul sewage, livestock effluent, grey water, fats, oils and greases, or other pollutants shall be discharged to this surface water drainage system.

Reason: In the interests of public health and orderly development.

6. The proposed storm water attenuation system shall restrict surface water run-off from the pigs units as indicated on the drainage layout, so that the ultimate discharge is equivalent to green field run off from an equal area.

Reason: In the interests of public health and orderly development.

7. Noise Emission at the nearest sensitive location such as dwellings, schools, places of worship or areas of high amenity shall not exceed the following:

- i. Daytime: 55dB(a) LAeq (30mins)
- ii. Nighttime 45dB(a) LAeq (30mins)

Reason: In the interest of surrounding amenity and of the proper planning and development of the area.

8. Prior to commencement of development, a contribution shall be payable to Offaly County Council, in accordance with the Council's Development Contribution Scheme, in respect of public infrastructure and facilities benefiting development in County Offaly, that is provided or that is intended will be provided by, or on behalf of, the Council.

The amount of the development contribution is set out below and is subject to annual revision with reference to the Wholesale Price Index (Building and Construction), and interest for late payment, in accordance with the terms of the Council's Development Contribution Scheme:-

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File Reference: PL2/14/76

Class of Infrastructure		Amount of Contribution
Total 3562.66m2		

< 1000m2	> 1000m2	=	€1.80per sqm
1000m2	2563m2	=	€3.98per sqm

A (Amenities)	1000m2	=	(€1.80 X 1000m2)	=€ 1,800.00
B (Roads)	2563m2	=	(€3.98 X 2563m2)	=€10,200.74

Total Due	€12,000.74
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Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred or proposed to be incurred by Offaly County Council in respect of the provision/improvement of public services/infrastructure benefiting development in the area of the Planning Authority.

9. Proposed agricultural structures and associated works shall be constructed in accordance with Department of Agriculture, Food and the Marine, Farm Building and Structures Specifications.

Reason: In the interests of orderly development.

10. The developer shall farm in accordance with SI 31 of 2014, European Communities (Good Agricultural Practice for the protection of waters) Regulations 2014.

Reason: In the interests of orderly development.

11. All wastes arising from/at the proposed development shall be managed in accordance with the Waste Management Acts 1996 as amended and EC Regulations No. 1774/2002 – Animal By-products. Waste shall be transferred to an authorised waste collector and delivered to appropriate authorised waste facilities for recovery or disposal purposes. While awaiting removal, all waste materials shall be stored in designated areas in appropriate containers protected against spillage or leachate run-off or environmental nuisance.

Reason: In the interests of public health and orderly development.

12. Any environmental nuisance i.e. excessive noise, dust, construction traffic, caused during construction of the development shall be contained at an acceptable level. Construction shall take place during working hours 7.00am to 6.30pm Monday to Friday and 8.00am to 1.30pm Saturday only.

Reason: In the interest of surrounding amenity and of the proper planning and development of the area.

Decision-maker's written statement on EIA

It is noted that the environmental impact assessment carried out by the AP Brendan O'Brien has been carried out giving full consideration to the environmental impact statement submitted with the application and the additional information submitted and all submissions and observations validly made in relation to the environmental effects of the development.

It is considered that the EIA report generally contains a fair and reasonable assessment of the likely significant effects of the development on the environment which states that the proposals environmental impacts are acceptable. The assessment as reported is adopted as the assessment of Offaly County Council.

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Adelto Byrne
Chief Executive

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OFFALY COUNTY COUNCIL

PLANNING REPORT

PL REF. NO: PL2/14/76
APPLICANT: SKEAGH FARMS
LOCATION: CONSTRUCTION OF 2 NO. PIG HOUSES AND 1 NO. STORMWATER ATTENUATION TANK TOGETHER WITH ALL ANCILLARY STRUCTURES AND ASSOCIATED SITE WORKS ARISING FROM THE ABOVE PROPOSED DEVELOPMENT. AN ENVIRONMENTAL IMPACT STATEMENT (E.I.S.) RELATING TO THIS PROPOSED DEVELOPMENT WILL BE SUBMITTED WITH THIS PLANNING APPLICATION. THIS APPLICATION RELATES TO A DEVELOPMENT, WHICH IS FOR THE PURPOSES OF AN ACTIVITY REQUIRING AN INTEGRATED POLLUTION PREVENTION AND CONTROL LICENCE.
PROPOSAL: DERRYARKIN, RHODE, CO. OFFALY
RECOMMENDATION: Further Information.
DECISION DUE DATE: 29/05/2014

BRIEF SITE DESCRIPTION:

The site is located in the countryside of County Offaly situated 6km north west of Rhode village with access via a private laneway onto the Rochfordbridge regional road R400-1. There an existing piggery on this site.

RELEVANT PLANNING HISTORY:

PL2/93/420 Refused planning permission for a INTEGRATED 200 SOW PIG PRODUCTION UNIT

PL2/07/797 Granted planning permission for the DEMOLITION OF 1 NO. EXISTING PIG REARING/FINISHING HOUSE AND CONSTRUCTION OF 4 NO. PIG REARING/FINISHING HOUSES TOGETHER WITH ALL ANCILLARY STRUCTURES AND ASSOCIATED SITE WORKS ON THE SITE OF EXISTING PIG FARM. EIS ACCOMPANIES APPLICATION

PL2/13/251 Granted planning permission for the RETENTION AND COMPLETION OF 1 NO. FEED/GENERAL PURPOSE STORAGE SHED TOGETHER WITH ALL ANCILLARY STRUCTURES AND ASSOCIATED SITE WORKS ON AN EXISTING PIG FARM. THIS APPLICATION RELATES TO A DEVELOPMENT WHICH IS FOR THE PURPOSES OF AN ACTIVITY REQUIRING AN INTEGRATED POLLUTION PREVENTION AND CONTROL LICENCE

PRE-PLANNING CONSULTATIONS:

None

INTERNAL REPORTS:

<u>Area Engineer:</u>	Requests further information
<u>Environment & Water Services:</u>	Requests further information
<u>Roads report:</u>	Requests further information
<u>Enforcement:</u>	Application was referred

PRESCRIBED BODIES:

<u>OPW</u>	Application was referred
<u>EPA:</u>	Report received. <i>States EIS appears to address the key points in relation to the environmental impacts of the proposed activity.</i>

SITE NOTICE

The Area Engineers report notes no issues with the site notice regarding articles 19 and 20 of the Planning & Development Regulations 2001 as amended.

3RD PARTY OBSERVATIONS:

None received.

PROPOSED SERVICES:

WATER: New connection to private well.

WASTE WATER: N/A

SURFACE WATER: Watercourse

ASSESSMENT:

I have inspected the site and considered the plans and particulars submitted with the application and all internal reports. I propose to assess this application under the following headings:

- Development Plan Standards/Policies
- Public Health & Services
- Traffic Safety
- Siting & Design
- Appropriate assessment
- Other Screening
- Environment Impact Statement screening

- Environment Impact Assessment

Development Plan Standards/Policies

Relevant Standards/Policies are as follows:

10.11 Policy:

P10-01 It is Council policy to support the development of agriculture where it is compatible with the sustainable development of the county and commensurate with sustaining the farming community.

P10-02 It is Council policy to encourage the development of alternative rural based small-scale enterprises. The Council will consider the use, nature and scale of developments when assessing such applications. In addition, the Council will also consider the requirement to locate such developments in rural areas.

P10-03 It is Council policy to encourage the development of environmentally sustainable practices, particularly agriculture, to ensure that development does not impinge on the visual amenity of the countryside and that watercourses, wildlife habitats and areas of ecological importance are protected from the threat of pollution.

P10-09 It is Council Policy to encourage expansion and employment in industries such as agriculture, horticulture, forestry, peatlands, food, crafts, tourism and energy.

P10-13 It is Council policy to ensure that agricultural developments are designed and constructed in a manner that will ensure that watercourses and sources of potable water are protected from the threat of pollution.

10.12 Objectives:

O10-01 It is an objective of the Council to support agricultural development and encourage the continuation of agriculture as a contributory means of maintaining population in the rural area and sustaining the rural economy.

O10-04 It is an objective of the Council to ensure that all agricultural activities adhere to any legislation on water quality e.g. Phosphorus Regulations, Water Framework Directive and Nitrates Directive.

Further information is deemed to be required to ensure compliance with Development Plan policy.

Public Health & Services

Environment and Water Services requests further information in relation to compliance with effluent disposal criteria, surface water disposal, protection of ground and surface waters, and dust control. The Area Engineers Office have

requested further information in relation to outfall pipe, attenuation tank and drawings submitted.

Traffic Safety

Roads Section have requested further information in relation to onsite turning movement and parking, and have queried the maintenance of the access laneway to the site.

Siting & Design

Considered satisfactory ✓

Appropriate Assessment

Appropriate Assessment Screening concluded that there are no likely significant effects on a Natura 2000 site. A Natura Impact Statement is therefore not required, see report attached.

Other Screening

The proposed development is not contrary to the Midland Regional Planning Guidelines and so it was not referred to the Midland Regional Authority.

Environment Impact Assessment screening:

The proposed development is considered to be a Project listed in Annex I of the EIA Directive.

17. Installations for the intensive rearing of poultry or pig with more than:

- (a) 85 000 places for broilers, 60 000 places for hens;*
- (b) 3 000 places for production pig (over 30 kg); or*
- (c) 900 places for sows.*

Accordingly an EIS is required and was submitted as part of the planning application.

Environmental Impact Assessment

In accordance with Section 171A of the Planning and Development Acts 2000, as amended, an EIA is hereby carried out accessing the direct and indirect impacts of the proposed development

The proposed development requires an EIS as it exceeds a threshold set out in Schedule 5 of the Planning & Development Regulations 2001, as amended,

17. Installations for the intensive rearing of poultry or pig with more than:

- (a) 85 000 places for broilers, 60 000 places for hens;*
- (b) 3 000 places for production pigs (over 30 kg); or*
- (c) 900 places for sows.*

Adequacy of EIS:

- A non-technical summary is included as required by legislation and is provided as Section 1 of the EIS.
- Alternative are considered and examined in section 5 of the EIS. It is noted that the proposal is for an extension to an existing pig farm rather than a

greenfield site. Alternative processes are identified in the EIS. The EIS concludes that the proposal is considered the most suitable.

The EIS satisfies Schedule 6 of the Planning and Development Regulations 2001 in relation to the 'information to be contained in an EIS', as it includes a description of; the proposed development, the existing environment, the likely significant impacts and the mitigation measures. An indication is made of 'any difficulties (technical deficiencies or lack of know-how) encountered by the developer in compiling the required information' as required by the above Schedule. No particular difficulties were encountered in compiling the EIS, Section 4.13 refers.

EIA Report:

The following constitutes the EIA Report and identifies the *likely significant* effects (direct and indirect) of the proposed development on the environment and accompanying mitigation measures.

1. Human Beings / Human Environment

Section 7.11 and 7.12 details primary impacts on human beings from the proposed development. Positive employment impacts will result.

Effect

The odour impact associated with the application of pig manure is a transient one that lasts for 2-3 days. Smells in tourist areas may have an adverse impact where land spreading occurs.

Mitigation

- Farmers will use low trajectory splash plates during land spreading.
- The applicant to limit the allocation of organic fertilisers to customers away from areas frequented by tourists or areas with a high population density.
- Spreading will be carried out in accordance with Code of Good Practice and S.I. 31 of 2014.

2. Fauna & Flora (Ecology)

There are no likely significant effects on the environment from a Fauna & Flora perspective on the site and immediate area, Section 7.9 refers.

Effect

The application will involve the spreading of pig slurry on farmland.

Mitigation:

- Organic fertilizer is not allowed to be spread to areas of woodlands/scrubland habitat.
- Organic fertilizer is not allowed to be spread to areas where it is likely to adversely impact on a N.H.A., S.A.C., and/or S.P.A, or other such sensitive area.
- Customers will be advised by the applicant of their obligations to adhere to the conditions of SI 31 of 2014 regarding buffer zones, restricted periods, suitable land conditions and weather for land spreading.

3. Soils & Geology

It is stated in the EIS that the proposed development will have significant effect on the soil during construction; Section 7.1(a) refers. There is reference to the potential impact to the soils during the application of the pig slurry as manure from the facility, section 7.1(b) refers.

1. Effect:

The excavation on the site for the construction of the proposed development including manure storage tanks will impact on soil within the site, Section 7.1(a) refers.

Mitigation:

- The material excavated from the site will be used as part of the amelioration works to be carried out at, and/or, around the site.

2. Effect:

The EIS indicates the potential impacts to the soil will occur during the land spreading of pig slurry, Section 7.1(b) refers. These impacts are classified as:

- a) Hydraulic loading
- b) Chemical loading
- c) Soil structure damage

Mitigation:

- The rate of application for organic fertilisers will be restricted to 40m³ per hectare.
- Pig slurry will not be applied on steeply sloping lands
- Spreading shall strictly adhere to the specified buffer zones, application rates, ground and weather conditions at the time of application.
- In relation to chemical loading of the soils, this development proposes to promote nutrient substitution rather than addition. All organic fertiliser from this development will be allocated for use in accordance with S.I. No. 31 of 2014¹, thus avoiding over enrichment of the farmland areas with nutrients.

¹ European Union (Good Agricultural Practice for Protection of Waters) Regulations, 2014.

- Customer farmers will be advised that the application of organic fertiliser to farmland should not occur during the restricted period of 15th October – 12th January (Offaly) or other such dates as specified in SI 31 of 2014 or when soils become waterlogged, and/or ground conditions are unsuitable.

4. Water (Groundwater & Surface)

Groundwater

Section 7.2(b) of the EIS states the main treat to ground water in the vicinity of the pig farm is due to the storage of relatively large volumes of animal manures on site. Section 7.2 (b) of the EIS identifies that it is expected there will have little or no impact to groundwater during land spreading of the pig slurry at the customers farmers.

1. Effect:

The potential for leakage from the underground effluent storage tanks into an aquifer.

Mitigation:

- The proposed structures will be constructed in accordance with Department of Agriculture, Food and the Marine specifications for farm buildings and storage units.
- Installation of leak detection systems underneath the proposed slurry storage tanks, including regular monitoring of those inspections points.
- The facility will be providing slurry storage capacity for approximately 14 months, this is in excess of the required 6 months storage as outlined in Article 10 (1) of S.I. No. 31 of 2014.
- Collection of all soiled water in the effluent storage tanks.
- During the movement of livestock on site, it will occur along slatted passageways with the effluent storage tanks underneath to collect all organic material.
- Installation of storm water attenuation to control storm water discharges from the facility.
- All overground storage tanks will be bunded.

Further information requested in relation to leak detection system.

2. Effect:

Potential risk of pollution to groundwater from land spreading of pig slurry

Mitigation:

- Customers will be advised by the applicant of their obligations to adhere to the Nitrates Directive with regards to preserving the specified buffer zones and prohibited land spreading periods

Surface Water

Section 7.3 (a) of the EIS identifies two possible impacts to the receiving waters arising from contaminated surface water and the volume of surface water discharging from the facility. Section 7.3 (b) states there will be little or no impact on surface water during the land spreading of pig slurry.

1. Effect

Contaminated surface water generated on site and discharging into the adjacent watercourse.

Mitigation

- Minimise the generation of soiled water on the site.
- Animals will be off loaded, loaded or moved around the site along slatted passageways.
- All soiled water will be discharged to effluent holding tanks.
- Regular monitoring of the discharge points to demonstrate compliance with EPA License.
- The slurry extraction point will be located within the slatted area.

Further information requested in relation to surface water disposal system.

2. Effect

Surface water runoff from the facility may cause increase loading to the adjacent river during an intense rainfall event.

Mitigation

- Installation of storm water attenuation tank at the facility grouped with a flow control device (hydro brake) to limit the rate of surface water run-off similar to a rate from a green field site, into the adjacent river.

Further information requested in relation to the attenuation tank.

3. Effect

Pollution risk from surface run-off from customer farmlands into adjacent water courses or rivers

Mitigation

- Customers will be advised by the applicant of their obligations to adhere to the conditions of SI 31 of 2014 regarding buffer zones, restricted periods, suitable land conditions and weather for land spreading.

5. Noise & Vibration

In Section 7.7 of the EIS, it considers the operational activities on the site will not give rise to noise levels that may cause any significant impact on the local environment. This assumption is based on noise monitoring carried out on larger facilities operated by the applicant. It does expect however on a short term basis there will be noise emissions due to construction work.

1. Effect

Possible increased noise emissions from the site during construction of new sheds.

Mitigation

- The remote location of the site will ensure it will not cause a nuisance.
- The sand and gravel activities occurring on the adjacent site will negate against any noise emissions from the construction activity at this site.
- Construction works will occur during normal working hours.

2. Effects:

Noise generated on site will consist of noise from ventilation equipment, delivery trucks and the pigs themselves.

Mitigation

- The remote location of the site and low population density will ensure it will not cause a nuisance.

6. Waste Management

Sources of waste include Animal Carcasses and Animal Tissue Waste identified in Section 4.8, Veterinary Waste referred to in Section 4.9, Paper waste and other packaging contained in Section 4.10, Storm Water and Organic fertilizer as identified in Section 7.2. It is considered that there are no likely significant effects on the environment from a waste management perspective.

Effects:

Pig mortality and disease control.
Storage and spreading of pig manure.

Mitigation

- Mortality rates minimised due to high health status and environment for the pigs.

- Carcasses storage in covered skips and de-stocking in accordance with the Department of Agriculture, Food and the Marine supervision and Batneec Guidelines.
- Provision of suitable storage bins and disposal through reputable industry contractors.
- The facility will be providing slurry storage capacity for approximately 14 months, this is in excess of the required 6 months storage as outlined in Article 10 (1) of S.I. No. 31 of 2014.
- Customers will be advised by the applicant of their obligations to adhere to the conditions of SI 31 of 2014 regarding land spreading.

7. Air Quality & Odour & Climatic Factors

Air & Odour:

In Section 7.4 mentions odour as a possible impact to air quality within the vicinity of the facility or in the area of customer farm lands.

Effect

Malodour emissions generated by the pig fattening unit, and during the land spreading of pig slurry at the customer farmlands.

Mitigation

- The facility is located in a remote area – nearest dwelling is approximately 1km away.
- The applicant committed to landscape along the northern and eastern boundaries of the site with trees.
- Farmers will use low trajectory splash plates during land spreading.
- The applicant to limit the allocation of organic fertilisers to their customers.
- The applicant to advise their customers to adhere to recommended set back distances from odour sensitive dwellings during land spreading.
- The livestock buildings are regularly washed, disinfected, stocked to optimum levels, and adequately ventilated.
- The applicant has committed to adopting economical odour abatement techniques.

8. Climatic Factors

It is stated in Section 7.5 of the EIS there will be no significant effect on the climate as a result of the operation of this facility.

9. Landscape & Visual Impact

There are no likely significant effects on the environment from a Landscape and Visual Impact perspective of the proposed development as the site is generally unobtrusive on the landscape given its location. See section 7.6 of the EIS.

Effects:

The provision of additional buildings on the site.

Mitigation:

- Building design, construction, colour and finish similar to existing structures on the farm.
- Proposed landscaping along the site boundaries

10. Traffic & Transport

It is stated in Section 7.8 of the EIS that the potential impact of traffic from the proposed development will be negligible as a result of the operation of this facility.

Effects:

Increased traffic during construction and increase in the scale of activities.

Mitigation:

- Optimise load sizes, off peak deliveries organised in a staggered manner along with provision of adequate car parking.

Further information requested in relation to turning movements and onsite parking.

11. Material Assets (including architectural, archaeological and cultural heritage)

Section 7.10 (C) of the EIS states that there are no buildings/structures of architectural significance on or adjacent to the proposed site.

Effects:

Possible archaeological features located on customers farmlands used for land spreading.

Mitigation:

- No fertiliser will be spread within 10 metres of an archaeological feature as identified in Section 7.9 of the EIS.

12. Interaction of impacts

A number of potential significant interaction of impacts are identified in Chapter 8 of the EIS, however, mitigation measures already listed in the EIS will abate such impacts occurring.

CONCLUSION & RECOMMENDATION:

Having regard to the plans and particulars submitted with the application, referral reports, EIA and my inspection of the site, I recommend that the following **Further Information** be requested.

1. Stormwater:

- a) The applicant shall submit a revised drainage layout on which the surface water collection network for the entire site is shown. The wastewater treatment system and percolation area should also be shown. Please indicate all drainage routes both soiled and unsoiled on the revised drainage layout plan for the entire site. This should include discharge routes from the existing and proposed buildings and any impermeable hard surfaces on the site.

2. Ground Water & Surface Water Protection:

- a) The applicant is requested to submit details in relation to the leak detection system around the proposed underground slurry storage tanks.
- b) The applicant is requested to submit details of a proposal to collect and store run-off from the areas that will be soiled by livestock transferring between the sheds in order to protect ground and surface water. Details of this shall be indicated on the revised drainage layout plan.
- c) The applicant is requested to submit design calculations to demonstrate the proposed storm-water system will have adequate storage capacity to accommodate the attenuated storm water for a 1 in 100 year event. Detailed drawings should also be provided to support this and should include longitudinal section drawing of the surface water network including the proposed attenuation device, the hydrobrake and the discharge route to the proposed outfall drain. The invert levels of the proposed attenuation device, the outfall pipe and the receiving surface drain should all be indicated on the longitudinal section drawing and again these levels should be relative to the site layout plan.

3. Nuisance – Dust:

- a) The applicant is requested to submit a dust assessment report, which establishes the baseline dust concentration at the proposed facility. This report must outline in detail the suitable dust abatement measures to be implemented during dry weather conditions.

4. On-site Effluent Treatment System:

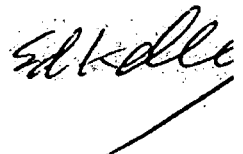
- a) The applicant is requested to submit details of the daily hydraulic loading (current and expected increase) and the capacity of existing effluent treatment system.
- b) The applicant is requested to submit a copy of the current agreement for the maintenance of the effluent treatment system signed by the applicant and the supplier.
- c) The applicant shall submit a report from a qualified and indemnified engineer regarding the integrity of the existing percolation system, to determine if it is compliant with the 2009 EPA Code of Practice 'Wastewater Treatment and Disposal System Serving Single Houses (P.E. <10)'. The report should include an appropriate site layout plan with dimensions and set back distances indicated and detailed cross sectional drawing of the existing percolation system.


5. On-site Traffic:

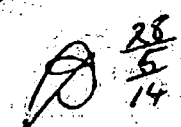
- a) The applicant shall submit a plan showing the area necessary to cater for all onsite turning movements and onsite parking. Proposals for the make up of these hard surface areas shall consist of Clause 804, surface dressing, grading, surface profile, and shall be identified on the drawing submitted.

6. Please submit details of species & age of proposed plantings as suggested in the STS.


B O'Brien
27th May 2014




ASEP
28/5/2014

Report noted

28/5/14

APPROPRIATE ASSESSMENT SCREENING

REPORT FOR PLANNING APPLICATIONS

Screening is used to determine if an AA is necessary by examining:

- If the plan / project is directly connected with / necessary to the management of the Natura 2000 site.
- If the effects will be significant on a Natura 2000 site in view of its conservation objectives, either alone / in combination with other plans / projects.

Planning Authority (OCC):

Planning Application Ref. No.: PL2/14/76

(A) DESCRIPTION OF PROJECT AND LOCAL SITE:			
Proposed development:	CONSTRUCTION OF 2 NO. PIG HOUSES AND 1 NO. STORMWATER ATTENUATION TANK TOGETHER WITH ALL ANCILLARY STRUCTURES AND ASSOCIATED SITE WORKS ARISING FROM THE ABOVE PROPOSED DEVELOPMENT		
Site location:	DERRYARKIN, RHODE, CO. OFFALY		
Site size:	2.64ha	Floor Area of Proposed Development:	6250 m ²
Identification of nearby European Site(s):	Raheenmore Bog		
Distance to European Site(s):	6 kms		
The characteristics of existing, proposed or other approved plans / projects which may cause interactive / cumulative impacts with the project being assessed and which may affect the European site:	None		
Is the application	Yes		

accompanied by an
EIS?

(B) IDENTIFICATION OF THE RELEVANT EUROPEAN SITE(S):

The reasons for the designation of the *European*
site:

Please see the following extract from Raheenmore Bog cSAC National Parks and Wildlife Conservation Plan for 2005-2010

Raheenmore Bog is situated 12km north-east of Tullamore, Co. Offaly and comprises 182ha. It developed in a small basin in the catchment of the Brosna and Boyne rivers, and is the deepest remaining raised bog in Ireland. The majority of the site (89%) comprises a statutory Nature Reserve. The underlying rock is Carboniferous limestone, with overlying gravely glacial till and lacustrine deposits above this. Deep peripheral drains surround the bog. Surface drains are also present, mostly on the eastern side of the bog. By far the most important habitat present is the active raised bog, an Annex I priority habitat listed in the E.U. Habitats Directive. The habitat has a well-developed hummock and hollow system. The hummocks are often colonised by the bog mosses *Sphagnum imbricatum* and *S. fuscum*. Pool areas support Great Sundew, the moss *Sphagnum cuspidatum* and the liverwort *Cladopodiella*

fluitans. In places, moss lawns of *S. magellanicum* have infilled the pools. Overall, the cover of bog mosses on the bog is very good. Away from the dome summit, Bog Asphodel flats dominate the peat surface. Other species include Ling Heather, Deergrass, lichens, Bog Cottons and White Beak-sedge.

Other habitats present on the site include cutover bog, strips of Birch woodland at the margins, lowland wet grassland (fertilised to varying degrees) and freshwater marsh. Small relict areas of poor fen or lagg vegetation have been identified at Raheenmore. It may therefore be possible to restore some lagg areas, which would add to the quality of the site. Noteworthy plant species present include Tussock Sedge and the moss *Sphagnum pulchrum*. Merlin frequents the site and the Irish Red Grouse recently bred on the bog.

The conservation objectives / qualifying interests of the site and the factors that contributes to the conservation value of the site: (which are taken from the *European* site synopses and, if applicable, a Conservation Management Plan; all available on www.npws.ie) **(ATTACH INFO.)**

The nature conservation objectives for this site are:

Objective 1: To maintain and, where possible, enhance the quality of the active raised bog (64% of the site).

Objective 2: To restore areas of lagg vegetation around the raised bog i.e. in the westnorth- west and south of the site.

Objective 3: To maintain and, where possible, enhance the ecological quality of other habitats, in particular dry, broadleaved semi-natural woodland (3% of site), cutover bog (10%), lowland wet grassland (23%), and freshwater marsh (<1%).

Objective 4: To maintain, and possibly increase, the populations of Annex I and other important species of flora and fauna present e.g. Merlin, Grouse and *Sphagnum pulchrum*.

Objective 5: To maintain effective liaison between NPW, landowners and other interested parties, in order to effectively manage the site for conservation.

(C) NPWS ADVICE:

Advice received from NPWS over phone:	None received.
Summary of advice received from NPWS in written form (ATTACH SAME):	None received.
(D) ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS:	
<i>(The purpose of this is to identify if the effect(s) identified could be significant – if uncertain assume the effect(s) are significant)</i>	
<p>Given the location the limited nature and size of the development applied for and the characteristics of <i>European</i> sites in the vicinity it is considered that 100 metres should be used as a potential zone of impact of the project in accordance with section 3.2.3 of the appropriate assessment guidelines. There are no <i>European</i> sites within 100 metres of the development applied for and therefore no significant effects on any <i>European</i> sites either alone or in combination with other plans and projects.</p>	
Would there be... ... any impact on an Annex 1 habitat? (Annex 1 habitats are listed in Appendix 1 of AA Guidance).	No
... a reduction in habitat area on a <i>European</i> site?	No
... direct / indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the <i>European</i> site?	No. Development is located in a different hydrometric area than the SAC and therefore will not impact on surface water quality or supply. Groundwater vulnerability in both the SAC and development site are classified as "low" by the GSI.
... serious / ongoing disturbance to species / habitats for which the <i>European</i> site is selected (e.g. because of increased noise, illumination and human activity)?	No
... direct / indirect damage to the size, characteristics or reproductive ability of	No

populations on the <i>European</i> site?	
<p>Would the project interfere with mitigation measures put in place for other plans / projects. [Look at <i>in-combination effects</i> with completed, approved but not completed, and proposed plans / projects. Look at projects / plans within and adjacent to <i>European</i> sites and identify them]. Simply stating that there are no cumulative impacts' is insufficient.</p>	No
(E) SCREENING CONCLUSION:	
Screening can result in:	
1	<i>AA is not required because the project is directly connected with / necessary to the nature conservation management of the site.</i>
2	<i>No potential for significant effects / AA is not required.</i>
3	<i>Significant effects are certain, likely or uncertain. (In this situation seek a Natura Impact Statement from the applicant, or reject the project. Reject if too potentially damaging / inappropriate.</i>
	<i>Conclusion: 2</i>
	<p><i>Justify why it falls into relevant category above:</i></p> <p><i>Given the location and the nature and size of the development applied for and the characteristics of <i>European</i> sites in the vicinity and the appropriate assessment guidelines it is considered that the development will have no adverse impacts on any <i>European</i> sites.</i></p>
Name:	Date: 20/15/14

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OFFALY COUNTY COUNCIL

PLANNING REPORT

PL REF. NO: PL2/14/76
APPLICANT: SKEAGH FARMS
LOCATION: CONSTRUCTION OF 2 NO. PIG HOUSES AND 1 NO. STORMWATER ATTENUATION TANK TOGETHER WITH ALL ANCILLARY STRUCTURES AND ASSOCIATED SITE WORKS ARISING FROM THE ABOVE PROPOSED DEVELOPMENT. AN ENVIRONMENTAL IMPACT STATEMENT (E.I.S.) RELATING TO THIS PROPOSED DEVELOPMENT WILL BE SUBMITTED WITH THIS PLANNING APPLICATION. THIS APPLICATION RELATES TO A DEVELOPMENT, WHICH IS FOR THE PURPOSES OF AN ACTIVITY REQUIRING AN INTEGRATED POLLUTION PREVENTION AND CONTROL LICENCE.
PROPOSAL: DERRYARKIN, RHODE, CO. OFFALY
RECOMMENDATION: Grant.
DECISION DUE DATE: 29/09/2014

Second Planning Report

BRIEF SITE DESCRIPTION:

The site is located in the countryside of County Offaly situated 6km north west of Rhode village with access via a private laneway onto the Rochfordbridge regional road R400-1. There an existing piggery on this site.

RELEVANT PLANNING HISTORY:

PL2/93/420 Refused planning permission for a INTEGRATED 200 SOW PIG PRODUCTION UNIT

PL2/07/797 Granted planning permission for the DEMOLITION OF 1 NO. EXISTING PIG REARING/FINISHING HOUSE AND CONSTRUCTION OF 4 NO. PIG REARING/FINISHING HOUSES TOGETHER WITH ALL ANCILLARY STRUCTURES AND ASSOCIATED SITE WORKS ON THE SITE OF EXISTING PIG FARM. EIS ACCOMPANIES APPLICATION

PL2/13/251 Granted planning permission for the RETENTION AND COMPLETION OF 1 NO. FEED/GENERAL PURPOSE STORAGE SHED TOGETHER WITH ALL ANCILLARY STRUCTURES AND ASSOCIATED SITE WORKS ON AN EXISTING PIG FARM. THIS APPLICATION RELATES TO A DEVELOPMENT WHICH IS FOR THE PURPOSES OF

**AN ACTIVITY REQUIRING AN INTEGRATED POLLUTION PREVENTION AND
CONTROL LICENCE**

PRE-PLANNING CONSULTATIONS:

None

INTERNAL REPORTS:

<u>Area Engineer:</u>	No objection subject to conditions
<u>Environment & Water Services:</u>	No objection subject to conditions
<u>Roads report:</u>	Proposal considered acceptable
<u>Enforcement:</u>	Application was referred

PRESCRIBED BODIES:

<u>OPW</u>	Application was referred
<u>EPA:</u>	Report received.

SITE NOTICE

The Area Engineers report notes no issues with the site notice regarding articles 19 and 20 of the Planning & Development Regulations 2001 as amended.

3RD PARTY OBSERVATIONS:

None received.

PROPOSED SERVICES:

WATER: New connection to private well.

WASTE WATER: N/A

SURFACE WATER: Watercourse

ASSESSMENT:

(See previous planners report)

I refer to the previous planners report and the councils request for further information. I have examined the response received, in addition to the unsolicited information received and I propose to assess the applicants' response under the following headings:

- EIA Report
- Appropriate assessment

- **Development Charges**

Further information was requested on 28/05/14 and a response was received on 5/08/14, in addition unsolicited information was received on 10/09/2014.

EIA Report:

The following further information requests related to details in the EIA and hence the discussion below continues the Planning Authority's Environmental Impact Assessment. ✓

1. Human Beings / Human Environment

Section 7.11 and 7.12 details primary impacts on human beings from the proposed development. Positive employment impacts will result.

Effect

The odour impact associated with the application of pig manure is a transient one that lasts for 2-3 days. Smells in tourist areas may have an adverse impact where land spreading occurs.

Mitigation

- Farmers will use low trajectory splash plates during land spreading.
- The applicant to limit the allocation of organic fertilisers to customers away from areas frequented by tourists or areas with a high population density.
- Spreading will be carried out in accordance with Code of Good Practice and S.I. 31 of 2014.

Further information Item 3 requested information in relation to dust generated at the proposed development.

3. Nuisance – Dust:

- (a) The applicant is requested to submit a dust assessment report, which establishes the baseline dust concentration at the proposed facility. This report must outline in detail the suitable dust abatement measures to be implemented during dry weather conditions.

A response to this item has been submitted and is deemed acceptable by the Environment & Water Services section. ✓

2. Fauna & Flora (Ecology)

3. Soils & Geology

4. Water (Groundwater & Surface)

Groundwater

Section 7.2(b) of the EIS states the main treat to ground water in the vicinity of the pig farm is due to the storage of relatively large volumes of animal manures on site. Section 7.2 (b) of the EIS identifies that it is expected there will have little or no impact to groundwater during land spreading of the pig slurry at the customers farmers.

1. Effect:

The potential for leakage from the underground effluent storage tanks into an aquifer.

Mitigation:

- The proposed structures will be constructed in accordance with Department of Agriculture, Food and the Marine specifications for farm buildings and storage units.
- Installation of leak detection systems underneath the proposed slurry storage tanks, including regular monitoring of those inspections points.
- The facility will be providing slurry storage capacity for approximately 14 months; this is in excess of the required 6 months storage as outlined in Article 10 (1) of S.I. No. 31 of 2014.
- Collection of all soiled water in the effluent storage tanks.
- During the movement of livestock on site, it will occur along slatted passageways with the effluent storage tanks underneath to collect all organic material.
- Installation of storm water attenuation to control storm water discharges from the facility.
- All overground storage tanks will be bunded.

Further information Item 4 requested information in relation to effluent loading and treatment which was not included in the EIS.

4. On-site Effluent Treatment System:

- (a) The applicant is requested to submit details of the daily hydraulic loading (current and expected increase) and the capacity of existing effluent treatment system.
- (b) The applicant is requested to submit a copy of the current agreement for the maintenance of the effluent treatment system signed by the applicant and the supplier.
- (c) The applicant shall submit a report from a qualified and indemnified engineer regarding the integrity of the existing percolation system, to

determine if it is compliant with the 2009 EPA Code of Practice 'Wastewater Treatment and Disposal System Serving Single Houses (P.E. <10)'. The report should include an appropriate site layout plan with dimensions and set back distances indicated and detailed cross sectional drawing of the existing percolation system.

Responses to these items have been submitted and are deemed acceptable by the Environment & Water Services section.

Surface Water

Section 7.3 (a) of the EIS identifies two possible impacts to the receiving waters arising from contaminated surface water and the volume of surface water discharging from the facility. Section 7.3 (b) states there will be little or no impact on surface water during the land spreading of pig slurry.

1. Effect

Contaminated surface water generated on site and discharging into the adjacent watercourse.

Mitigation

- Minimise the generation of soiled water on the site.
- Animals will be off loaded, loaded or moved around the site along slatted passageways.
- All soiled water will be discharged to effluent holding tanks.
- Regular monitoring of the discharge points to demonstrate compliance with EPA License.
- The slurry extraction point will be located within the slatted area.

2. Effect

Surface water runoff from the facility may cause increase loading to the adjacent river during an intense rainfall event.

Mitigation

- Installation of storm water attenuation tank at the facility grouped with a flow control device (hydro brake) to limit the rate of surface water run-off similar to a rate from a green field site, into the adjacent river.

Further information Item 1 requested in relation to surface water disposal system.

1. Stormwater:

- (a) The applicant shall submit a revised drainage layout on which the surface water collection network for the entire site is shown. The wastewater treatment system and percolation area should also be shown. Please indicate all drainage routes both soiled and unsoiled on the revised drainage layout plan for the entire site. This should include discharge

routes from the existing and proposed buildings and any impermeable hard surfaces on the site.

A response to this item has been submitted and is deemed acceptable by the Environment & Water Services section.

Further information Item 2 requested in relation to leak detection, run-off storage and surface water attenuation.

2. Ground Water & Surface Water Protection:

- (a) The applicant is requested to submit details in relation to the leak detection system around the proposed underground slurry storage tanks.
- (b) The applicant is requested to submit details of a proposal to collect and store run-off from the areas that will be soiled by livestock transferring between the sheds in order to protect ground and surface water. Details of this shall be indicated on the revised drainage layout plan.
- (c) The applicant is requested to submit design calculations to demonstrate the proposed storm-water system will have adequate storage capacity to accommodate the attenuated storm water for a 1 in 100 year event. Detailed drawings should also be provided to support this and should include longitudinal section drawing of the surface water network including the proposed attenuation device, the hydrobrake and the discharge route to the proposed outfall drain. The invert levels of the proposed attenuation device, the outfall pipe and the receiving surface drain should all be indicated on the longitudinal section drawing and again these levels should be relative to the site layout plan.

A response to these items have been submitted and are deemed acceptable by the Environment & Water Services section.

5. Noise & Vibration

6. Waste Management

7. Air Quality & Odour & Climatic Factors

8. Climatic Factors

9. Landscape & Visual Impact

There are no likely significant effects on the environment from a Landscape and Visual Impact perspective of the proposed development as the site is generally unobtrusive on the landscape given its location. See section 7.6 of the EIS.

Effects:

The provision of additional buildings on the site.

Mitigation:

- Building design, construction, colour and finish similar to existing structures on the farm.
- Proposed landscaping along the site boundaries

Further information Item 6 requested landscaping details.

6. Please submit details of species and age of proposed plantings as suggested in the EIS.

A response to this item has been submitted and is deemed acceptable by the Planning Authority.

10. Traffic & Transport

It is stated in Section 7.8 of the EIS that the potential impact of traffic from the proposed development will be negligible as a result of the operation of this facility.

Effects:

Increased traffic during construction and increase in the scale of activities.

Mitigation:

- Optimise load sizes, off peak deliveries organised in a staggered manner along with provision of adequate car parking.

Further information Item 5 requested in relation to turning movements and onsite parking.

5. On-site Traffic:

- (a) The applicant shall submit a plan showing the area necessary to cater for all onsite turning movements and onsite parking. Proposals for the make up of these hard surface areas shall consist of Clause 804, surface dressing, grading, surface profile, and shall be identified on the drawing submitted.

A response to this item has been submitted and is deemed acceptable by the Roads & Emergency Services Section of Offaly County Council. An issue was raised by the Roads Section of Offaly County Council in relation to maintenance of the private access road to the site at the junction with the R400. It is considered that the inclusion of such a condition would be inequitable and unenforceable as it is outside of the control of the applicant.

The EIS now satisfies schedule 6 of the Planning and Development Regulations 2001 as amended in relation to the 'information to be contained in an EIS'.

While the full environmental impacts of the development have been assessed it is noted that many conditions in this regard shall be subject of an IPPC licence for the site and are not subject to planning conditions. ✓

Having given full consideration to the environmental impact statement submitted with the application and all submissions and observations validly made in relation to all the environmental effects of the development it is considered that the proposals environmental impacts are acceptable.

Appropriate Assessment screening

A further screening exercise for an appropriate assessment has been carried out following the submission of further information and unsolicited information. It has been deemed that the development is unlikely to have significant effects on any European sites. Please see attached report. ✓

Development Charges:

Development Contribution Scheme 2014 – 2020

(o) Agriculture

The first 500m² of agricultural development granted permission within a farm – (100% exemption) Thereafter the rates as set out in Table 2 (C) will apply. (Agricultural development in this instance excludes silos and yards.) In relation to polytunnels, the flat rate agricultural charge applies.

The agricultural charges are as follows:

501m² to 1,000 m² = €1.80 per m² and over 1,000m² = €3.98 per m².

Broken down as follows: Over 1,000m²

501m² to 1,000m²

Amenities	€0.60	€1.31
Roads	€1.20	€2.67
Total	€1.80	€3.98

Planning permission has previously been granted on this farm for pig housing and ancillary structures. Therefore the first 500m² exemption does not apply in this instance. A rate of €1.80 per m² will apply for the first 1000m² and 3.98 per m² for floor area in excess of 1000m².

Development Contribution calculations

< 1000m ²	Rate	calculation	<1000m ²	Rate	calculation	Total
Amenities	€0.60	1000 * 0.6 = €600	Roads	€1.20	1000 * 1.20 = €1,200	€1,800
> 1000m ²	Rate	calculation	>1000m ²	Rate	calculation	
Amenities	€1.31	2563 * 1.31 = €3357.53	Roads	€2.67	2563 * 2.67 = €6843.21	€10,200.74
					Overall Total	€12,000.74

CONCLUSION & RECOMMENDATION:

Having regard to the above, I am satisfied that any outstanding issues can be dealt with by condition and that subject to these that the proposal would accord with the proper planning and sustainable development of the area. I hereby recommend that permission be granted for the reasons outlined in Schedule 1 and subject to the conditions in Schedule 2. ✓

First Schedule, a summary of the main reasons and considerations on which the decision is based

Having regard to the nature and scale and intended use of the development, the policies of the current Development Plan, the issues raised in the planning assessments, referral reports, site inspection, the pattern of development in the area and the submitted EIS, it is considered that, subject to the conditions in schedule two, that the development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would otherwise accord with the proper planning and sustainable development of the area.

Schedule II

1. The development shall be carried out in accordance with the plans and particulars submitted to the Planning Authority on 4/04/2014 and amended by revised details submitted on 5/08/2014 and 10/09/2014, except where altered or amended by conditions in this permission.

Reason: To define the scope of permission, in the interest of orderly development.

2. (a) Existing roadside drainage shall not be impaired during the construction of the outfall pipe.
(b) Any consequential damage to the public road shall be made good to the satisfaction of the Area Engineer prior to the occupation of any part of the development.

Reason: To preserve the rural amenities of the area and in the interests of traffic safety.

3. Surface water run off from the roofs, entrance and parking area shall be collected and disposed of within the site to soakaways or adjacent watercourse. In particular, no such surface water run off shall be allowed to flow onto the public roadway or adjoining properties and as such two number gullies shall be installed at the entrance gate and connected to soakaways or watercourse. Soakaways where required, shall be constructed prior to commencement of development and constructed, located and maintained strictly in accordance with BRE Digest No.365.

Reason: In the interest of amenity and public health.

4. a) The raised percolation filter shall be sited and installed in accordance with the recommendations of the 2009 EPA Code of Practice 'Wastewater Treatment and Disposal System Serving Single Houses (P.E. <10)'.
- b) The wastewater treatment system shall be installed in accordance with the manufacturers' guidelines and the details provided.
- c) All work shall be supervised and certified by a qualified and indemnified Engineer. A completion certificate shall be submitted to the Planning Authority upon installation and commissioning of the wastewater treatment system and raised soil polishing filter. Photographic evidence of each stage of the works shall be included in the completion certificate submission.
- d) At all times the maintenance of the effluent treatment system shall be covered by contract.

Reason: In the interest of public health and the protection of the environment.

5. The developer shall ensure only clean uncontaminated surface water shall be discharged to the surface water drainage system. No foul sewage, livestock effluent, grey water, fats, oils and greases, or other pollutants shall be discharged to this surface water drainage system.

Reason: In the interests of public health and orderly development.

6. The proposed storm water attenuation system shall restrict surface water run-off from the pigs units as indicated on the drainage layout, so that the ultimate discharge is equivalent to green field run off from an equal area.

Reason: In the interests of public health and orderly development.

7. Noise Emission at the nearest sensitive location such as dwellings, schools, places of worship or areas of high amenity shall not exceed the following:
 - i. Daytime: 55dB(a) L_{Aeq} (30mins)
 - ii. Nighttime 45dB(a) L_{Aeq} (30mins)

Reason: In the interest of surrounding amenity and of the proper planning and development of the area.

8. Prior to commencement of development, a contribution shall be payable to Offaly County Council, in accordance with the Council's Development Contribution Scheme, in respect of public infrastructure and facilities benefiting development in County Offaly, that is provided or that is intended will be provided by, or on behalf of, the Council.

The amount of the development contribution is set out below and is subject to annual revision with reference to the Wholesale Price Index (Building and Construction), and interest for late payment, in accordance with the terms of the Council's Development Contribution Scheme:-

	< 1000m ²	> 1000m ²
--	----------------------	----------------------

	(1000m ²)	(2563m ²)	
Amenities	€0.60	€1.31	
Roads	€1.20	€2.67	Total
Sub-total	€1,800	€10,200.74	€12,00.74

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred or proposed to be incurred by Offaly County Council in respect of the provision/improvement of public services/infrastructure benefiting development in the area of the Planning Authority.

9. Proposed agricultural structures and associated works shall be constructed in accordance with Department of Agriculture, Food and the Marine, Farm Building and Structures Specifications.

Reason: In the interests of orderly development.

10. The developer shall farm in accordance with SI 31 of 2014, European Communities (Good Agricultural Practice for the protection of waters) Regulations 2014.

Reason: In the interests of orderly development.

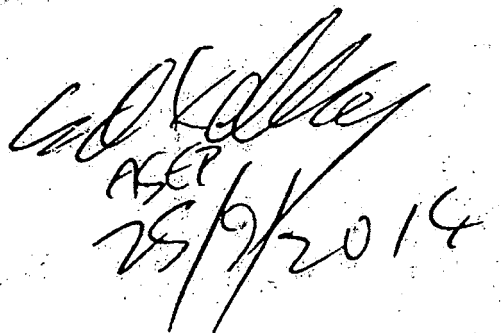
11. All wastes arising from/at the proposed development shall be managed in accordance with the Waste Management Acts 1996 as amended and EC Regulations No. 1774/2002 – Animal By-products. Waste shall be transferred to an authorised waste collector and delivered to appropriate authorised waste facilities for recovery or disposal purposes. While awaiting removal, all waste materials shall be stored in designated areas in appropriate containers protected against spillage or leachate run-off or environmental nuisance.

Reason: In the interests of public health and orderly development.

12. Any environmental nuisance i.e. excessive noise, dust, construction traffic, caused during construction of the development shall be contained at an acceptable level. Construction shall take place during working hours 7.00am to 6.30pm Monday to Friday and 08.00am to 1.30pm Saturday only.

Reason: In the interest of surrounding amenity and of the proper planning and development of the area.


B O'Brien
24th September 2014


C O'Kallagher
25/9/2014

Report Noted

26/9

APPROPRIATE ASSESSMENT SCREENING

REPORT FOR PLANNING APPLICATIONS

Screening is used to determine if an AA is necessary by examining:

- If the plan / project is directly connected with / necessary to the management of the Natura 2000 site.
- If the effects will be significant on a Natura 2000 site in view of its conservation objectives, either alone / in combination with other plans / projects.

Planning Authority (OCC):

Planning Application Ref. No.:		PL2/14/76 following the submission of further information	
(A) DESCRIPTION OF PROJECT AND LOCAL SITE:			
Proposed development:	CONSTRUCTION OF 2 NO. PIG HOUSES AND 1 NO. STORMWATER ATTENUATION TANK TOGETHER WITH ALL ANCILLARY STRUCTURES AND ASSOCIATED SITE WORKS ARISING FROM THE ABOVE PROPOSED DEVELOPMENT.		
Site location:	DERRYARKIN, RHODE, CO. OFFALY		
Site size:	2.64ha	Floor Area of Proposed Development:	6250 m ²
Identification of nearby European Site(s):	Raheenmore Bog		
Distance to European Site(s):	6 kms		
The characteristics of existing, proposed or other approved plans / projects which may cause interactive / cumulative impacts with the project being assessed and which may affect the European site:	None		
Is the application accompanied by an EIS?		Yes	
(B) IDENTIFICATION OF THE RELEVANT EUROPEAN SITE(S):			

The reasons for the designation of the *European* site:

Please see the following extract from Raheenmore Bog cSAC National Parks and Wildlife Conservation Plan for 2005-2010

Raheenmore Bog is situated 12km north-east of Tullamore, Co. Offaly and comprises 182ha. It developed in a small basin in the catchment of the Brosna and Boyne rivers, and is the deepest remaining raised bog in Ireland. The majority of the site (89%) comprises a statutory Nature Reserve. The underlying rock is Carboniferous limestone, with overlying gravely glacial till and lacustrine deposits above this. Deep peripheral drains surround the bog. Surface drains are also present, mostly on the eastern side of the bog. By far the most important habitat present is the active raised bog, an Annex I priority habitat listed in the E.U. Habitats Directive. The habitat has a well-developed hummock and hollow system. The hummocks are often colonised by the bog mosses *Sphagnum imbricatum* and *S. fuscum*. Pool areas support Great Sundew, the moss *Sphagnum cuspidatum* and the liverwort *Cladopodiella*

fluitans. In places, moss lawns of *S. magellanicum* have infilled the pools. Overall, the cover of bog mosses on the bog is very good. Away from the dome summit, Bog Asphodel flats dominate the peat surface. Other species include Ling Heather, Deergrass, lichens, Bog Cottons and White Beak-sedge.

Other habitats present on the site include cutover bog, strips of Birch woodland at the margins, lowland wet grassland (fertilised to varying degrees) and freshwater marsh. Small relict areas of poor fen or lagg vegetation have been identified at Raheenmore. It may therefore be possible to restore some lagg areas, which would add to the quality of the site. Noteworthy plant species present include Tussock Sedge and the moss *Sphagnum pulchrum*. Merlin frequents the site and the Irish Red Grouse recently bred on the bog.

The conservation objectives / qualifying interests of the site and the factors that contributes to the conservation value of the site: (which are taken from the *European* site synopses and, if applicable, a Conservation Management Plan; all available on www.npws.ie) (ATTACH INFO.)

The nature conservation objectives for this site are:

Objective 1: To maintain and, where possible, enhance the quality of the active raised bog (64% of the site).

Objective 2: To restore areas of lagg vegetation around the raised bog i.e. in the westnorth- west and south of the site.

Objective 3: To maintain and, where possible, enhance the ecological quality of other habitats, in particular dry, broadleaved semi-natural woodland (3% of site), cutover bog (10%), lowland wet grassland (23%), and freshwater marsh (<1%).

Objective 4: To maintain, and possibly increase, the populations of Annex I and other important species of flora and fauna present e.g. Merlin, Grouse and *Sphagnum pulchrum*.

Objective 5: To maintain effective liaison between NPW, landowners and other interested parties, in order to effectively manage the site for conservation.

(C) NPWS ADVICE:

Advice received from
NPWS over phone:

None received.

Summary of advice received from NPWS in written form (ATTACH SAME):	None received.
(D) ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS:	
<p><i>(The purpose of this is to identify if the effect(s) identified could be significant – if uncertain assume the effect(s) are significant).</i></p> <p>Given the location the limited nature and size of the development applied for and the characteristics of <i>European</i> sites in the vicinity it is considered that 100 metres should be used as a potential zone of impact of the project in accordance with section 3.2.3 of the appropriate assessment guidelines. There are no <i>European</i> sites within 100 metres of the development applied for and therefore no significant effects on any <i>European</i> sites either alone or in combination with other plans and projects.</p>	
Would there be... ... any impact on an Annex 1 habitat? (Annex 1 habitats are listed in Appendix 1 of AA Guidance).	No
... a reduction in habitat area on a <i>European</i> site?	No
... direct / indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the <i>European</i> site?	No. Development is located in a different hydrometric area than the SAC and therefore will not impact on surface water quality or supply. Groundwater vulnerability in both the SAC and development site are classified as "low" by the GSI.
... serious / ongoing disturbance to species / habitats for which the <i>European</i> site is selected (e.g. because of increased noise, illumination and human activity)?	No
... direct / indirect damage to the size, characteristics or reproductive ability of populations on the <i>European</i> site?	No
Would the project interfere with mitigation measures put in place for other plans / projects.	No

<p>[Look at <i>in-combination effects</i> with completed, approved but not completed, and proposed plans / projects. Look at projects / plans within and adjacent to <i>European</i> sites and identify them]. Simply stating that there are no cumulative impacts' is insufficient.</p>	
<p>(E) SCREENING CONCLUSION:</p>	
<p>Screening can result in:</p>	
1	AA is not required because the project is directly connected with / necessary to the nature conservation management of the site.
2	No potential for significant effects / AA is not required.
3	Significant effects are certain, likely or uncertain. (In this situation seek a Natura Impact Statement from the applicant, or reject the project. Reject if too potentially damaging / inappropriate.
	Conclusion: 2
<p>Justify why it falls into relevant category above: Given the location and the nature and size of the development applied for and the characteristics of European sites in the vicinity and the appropriate assessment guidelines it is considered that the development will have no adverse impacts on any European sites.</p>	
Name:	BoR
Date:	24/9/16

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