

Planning Applicant Name: Podaras FarmsDevelopment Location: Ardra bridgePlanning Application Number: 15-2

1	Application Type	Full <input type="checkbox"/>	Outline <input type="checkbox"/>	Retention <input type="checkbox"/>
2	Development Type	Single Dwelling <input type="checkbox"/>	New Dwelling <input type="checkbox"/>	Extension/Renovation <input type="checkbox"/>
	Housing Development	<input type="checkbox"/>	No. of Units	
	Retail / Commercial	<input type="checkbox"/>	No. of Units	
	Agricultural	<input checked="" type="checkbox"/>	Description	<u>Pig Pen</u>
	Other	<input type="checkbox"/>	Description	

## 2. Roads and Traffic

Description / No of Road: NP: \_\_\_\_\_ NSR: \_\_\_\_\_ Regional: 2419 County: \_\_\_\_\_ Other: \_\_\_\_\_

a. Applicable Speed Limit: 100kmh ☐ 80kmh ☒ 60kmh ☐ 50kmh ☐ 30kmh ☐

b. Traffic Safety See Attached

c. Road Drainage No Issues

## 4. Source of Water Supply

a. Co Co Mains ☐ Group Scheme ☐ Well ☒ Other ☐

b. If Co Co Mains or GWS state:

(i) Location and distance of mains from development Distance (m): \_\_\_\_\_

(ii) Can a connection be made to serve the development? Yes ☐ No ☐

(iii) Will an extension be required to serve the development? Yes ☐ No ☐

## 5. Method of Sewage Disposal

a. Public Sewer ☐ Septic Tank ☐

b. If Public Sewer state:

(i) Can a connection be made to serve the development? Yes ☐ No ☐

## 6. Method of Surface Water Disposal

Soakpit ☐ Drain ☒ Public Sewer ☐ Other ☐

Is the proposal acceptable Yes ☐ No ☐

## 7. Site Notice (Circle appropriate answers. If 'N' please clarify the problem)

a. Does the site notice contain the same information as in the referral? (Y) / N

b. Is the site notice inscribed or printed in indelible ink, affixed on rigid durable material and secured against damage from bad weather and other causes? (Y) / N

c. Is the site notice on a white or yellow background? (White) / Yellow

d. Is the site notice erected / fixed in a conspicuous position to the land / structure and not obscured or concealed;

(i) on or near the main entrance from a public road

(ii) or where there is more than one entrance from public roads, on or near all such entrances or

(iii) on any other part of the land / structure adjoining a public road?

(Y) & state if (i) / (ii) or (iii) applies

COMHAIRLE CHONTAE UÍSH FHAILI

e. Is the site notice easily visible and legible & not obscured or concealed from outside the land or structure if it does not adjoin a public road?

Y

N/A

11 FEB 2015

PLANNING

Date Inspected: 4.2.15Is this date within 5 weeks of receipt of the planning application? (Y) / N

## 8. Comments / FI Requests / Conditions

See Attached.Signed: B. [Signature]Date: 5.2.15

[|endi| >](#)

## Important notice

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## Company Details

You may view a list of submissions or request a company printout which details a company's name and previous name, registered office, company type, incorporation and annual return details, charges secured against it, directors and secretary, and a list of each submission that has been received or registered. In the case of an external company, the directors and secretary are not listed, instead the person responsible for compliance and the person responsible to accept service of process are listed.

### What would you like to do?

- [View the list of Submissions](#)
- [Request a Company Printout](#)

### Details

Type	
Number	452341
Name	ROSDERRA FARMS
Address	CARRICK ROAD EDENDERRY CO OFFALY
Registered	24/01/2008
Status	Normal
	Effective Date 24/01/2008
Last AR Date	30/09/2014
Next AR Date	30/09/2015
Last Accounts to Date	03/01/2009

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Comhairle Chontae Uíbh Fhailí  
Offaly County Council

COMHAIRLE CHONTAE UÍBH FHAILÍ

**MEMO**

11 FEB 2015

**PLANNING**

To: John Connelly, Area Engineer Midenderry  
Subject: Planning Application 15/02 Rosderra Farms  
Date: 04 February 2015

Damien,

Planning Application Number 15/02  
Applicant Name Rosderra Farms  
Address Ardra, Bracknagh, Co. Offaly

The above noted applicants have applied for permission to construct 2 number pig houses, demolish 10 number existing pig houses and construct an extensions to two no existing structures to form pig house number 3, along with all ancillary structures and associated site works arising from the above proposed development at Ardra, Bracknagh, Co. Offaly.

Please note that this application is subject to an Environmental impact statement and relates to a development which is for the purposes of an activity requiring an integrated pollution prevention and control licence.

As the applicant proposes to connect to an existing well located within the property the development shall not have a direct impact on IW infrastructure. However, as the applicant has stated that the site has flooded in the past and is within a flood risk area, it is recommended that the file be passed to Environment and Barrow Drainage for comment.

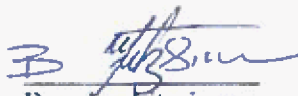
Following a review of the information as supplied by the applicant, the Area Office recommends that should planning be granted, the following conditions be applied;

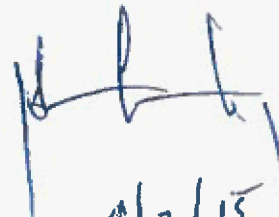
✓

1. Prior to commencement of works on site the applicant shall submit for approval details for the installation of a wheel wash for all construction related traffic.
2. Prior to commencement the applicants shall submit for approval details of all traffic movements into and out of the site during construction and how this traffic shall be catered for if using Ardara bridge.
3. Prior to commencement the applicants shall submit proposals for the upgrading for the entrance and edge of the public road to protect the latter during the construction and operation stage of the development. The applicant shall also submit arrangements for approval for the ongoing inspection of the entrance and road edge to ensure no damage is caused to the public road during the construction stage or operation stage of the development. Subsequently the applicant shall ensure that any damaged cause is reported to the Council and arrangements are put in place for the repair of said damage within a time frame as dictated by the Council.

Note to Planner:

This file should be referred to Environment for comment

  
Brendan Fitzsimons  
Edenderry Area Office

  
9/2/15

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# ROAD DESIGN

## Memorandum

<b>To:</b>	<b>Charlie McCarthy, Senior Engineer.</b>
<b>From:</b>	<b>Joe Coleman , Senior Executive Engineer</b>
<b>Date:</b>	<b>06/02/2015</b>

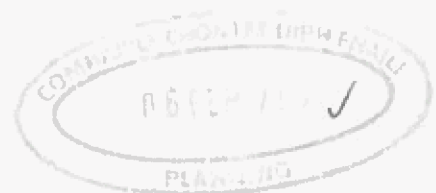
<b>Planning Ref. No. PL 15/2</b>	<b>Road ClassRegional</b>	<b>Road No. R419</b>
<b>Applicant</b>	<b>Rosdarra Meats</b>	
<b>Agent</b>	<b>Padhraic Fay, Shane Carroll</b>	
<b>Proposed Development</b>	<b>Pig Breeding plant</b>	
<b>Site Address</b>	<b>Ardra, Bracknagh, Co. Offaly.</b>	

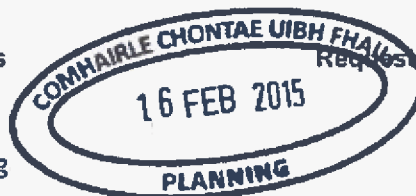
Road Design has the following comments on this application:

- I have reviewed this application with the Area Engineer as I was not involved in the preplanning process. I refer you to the Area Engineers Report and wish to be associated with its contents.



Joe Coleman  
Senior Executive Engineer.  
Roads .





To: Planning  
Planning Ref: 15/002 Rosderra Farms, Ardra, Bracknagh  
Date: 11<sup>th</sup> February, 2015

*Permission for*

- (a) Demolition of 10 no. Existing Pig Houses*
- (b) Construction of 2 No. Pig Houses and Extensions to 2 No. Existing Structures to form Pig House No.3, together with all ancillary structures (to include meal storage bins, storage tanks, storm-water attenuation tank) and all associated site works on the site of an existing pig farming enterprise.*

*This Application relates to a development, which is for the purposes of an activity requiring an Integrated Pollution Prevention and Control (I.P.P.C.) Licence under Part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2013.*

*An Environmental Impact Statement (E.I.S.) has been submitted with this Planning Application.*

**I refer to the documentation received in relation to the above application and comment as follows:**

Report sent to Irish Water: No ☒ **Yes** ☐ Conditions ☐ Refusal ☐

**This facility operates under IPPC Licence (Register No. P0614-01) issued by the Environmental Protection Agency.**

**A Flood Risk Assessment for the proposed re-development of this site was submitted with the application. This assessment demonstrates that the re-development of the site will not increase the flood risk elsewhere or have adverse impacts in terms of flooding.**

**The applicant proposes the following mitigation measures:**

*(i)The majority of the development works shall be restricted to within the existing footprint of the site.*

*(ii)The proposed buildings and structures shall have finished floor levels approximately 1.8 metres higher than the existing floor levels. The proposed finished floor levels will be approximately 1.3 metres and 0.7 metres above the calculated 1 in 100 year and 1 in 1000 year flood levels, respectively and should protect the facility against any future flood inundation.*

*(iii)Stormwater run-off will be directed to an adequately sized stormwater concrete attenuation tank. This tank will limit the stormwater discharge rate of 2 l/s/ha by installing a hydrobrake to stormwater attenuation system.*

*(iv)Wastewater will be stored on site in a concrete holding tank and will be transferred off site for further treatment.*

ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION ON A  
PLANNING APPLICATION

**THIS IS AN IMPORTANT DOCUMENT**

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANÁLA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN BORD PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

PLANNING AUTHORITY NAME OFFALY COUNTY COUNCIL

PLANNING APPLICATION REFERENCE No. PL2/15/2

A submission/observation in writing, has been received from the Environmental Protection Agency on 21/01/15 in relation to the above planning application.

(Fee not applicable to prescribed bodies)

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001-2013 and will be taken into account by the Planning Authority in its determination of the planning application.

  
Official's Name

Planning Authority Stamp

21/01/2015

COMHAIRLE CHONTAE UÍBH FHAILI

21 JAN 2015  
PLANNING

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Administrative Officer  
Planning  
Offaly County Council  
Aras an Chontae  
Charleville Road  
Tullamore  
Co. Offaly



19 January 2015



**Your Ref: 15/2**

**Notification of Planning Application for Rosderra Farms, Ardra, Bracknagh, Co. Offaly**

Dear Sir/Madam,

I refer to your letter received 08 January 2015 requesting comments from the Agency on the Planning Application and EIS for the above referenced development. In accordance with Section 87(1F) of the EPA Acts 1992, as amended, the Agency makes the following observations.

Glanbia Farms Limited was issued an IPPC Licence (Register No: P0614-01) on the 21 November 2003 for the rearing of pigs, at Bracknagh Pig Unit, Ardra, Bracknagh, County Offaly. The licence was transferred to Rosderra Farms Limited on 12 January 2009 and was amended on 29 January 2009, 15 April 2013 and 16 December 2013. Details of this licence and the amendments made to the licence may be viewed on the Agency's website [www.epa.ie](http://www.epa.ie). Please note that with the 2013 amendment of the EPA Act, the above activity is now an Industrial Emissions Directive (IED) activity under the Act and the licence was amended on the 16 December 2013 to incorporate the requirements of an IE Licence. The licence may need to be reviewed or amended to accommodate the expansion proposed in the planning application. The licensee has not yet applied to the Environmental Licensing Programme for a determination in this regard.

It is noted that the planning application was accompanied by an EIS. The EIS appears to address the key points in relation to the environmental aspects of the proposed activity which relate to the matters that come within the functions of the Agency. It also appears to address the direct and indirect effects of the development on the aspects of the environment listed in

Section 83(2A)(a) of the EPA Acts (please refer to the EU (Environmental Impact Assessment) (Integrated Pollution Prevention and Control) Regulations 2012 (S.I. No. 282 of 2012)).

As part of its consideration of any licence review application that may be received, the Agency shall ensure that before the revised licence is granted, the licence application will be made subject to an Environmental Impact Assessment as respects the matters that come within the functions of the Agency and in accordance with Section 83(2A) and Section 87(1G)(a) of the EPA Acts. In addition, consultation on the planning application, licence application and EIS will be carried out in accordance with Section 87 (1B) to (1H) of the EPA Acts.

If and when a licence review application is received by the Agency, all matters to do with emissions to the environment from the activities proposed, the licence application documentation and EIS will be considered and assessed by the Agency. Should the Agency decide to grant a revised licence in respect of the activity, as proposed, it will incorporate conditions that will ensure that appropriate National and EU standards are applied, and that Best Available Techniques (BAT) will be used in the carrying on of the activities.

Where the Agency is of the opinion that the activities, as proposed, cannot be carried on, or cannot be effectively regulated under a licence then the Agency cannot grant a licence for such a facility.

You are advised of the following documents:

- BAT Reference Documents on <http://eippcb.irc.ec.europa.eu/reference/> including:
  - o BREF on Intensive Rearing of Poultry & Pigs
  - o BREF on Storage
  - o BREF on Energy Efficiency
- National legislation regarding emissions.

Please note that in accordance with section 87(1D)(d) of the EPA Acts, the Agency cannot issue a Proposed Determination on a licence application relating to the development above until a planning decision has been made. Please note that you will be requested to provide the documentation relating to the EIA you have carried out to the Agency under Section 173A(4) of the Planning and Development Acts 2000, as amended (please refer to the EU (Environmental Impact Assessment) (Integrated Pollution Prevention and Control) Regulations 2012 (S.I. No. 282 of 2012)).

Yours sincerely,



Máire Buckley  
Office of Climate, Licensing & Resource Use

## Offaly County Council

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

## Comhairle Chontae Uíbh Fhailí

Áras an Chontae, Bóthar Charleville,  
An Tulaigh Mhor, Contae Uíbh Fhailí.



T 057 9346800 • F 057 9346868 • www.offaly.ie • customerservices@offalyco.ie

### PER REGISTERED POST

LICENSING UNIT  
ENVIRONMENTAL PROTECTION AGENCY  
PO BOX 3000  
JOHNSTOWN CASTLE ESTATE  
CO WEXFORD

07/01/2015

**Re: PL2/15/2 – ROSDERRA FARMS - Application for Permission for (A) Demolition of 10 no. existing pig houses, and, (B) Construction of 2 no. Pig houses, and, extensions to 2 no. Existing structures to form pig house no. 3, together with all ancillary structures (to include meal storage bins, storage tanks, stormwater attenuation tank) and all associated site works on the site of an existing pig farming enterprise. This application relates to a development, which is for the purposes of an activity requiring an integrated pollution prevention and control (I.P.P.C.) licence under part IV of the Environmental Protection Agency (licensing) regulations 1994 to 2013. An Environmental Impact Statement (E.I.S.) has been submitted with this Planning Application at ARDRA, BRACKNAGH, CO OFFALY.**

Dear Sir/Madam,

I refer to planning referral today in accordance with Article 28 of the Planning & Development Regulations 2001 as amended in relation to the above development.

The Planning Authority also refers to Section 173A (5) (c) of the Planning and Development Act 2000 as amended, as inserted by Article 8 of S.I. no. 282 of 2012 [European Union (Environmental Impact Assessment) (Integrated Pollution Prevention & Control) Regulations 2012] and would welcome any observations the Agency might have on the Application for Permission including the Environmental Impact Statement.

The Planning Authority is available to enter into consultations should the Agency consider it necessary. In this regard, you may contact Lorraine Mitchell or Caroline Dempsey in the planning office – phone no. 05793 57414.

Yours faithfully,

  
\_\_\_\_\_  
Administrative Officer  
Planning Section

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OFFALY COUNTY COUNCIL.

Planning Section  
Aras an Chontae  
Charleville Road  
Tullamore  
Phone No: 05793 57414

External Consultants

Planning Application Ref: 15/2  
Previous Ref. No's: 95275

LICENSING UNIT ENVIRONMENTAL PROTECTION AGENCY  
PO BOX 3000  
JOHNSTOWN CASTLE ESTATE  
CO WEXFORD


07/01/2015

Applicant: ROSDERRA FARMS  
Agent: C/O PARAIC FAY, B.AGR.SC

ROSDERRA FARMS has applied on 02/03/2015 for PERMISSION for (A) DEMOLITION OF 10 NO. EXISTING PIG HOUSES, AND, (B) CONSTRUCTION OF 2 NO. PIG HOUSES, AND, EXTENSIONS TO 2 NO. EXISTING STRUCTURES TO FORM PIG HOUSE NO. 3, TOGETHER WITH ALL ANCILLARY STRUCTURES (TO INCLUDE MEAL STORAGE BINS, STORAGE TANKS, STORMWATER ATTENUATION TANK) AND ALL ASSOCIATED SITE WORKS ON THE SITE OF AN EXISTING PIG FARMING ENTERPRISE. THIS APPLICATION RELATES TO A DEVELOPMENT, WHICH IS FOR THE PURPOSES OF AN ACTIVITY REQUIRING AN INTEGRATED POLLUTION PREVENTION AND CONTROL (I.P.P.C.) LICENCE UNDER PART IV OF THE ENVIRONMENTAL PROTECTION AGENCY (LICENSING) REGULATIONS 1994 TO 2013. AN ENVIRONMENTAL IMPACT STATEMENT (E.I.S.) HAS BEEN SUBMITTED WITH THIS PLANNING APPLICATION at ARDRA BRACKNAGH CO. OFFALY

Copy of planning application and location maps are enclosed for your attention.

Please note that any submission or observations made to the Administrative Officer, Planning Section in relation to this application before the decision is made on the application will be taken into account by the Authority in making its decision on the application.

  
\_\_\_\_\_  
Administrative Officer  
Planning Section

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Planning Section  
Aras an Chontae  
Charleville Road  
Tullamore  
Phone No: 05793 57414

External Consultants

Planning Application Ref: 15/2  
Previous Ref. No's: 95275

OFFICE OF PUBLIC WORKS  
C/O JOHN MURPHY  
NEWTOWN  
TRIM

07/01/2015

Applicant: ROSDERRA FARMS  
Agent: C/O PARAIC FAY, B.AGR.SC


ROSDERRA FARMS has applied on 02/01/2015 for PERMISSION for (A) DEMOLITION OF 10 NO. EXISTING PIG HOUSES, AND, (B) CONSTRUCTION OF 2 NO. PIG HOUSES, AND, EXTENSIONS TO 2 NO. EXISTING STRUCTURES TO FORM PIG HOUSE NO. 3, TOGETHER WITH ALL ANCILLARY STRUCTURES (TO INCLUDE MEAL STORAGE BINS, STORAGE TANKS, STORMWATER ATTENUATION TANK) AND ALL ASSOCIATED SITE WORKS ON THE SITE OF AN EXISTING PIG FARMING ENTERPRISE. THIS APPLICATION RELATES TO A DEVELOPMENT, WHICH IS FOR THE PURPOSES OF AN ACTIVITY REQUIRING AN INTEGRATED POLLUTION PREVENTION AND CONTROL (I.P.P.C.) LICENCE UNDER PART IV OF THE ENVIRONMENTAL PROTECTION AGENCY (LICENSING) REGULATIONS 1994 TO 2013. AN ENVIRONMENTAL IMPACT STATEMENT (E.I.S.) HAS BEEN SUBMITTED WITH THIS PLANNING APPLICATION at ARDRA BRACKNAGH CO. OFFALY

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NOTE:

IF HARD COPY OF E.I.S. ~~OR~~  
~~E.I.S.~~ IS REQUIRED – PLEASE  
CONTACT THE PLANNING  
OFFICE ON 05793 57414.  
ALL DOCUMENTS AND  
DRAWINGS ARE AVAILABLE TO  
VIEW ON OUR WEBSITE  
[www.offaly.ie/planning](http://www.offaly.ie/planning)  
THANK YOU

  
Administrative Officer  
Planning Section

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Planning Section  
Aras an Chontae  
Charleville Road  
Tullamore  
Phone No: 05793 57414

External Consultants

Planning Application Ref: 15/2

Previous Ref. No's: 95275

C.E.O.  
WATERWAYS IRELAND  
2 SLIGO ROAD  
ENNISKILLEN  
CO. FERMANAGH

07/01/2015

Applicant: ROSDERRA FARMS  
Agent: C/O PARAIC FAY, B.A.G.R.C.

ROSDERRA FARMS has applied on 07/01/2015 for PERMISSION for (A) DEMOLITION OF 10 NO. EXISTING PIG HOUSES, AND, (B) CONSTRUCTION OF 2 NO. PIG HOUSES, AND, EXTENSIONS TO 2 NO. EXISTING STRUCTURES TO FORM PIG HOUSE NO. 3, TOGETHER WITH ALL ANCILLARY STRUCTURES (TO INCLUDE MEAL STORAGE BINS, STORAGE TANKS, STORMWATER ATTENUATION TANK) AND ALL ASSOCIATED SITE WORKS ON THE SITE OF AN EXISTING PIG FARMING ENTERPRISE. THIS APPLICATION RELATES TO A DEVELOPMENT, WHICH IS FOR THE PURPOSES OF AN ACTIVITY REQUIRING AN INTEGRATED POLLUTION PREVENTION AND CONTROL (I.P.P.C.) LICENCE UNDER PART IV OF THE ENVIRONMENTAL PROTECTION AGENCY (LICENSING) REGULATIONS 1994 TO 2013. AN ENVIRONMENTAL IMPACT STATEMENT (E.I.S.) HAS BEEN SUBMITTED WITH THIS PLANNING APPLICATION at ARDRA BRACKNAGH CO. OFFALY

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Administrative Officer  
Planning Section

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Planning Section  
Aras an Chontae  
Charleville Road  
Tullamore  
Phone No: 05793 57414

External Consultants

Planning Application Ref: 15/2  
Previous Ref. No's: 95275

INLAND FISHERIES IRELAND  
ANGLESEA STREET  
CLONMEL  
CO TIPPERARY

07/01/2015


Applicant: ROSDERRA FARMS  
Agent: C/O PARAIC FAY, B.AGR.SC

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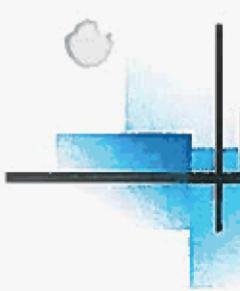
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THANK YOU.

  
Administrative Officer  
Planning Section



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**CLW Environmental Planners Ltd.**

The Mews,  
23 Farnham Street,  
Cavan,  
Co. Cavan

Phone: 049-4371447/9

Fax: 049-4371451

E-mail: [info@clwenvironmental.ie](mailto:info@clwenvironmental.ie)

Planning Department,  
Offaly County Council,  
Aras an Chontae,  
Charleville Road,  
Tullamore,  
Co. Offaly.

2<sup>nd</sup> January 2015

**RE: Planning application for Rosderra Farms  
Development Address ~ Ardra, Bracknagh, Co. Offaly.**

Dear Sir/Madame

Please find enclosed the following documents in regard to a planning application relating to the re-development of an existing pig farm at Ardra, Bracknagh Co. Offaly, made on behalf of Rosderra Farms.

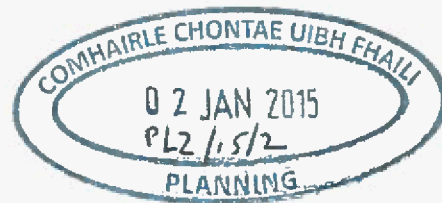
- Completed Application Form.
- Appropriate Fee (Max. Fee for Class).
- Site Location Map , 6 copies, (Scale 1:2,500).
- Site Plan, 6 copies, (Scale 1:500).
- Plans Elevations and sections for which planning permission is sought, 6 copies (Scale 1:200).
- Copy of full page of Public Notice.
- Copy of Site Notice.
- Completed form re: agricultural development.
- 10 copies of completed Environmental Impact Statement
- 1 Copy of E.I.S. on CD.

Should you have any queries in relation to this, or, require any further information please do not hesitate to contact me at the above number or on 087-6794459.

Yours Faithfully,



Paraic Fay B.Agr.Sc.



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**CLW Environmental Planners Ltd.**

The Mews,  
23 Farnham Street,  
Cavan,  
Co. Cavan

Phone: 049-4371447/9

Fax: 049-4371451

E-mail: [info@clwenvironmental.ie](mailto:info@clwenvironmental.ie)

**Proposed pig farm**

**at**

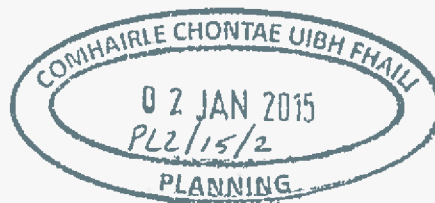
**Rosderra Farms, Bracknagh, Co. Offaly**

**6 no. copies of Planning Drawings included with Planning Application**

**List of Drawings Included**

DWG 1	Site Location Map
DWG 2	Site Plan
DWG 3	Floor Plans
DWG 4	Elevations
DWG 5	Buildings for Demolition
DWG 5a	Buildings for Demolition – Elevations
DWG 5b	Buildings for Demolition - Elevations
DWG 6	Contiguous Elevations

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COMHAIRLE CHONTAE UIBH FHAILLI

02 JAN 2015  
PLANNING

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[endif]--&gt;

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Hide this message



## Company Details

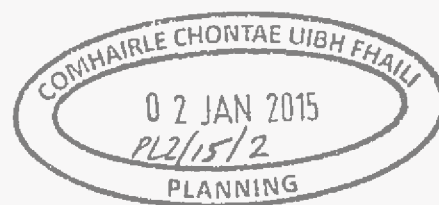
You may view a list of submissions or request a company printout which details a company's name and previous name, registered office, company type, incorporation and annual return details, charges secured against it, directors and secretary, and a list of each submission that has been received or registered. In the case of an external company, the directors and secretary are not listed, instead the person responsible for compliance and the person responsible to accept service of process are listed.

### What would you like to do?

- View the list of Submissions
- Request a Company Printout

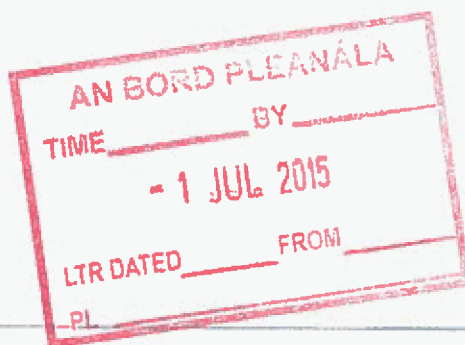
### Details

Type	
Number	452341
Name	ROSDERRA FARMS
Address	CARRICK ROAD EDENDERRY CO OFFALY
Registered	24/01/2008
Status	Normal
	Effective Date 24/01/2008
Last AR Date	30/09/2014
Next AR Date	30/09/2015
Last Accounts to Date	03/01/2009



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## PLANNING APPLICATION FORM

### Údaráís Áitiúla Uíbh Fhailí Offaly Local Authorities



**Birr Town Council**  
Birr Civic Offices  
Wilmer Road  
Birr, Co. Offaly  
Tel: (057) 91 24900



**Offaly County Council**  
Áras an Chontae  
Charleville Road  
Tullamore, Co. Offaly  
Tel: (057) 93 46800



**Tullamore Town Council**  
Planning Applications  
C/o Planning Section  
Áras an Chontae  
Charleville Road  
Tullamore, Co. Offaly  
Tel: (057) 93 46800

COMHAIRLE CHONTAE UÍBH FHAILÍ  
PL2/15/2  
02 JAN 2015  
PLANNING

Comhairle Chontae Uíbh Fhailí, Offaly County Council, Áras an Chontae, Charleville Rd., Tullamore, Co. Offaly  
Tel: (057) 93 46800 Fax: (057) 93 46868 Email: [planning@offalycoco.ie](mailto:planning@offalycoco.ie) Web: [www.offaly.ie](http://www.offaly.ie)

**BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING**

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that that each section of this application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

**ADDITIONAL INFORMATION**

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.

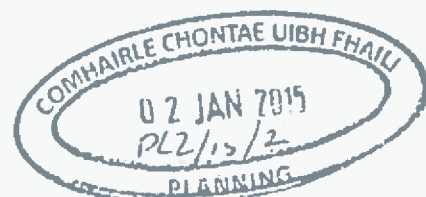
Failure to supply the supplementary information will not invalidate your planning application but may delay the decision-making process or lead to a refusal of permission. Therefore applicants should contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

**OTHER STATUTORY CODES**

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements. Also any works causing the deterioration or destruction of the breeding and resting places of bats, otters, natterjack toads, Kerry slugs and certain marine animals constitute a criminal offence unless covered by a derogation licence issued by the Minister for Arts, Heritage and the Gaeltacht (pursuant to Article 16 of the Habitats Directive).

**DATA PROTECTION**

The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.



**PLANNING APPLICATION FORM**

**1. NAME OF RELEVANT PLANNING AUTHORITY:**

Offaly County Council

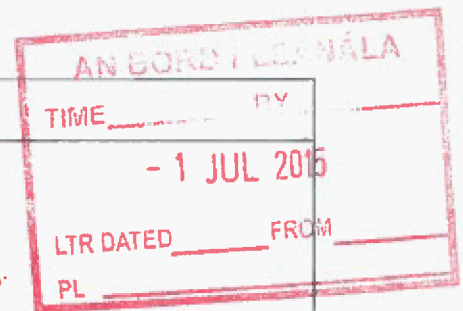
**2. LOCATION OF DEVELOPMENT:**

Postal Address or  
Townland or Location  
(as may best identify  
the land or structure in  
question)

Ardra, Bracknagh, Co. Offaly

Ordnance Survey Map  
Ref. No. (and the Grid  
Reference where  
available)<sup>1</sup>

Digital Sheet No. 3551



**3. TYPE OF PLANNING PERMISSION (PLEASE TICK APPROPRIATE BOX):**

- ☒ Permission
- ☐ Permission for retention
- ☐ Outline Permission
- ☐ Permission consequent on Grant of Outline Permission

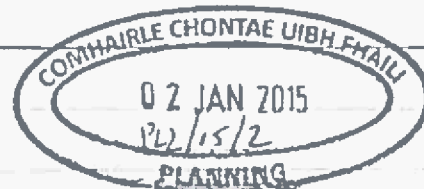
**4. WHERE PLANNING PERMISSION IS CONSEQUENT ON GRANT OF OUTLINE PERMISSION:**

Outline Permission Register Reference Number:

Date of Grant of Outline Permission:

**5. APPLICANT<sup>2</sup>:**

Name(s) Rosderra Farms



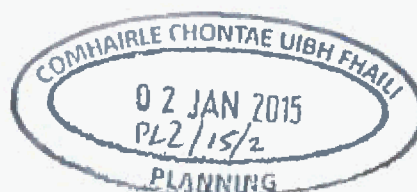
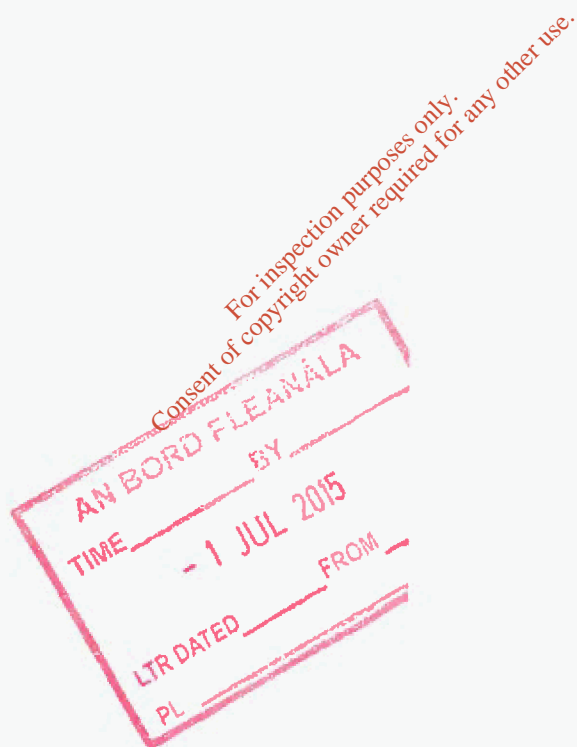
Contact details to be supplied at the end of this form (Question 24)

Rosderra Farms intend to apply for planning permission to;

A) demolish 10 No. existing pig houses, and,

B) to construct 2 No. Pig Houses, and, extensions to two No. existing structures to form pig house No. 3,

together with all ancillary structures (to include meal storage bins, storage tanks, stormwater attenuation tank) and all associated site works on the site of an existing pig farming enterprise located at Ardra, Bracknagh, Co. Offaly.



Offaly Local Authorities | Planning Application Form

**6. WHERE APPLICANT IS A COMPANY (REGISTERED UNDER THE COMPANIES ACTS):**

Name(s) of Company Director(s)	Jim Hanley, Andrew Flemming, Niall Leydon, Michael Slevin
Registered Address (of company)	Carrick Road, Edenderry, Co. Offaly
Company Registration Number	452341

**AN BORD PLEANALA**

TIME \_\_\_\_\_ BY \_\_\_\_\_

- 1 JUL 2015

LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_

PL \_\_\_\_\_

**7. PERSON/AGENT ACTING ON BEHALF OF THE APPLICANT (IF ANY):**

Name	Paraic Fay B.Agr.Sc.
<i>Address to be supplied at the end of this form (Question 25)</i>	

**8. PERSON RESPONSIBLE FOR PREPARATION OF DRAWINGS AND PLANS<sup>2</sup>:**

Name	Shane Carroll
Firm/Company	C/o Carroll Design & Surveying Ltd.

**9. DESCRIPTION OF PROPOSED DEVELOPMENT:**

Brief description of nature and extent of development <sup>4</sup>	See Attached Page
--	-------------------

**10. LEGAL INTEREST OF APPLICANT IN THE LAND OR STRUCTURE:**

<p><i>Please tick appropriate box. Where legal interest is 'Other', please expand further on your interest in the land or structure.</i></p> <p>If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.</p>	A. Owner <input checked="" type="checkbox"/>	B. Occupier <input type="checkbox"/>
	C. Other <input type="checkbox"/>	



Offaly Local Authorities | Planning Application Form

**11. SITE AREA:**

Area of site to which the application relates in hectares c. 3.8 ha

**12. WHERE THE APPLICATION RELATES TO A BUILDING OR BUILDINGS:**

Gross floor space<sup>3</sup> of any existing building(s) in m<sup>2</sup> c. 5,539.36

Gross floor space of proposed works in m<sup>2</sup> c. 7,579.6

Gross floor space of work to be retained in m<sup>2</sup> (if appropriate) 0

Gross floor space of any demolition in m<sup>2</sup> (if appropriate) c. 4,381.06

**13. IN THE CASE OF MIXED DEVELOPMENT (E.G. RESIDENTIAL, COMMERCIAL, INDUSTRIAL, ETC), PLEASE PROVIDE BREAKDOWN OF THE DIFFERENT CLASSES OF DEVELOPMENT AND BREAKDOWN OF THE GROSS FLOOR AREA OF EACH CLASS OF DEVELOPMENT:**

Class of Development Gross floor area in m<sup>2</sup>

**14. IN THE CASE OF RESIDENTIAL DEVELOPMENT PLEASE PROVIDE BREAKDOWN OF RESIDENTIAL MIX:**

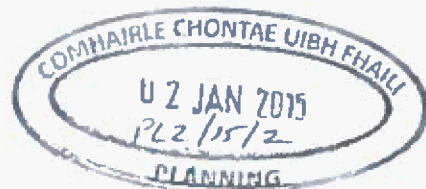
Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+bed	Total
Houses							0
Apartments							0
Number of car-parking spaces to be provided							Total 0

**15. WHERE THE APPLICATION REFERS TO A MATERIAL CHANGE OF USE OF ANY LAND OR STRUCTURE OR THE RETENTION OF SUCH A MATERIAL CHANGE OF USE:**

Existing use<sup>6</sup> (or previous use where retention permission is sought)

Proposed use (or use it is proposed to retain)

Nature and extent of any such proposed use (or use it is proposed to retain)



**16. SOCIAL AND AFFORDABLE HOUSING:**

*(Please tick appropriate box)*

**Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?**

**Yes**

**No**

☐
☒

If the answer to the above question is "yes" and the development is not exempt (see below), you must specify, as part of your application, the manner in which you propose to comply with section 96 of Part V of the Act.

If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000<sup>a</sup>, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption had been made but has not yet been decided, a copy of the application should be submitted).

☐
☐

If the answer to the above question is "no" by virtue of section 96(13) of the Planning and Development Act 2000<sup>a</sup>, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.

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**AN BORD PLEANÁLA**  
 TIME \_\_\_\_\_ BY \_\_\_\_\_  
 - 1 JUL 2015  
 LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_  
 PL \_\_\_\_\_



## Offaly Local Authorities | Planning Application Form

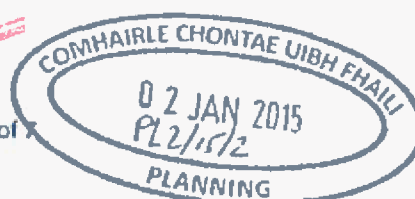
### 17. DEVELOPMENT DETAILS:

(Please tick appropriate box)

	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994 <sup>16</sup> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the proposed development require the preparation of an Environmental Impact Statement <sup>17</sup> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the application relate to work within or close to a European Site <sup>17</sup> (under S.I. No. 94 of 1997) or a Natural Heritage Area <sup>17</sup> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Do the Major Accident Regulations apply to the proposed development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the application relate to a development in a Strategic Development Zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the proposed development involve the demolition of any structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Page 5 of 7



Offaly Local Authorities | Planning Application Form

**18. SITE HISTORY:**

*Details regarding site history (if known)*

Has the site in question ever, to your knowledge, been flooded?

Yes ☒

No ☐

If yes, please give details e.g. year, extent.

2008 - Partial flooding on site - refer to Site Specific Flood Risk Assessment included as part of E.I.S.

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes ☐

No ☒

If yes, please give details.

AN BORD PLEANÁLA

TIME \_\_\_\_\_ BY \_\_\_\_\_

- 1 JUL 2015

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes ☒

No ☐

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No: 95/275

Date: 01/06/1995

IF A VALID PLANNING APPLICATION HAS BEEN MADE IN RESPECT OF THIS LAND OR STRUCTURE IN THE 6 MONTHS PRIOR TO THE SUBMISSION OF THIS APPLICATION, THEN THE SITE NOTICE MUST BE ON A YELLOW BACKGROUND IN ACCORDANCE WITH ARTICLE 19(4) OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 AS AMENDED.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development<sup>13</sup>?

Yes ☐

No ☒

An Bord Pleanála Reference No:

**19. PRE-APPLICATION CONSULTATION:**

Has a pre-application consultation taken place in relation to the proposed development<sup>14</sup>?

Yes ☒

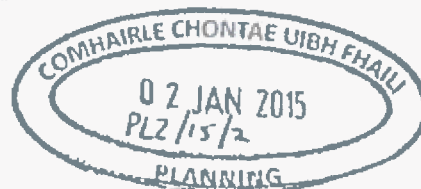
No ☐

If yes, please give details:

Reference No. (if any):

Date(s) of consultation: 17 / 12 / 2014

Persons involved: Samra Brady, Karen Flynn & others (Razlora Group)  
Ed Kelly & others (Offaly Co G)



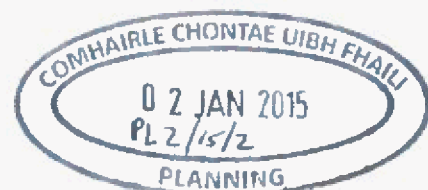
# Offaly Local Authorities | Planning Application Form

<b>20. SERVICES:</b>		
<b>Proposed Source of Water Supply</b>		
Existing connection <input type="checkbox"/>	New Connection <input type="checkbox"/>	
Public Mains <input type="checkbox"/>	Group Water Scheme <input type="checkbox"/>	Private Well <input checked="" type="checkbox"/>
Other (please specify):		
Name of Group Water Scheme (where applicable):		
<b>Proposed Wastewater Management/Treatment</b>		
Existing <input type="checkbox"/>	New <input type="checkbox"/>	
Public Sewer <input type="checkbox"/>	Conventional septic tank system <input type="checkbox"/>	
Other on-site treatment system <input type="checkbox"/>	Please specify: N/A	
<b>Proposed Surface Water Disposal</b>		
Public Sewer/Drain <input type="checkbox"/>	Soakpit <input type="checkbox"/>	Watercourse <input checked="" type="checkbox"/>
Other <input type="checkbox"/>	Please specify	

<b>21. DETAILS OF PUBLIC NOTICE:</b>	
Approved newspaper <sup>15</sup> in which notice was published	Offaly Topic
Date of publication	11/12/2014
Date on which site notice was erected	11/12/2014

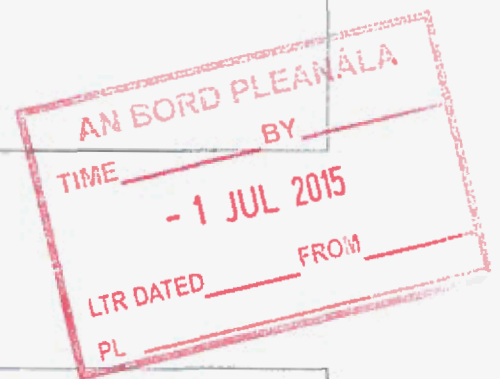
<b>22. APPLICATION FEE:</b>	
Fee Payable	€300.00
Basis of Calculation	Class 3 Proposed (Max. Fee)

<b>23. DECLARATION:</b>	
I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.	
Signed	Applicant or Agent <input checked="" type="checkbox"/>
Date	15/12/2014



Please note that page 11 'Contact Details' must be completed.

Scroll down to complete



Please note also that Supplementary Application Forms should be completed where applicable.

Scroll down to complete



AN BORD FLEANÁLA  
TIME \_\_\_\_\_ BY \_\_\_\_\_  
- 1 JUL 2015  
LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_  
PL \_\_\_\_\_

Please note that Supplementary Application Forms  
should be completed where applicable.

Scroll down to complete



OFFALY LOCAL AUTHORITIES - SUPPLEMENTARY APPLICATION FORM NO. 1

**SINGLE HOUSES IN ALL RURAL AREAS**

1. Please tick the box where appropriate.

Is the proposed dwelling for:

- ☐ applicant's own occupation ☐
- ☐ holiday home ☐
- ☐ sale ☐
- ☐ renting ☐
- ☐ other (specify) ☐

AN BORD PLEANÁLA  
TIME \_\_\_\_\_ BY \_\_\_\_\_  
- 1 JUL 2015  
LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_  
PL \_\_\_\_\_

**SINGLE HOUSES IN DESIGNATED RURAL AREAS**

To be completed for sites located within designated areas as set out on the Constraints Map, and also for sites with access off restricted Regional Routes and National Routes (see paragraph on Supplementary Application Form No. 1 in Guidance Notes). Please circle YES / NO where appropriate.

1. (a) Present address: \_\_\_\_\_
- (b) Is present address:
- ☐ owned ☐
  - ☐ rented ☐
  - ☐ other (specify): \_\_\_\_\_
- (c) How long have you lived in your present house? \_\_\_\_\_  
Please show house on a map of appropriate scale if it is in a rural area.
- (d) Do you own any other houses in addition to the one outlined in (b) above? \_\_\_\_\_  
If YES, please show house(s) on a map of appropriate scale if it is / they are in a rural area.
- (e) If owned, please confirm date of purchase and submit documentary evidence:

\_\_\_\_\_

2. (a) Have you sold any dwelling house(s)/ site(s) in the last 7 years? \_\_\_\_\_  
If YES, give details, reasons of sale and location:

\_\_\_\_\_

- (b) Have you applied for and been granted a dwelling house in the past in County Offaly?

YES ☐

NO ☐

If YES, please give planning application reference number: \_\_\_\_\_

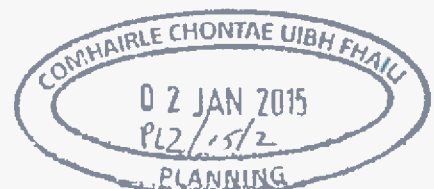




3. As the applicant, are you:
- (a) a farmer YES ☐ NO ☐  
If YES, please submit documentation in relation to herd numbers, flock numbers, area and application.
- (b) a local rural person / has been living there for a substantial period YES ☐ NO ☐  
If YES, how long have you lived / been living in the area, and specify location \_\_\_\_\_
- (c) a child or sibling of someone living in the area a substantial period of time  
YES ☐ NO ☐  
If YES, how long have they been living in the area \_\_\_\_\_
- (d) engaged in the rural economy or otherwise have some demonstrable need to live in the rural area concerned? (attach details) YES ☐ NO ☐
- (e) Having regard to your current living accommodation, you are requested to clearly demonstrate your need for the proposed dwelling:
4. Do you have exceptional health circumstances that requires you to live in a particular environment or close to family support? YES ☐ NO ☐  
If YES, please submit relevant documentation from a registered medical practitioner and a disability organisation proving this requirement.
5. Please submit a site location map outlining in blue the extent of the landholding from which the site belongs/belonged.
6. Please specify if you are under or over the age of 18 years \_\_\_\_\_

**FOOTNOTE:**

*You are invited to submit any other information to support your case for your application which should be supported with relevant and verifiable documentary evidence, where relevant.*



OFFALY LOCAL AUTHORITIES - SUPPLEMENTARY APPLICATION FORM NO. 2

**SUPPLEMENTARY APPLICATION FORM NO. 2 – INDUSTRIAL/COMMERCIAL**

1. Specify precisely the nature of the proposed development: \_\_\_\_\_

Specify details of raw material involved in the process \_\_\_\_\_

3. Means of storage of raw material

(a) Hours of operation: \_\_\_\_\_

(b) Number of employees: \_\_\_\_\_

4. Nature of waste product

(a) Water Borne

(b) Solid Waste

(c) Atmospheric emissions

Please specify quantity per unit of time: \_\_\_\_\_

5. Method of storage of waste product: \_\_\_\_\_

6. Method of disposal of waste product: \_\_\_\_\_

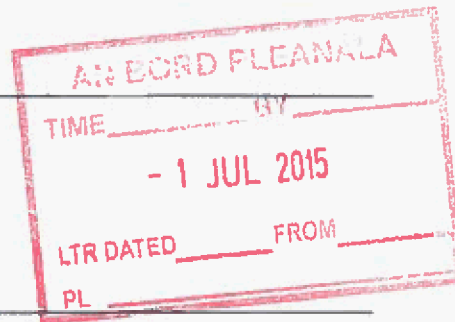
7. Number of car spaces to be provided  
in accordance with Development Plan standards.  
(Please indicate on site layout plan). \_\_\_\_\_

8. Details of any inflammable materials involved in the process: \_\_\_\_\_

9. Licence Number under Water Pollution Act for disposal  
of effluent to sewer or water course. \_\_\_\_\_

10. Details of atmospheric emissions: \_\_\_\_\_

11. Noise rating of machinery: \_\_\_\_\_

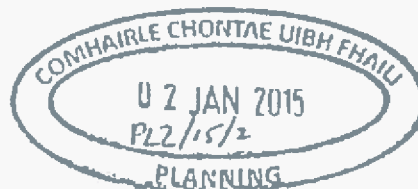


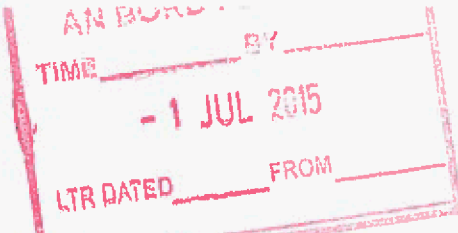
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☐ Please tick if appropriate

☐ Please tick if appropriate

☐ Please tick if appropriate





OFFFALY LOCAL AUTHORITIES - SUPPLEMENTARY APPLICATION FORM NO. 3

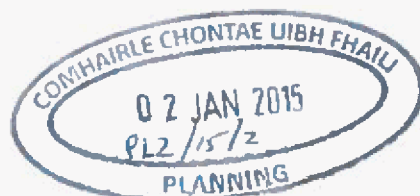
**SUPPLEMENTARY APPLICATION FORM NO. 3 – AGRICULTURAL DEVELOPMENTS**

1. Total acreage of farm  
(Please outline in green on site map, scale 1:10,560) c. 3.8 Ha (as outlined in blue)
2. Type of slurry holding facility involved, e.g. slurry tank, slatted house, etc. Slatted Tank
3. Will slurry holding facility be underground or overground? Above Ground
4. Capacity of holding facility  
(1) existing c. 5,363 cubic metres  
(2) proposed 18,140 cubic metres
5. Length of storage time possible in slurry-holding facility  
(1) existing c. 6 months cubic metres  
(2) proposed >19 months cubic metres
6. Means of disposal
- |                       |  |
|-----------------------|--|
| (i) Slurry            | <input type="checkbox"/> Please tick if appropriate            |
| (ii) Soiled Water     | <input type="checkbox"/> Please tick if appropriate            |
| (iii) Silage effluent | <input type="checkbox"/> Please tick if appropriate            |
| (iv) Clean water      | <input checked="" type="checkbox"/> Please tick if appropriate |
7. Number and type of animals housed in existing farm buildings:

Site is approved as a 550 Sow Integrated Unit  
To include pigs reared to market weight (i.e. all finisher pigs retained on the farm).

8. Number and type of animals to be housed in proposed farm buildings:

C. 1,250 Breeding Sow Unit  
To include replacement breeding stock and pigs reared to c. 35kg's. (i.e. all finisher pigs moved off the farm).



# OFFALY LOCAL AUTHORITIES - SUPPLEMENTARY APPLICATION FORM NO. 3

9. Floor area of existing farm buildings: c. 5539.36 square metres

10. Floor area of proposed development: c. 7,579.6 minus c.4381 square metres

11. Distance to nearest source of potable water supply, river or stream: *(Please indicate on site map)*

c. 60m

12. Distance to nearest dwelling house: *(Please show on site map)*

>200 - 250

13. Has the location of all land drains or water courses near the proposed development or adjacent to effluent spreading area been indicated on site map?

YES ☒

NO ☐

14. Does the proposed development require a licence under Part IV of the Environmental Protection Agency Act, 1992? *(\*if yes, the newspaper notice must indicate this).*

YES ☐

NO ☐

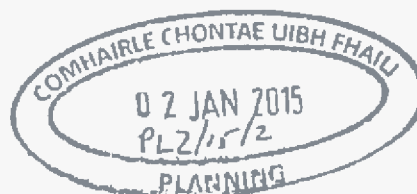
15. Identify lands for spreading of slurry? *(Please indicate on map of appropriate scale)*

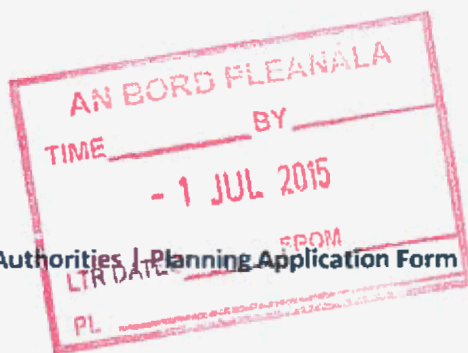
N/A

Signature of Applicant or Agent:

15/12/2014

Date:





**THIS FORM SHOULD BE ACCOMPANIED BY THE FOLLOWING DOCUMENTATION**

Please note that if the appropriate documentation is not included, your application will be deemed invalid.

**All Planning Applications**

- ☐ The relevant page of newspaper that contains notice of your application
- ☐ A copy of the site notice
- ☐ 6 copies of site location map <sup>16</sup>
- ☐ 6 copies of site or layout plan <sup>16+17</sup>
- ☐ 6 copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections – except in the case of outline permission)
- ☐ The appropriate Planning Fee

Where the applicant is not the legal owner of the land or structure in question:

- ☐ The written consent of the owner to make the application

Where the application is for residential development that is subject to Part V of the 2000 Act:

- ☐ Specification of the manner in which it is proposed to comply with section 96 of Part V

or

- ☐ A certificate of exemption from the requirements of Part V

or

- ☐ A copy of the application submitted for a certificate of exemption.

Where the application is for residential development that is not subject to Part V of the 2000 Act by virtue of section 96(13) of the Act:

- ☐ Information setting out the basis on which section 96(13) is considered to apply to the development.

Where the disposal of wastewater for the proposed development is other than to a public sewer:

- ☐ Information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed.



## Offaly Local Authorities | Planning Application Form

Where the application refers to a protected structure / proposed protected structure / or the exterior of a structure which is located within an architectural conservation area (ACA):

- ☐ Photographs, plans and other particulars necessary to show how the development would affect the character of the structure.

Applications that refer to a material change of use or retention of such a material change of use:

- ☐ Plans (including a site or layout plan and drawings of floor plans, elevations and sections which comply with the requirements of article 23) and other particulars required describing the works proposed.

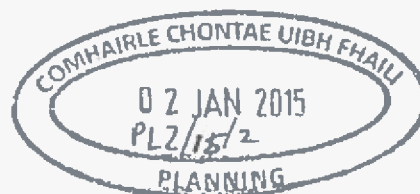
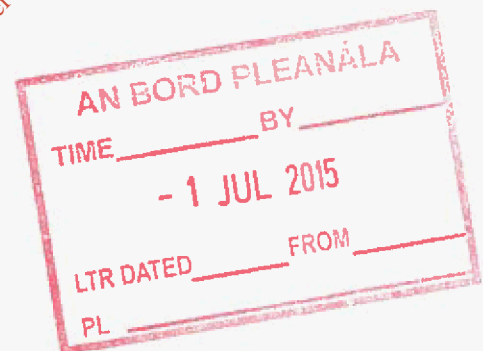
Where an application requires an Environmental Impact Statement:

- ☐ An Environmental Impact Statement

Applications that are exempt from planning fees:

- ☐ Proof of eligibility for exemption<sup>18</sup>

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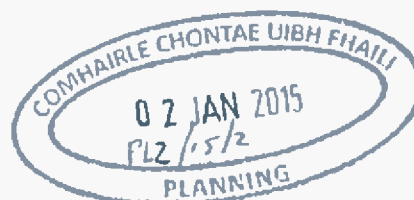


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 - 1 JUL 2015  
 LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_  
 PL \_\_\_\_\_

Offaly Local Authorities Planning Application Form

**DIRECTIONS FOR COMPLETING THIS FORM**

1. Grid reference in terms of the Irish Transverse Mercator.
2. "The applicant" means the person seeking the planning permission, not an agent acting on his or her behalf.
3. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of that firm/company, should be given.
4. A brief description of the nature and extent of the development, including reference to the number and height of buildings, protected structures, etc.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building, that is, floor areas must be measured from inside the external wall.
6. Where the existing use is 'vacant', please state most recent authorised use of the land or structure.
7. Part V of the Planning and Development Act 2000 applies where –
  - the land is zoned for residential use or for a mixture of residential and other uses,
  - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
  - the proposed development is not exempt from Part V.
8. Under section 97 of the Planning and Development Act 2000, applications involving development of 4 or fewer houses or development on land of less than 0.1 hectare may be exempt from Part V.
9. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.
10. The Record of Monuments and Places, under section 12 of the National Monuments Amendment Act 1994, is available, for each county, in the local authorities and public libraries in that county. Please note also that if the proposed development affects or is close to a national monument which, under the National Monuments Acts 1930 to 2004, is in the ownership or guardianship of the Minister for Arts, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent is required, under the National Monuments Acts, from the Minister for Arts, Heritage and the Gaeltacht. For information on whether national monuments are in the ownership or guardianship of the Minister for Arts, Heritage and the Gaeltacht or a local authority, or are the subject of preservation orders, contact the National Monuments Section, Department of Arts, Heritage and the Gaeltacht.
11. An Environmental Impact Statement (EIS) is required to accompany a planning application for development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2011 which exceeds a limit, quantity or threshold set for that class of development. An EIS will also be required by the planning authority in respect of sub-threshold development where the authority considers that the development would be likely to have significant effects on the environment (article 103).

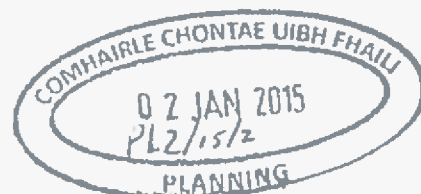


## Offaly Local Authorities | Planning Application Form

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12. An appropriate assessment of proposed development is required in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. It is the responsibility of the planning authority to screen proposed developments to determine whether an appropriate assessment is required and where the authority determines that an appropriate assessment is required, the authority will normally require the applicant to submit a Natura Impact Statement (NIS). Where the applicant considers that the proposed development is likely to have a significant effect on a European site it is open to him/her to submit a NIS with the planning application.
13. The appeal must be determined or withdrawn before another similar application can be made.
14. A formal pre-application consultation may only occur under Section 247 of the Planning and Development Act 2000. An applicant should contact his or her planning authority if he/she wishes to avail of a pre-application consultation. In the case of residential development to which Part V of the 2000 Act applies, applicants are advised to avail of the pre-application consultation facility in order to ensure that a Part V agreement in principle can be reached in advance of the planning application being submitted.
15. The list of approved newspapers, for the purpose of giving notice of intention to make a planning application, is available from the planning authority to which the application will be submitted.
16. All plans, drawings and maps submitted to the planning authority should be in accordance with the requirements of the Planning and Development Regulations 2001-2011.
17. The location of the site notice(s) should be shown on site location map.
18. See Schedule 9 of Planning and Development Regulations 2001. If a reduced fee is tendered, details of previous relevant payments and planning permissions should be given. If exemption from payment of fees is being claimed under article 157 of the 2001 Regulations, evidence to prove eligibility for exemption should be submitted.

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