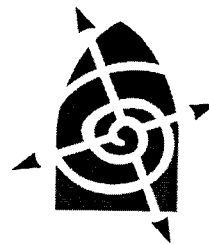


Comhairle Contae Thiobraid Árann Thuaidh  
North Tipperary County Council



Telephone (067) 44652/3  
Fax (067) 44654  
E-mail [planning@northtippcoco.ie](mailto:planning@northtippcoco.ie)

Planning Section,  
Civic Offices, Limerick Road,  
Nenagh, Co. Tipperary.

**Our Reference**  
**08510895**

**Your Reference**

**Date**  
**21/04/2009**

**Re: PERMISSION for new Loose Dry Sow House, which is required for animal welfare regulation compliance, and staff service building with office, canteen, shower facilities, and associated site works at Woodville Ballymackey Nenagh**

**Applicant: Woodville Pig Farms Ltd.**

Dear Sir/Madam,

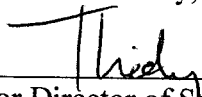
I refer to the above application that was previously referred to you.

I wish to advise you that further information has been received on this application and a copy of same is attached for your attention.

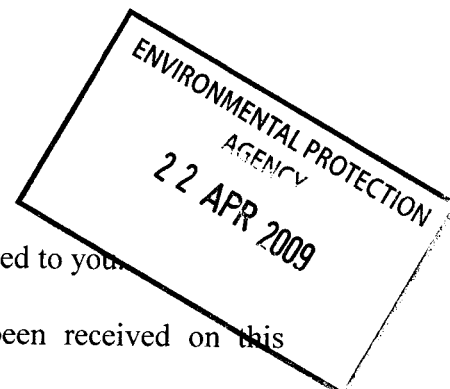
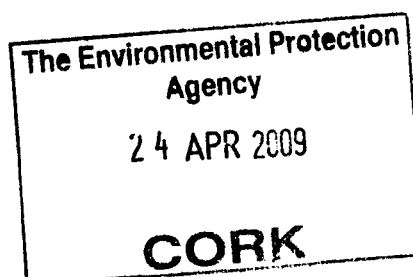
I also wish to inform you that this application is now due for a decision on or before **14/05/2009**, and I would be grateful for any observations you would like to make before this date.

Please note that further information can also be viewed on our website - [www.tipperarynorth.ie](http://www.tipperarynorth.ie).

Yours faithfully,

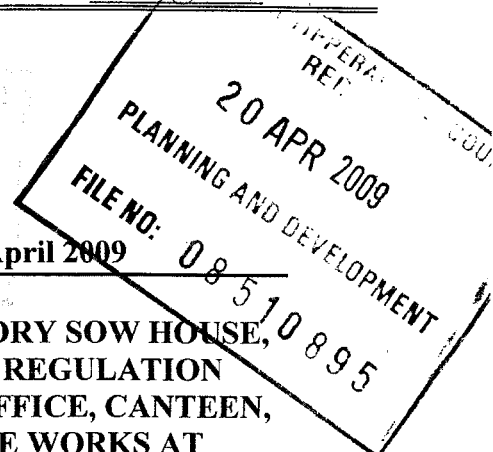
  
for Director of Services.

**Environmental Protection Agency**  
**P.O. Box 3000**  
**Johnstown Castle Estate**  
**Co Wexford**



PLANNING DEPARTMENT  
CIVIC BUILDINGS  
LIMERICK ROAD  
NENAGH  
CO TIPPERARY

17 April 2009



**RE: PLANNING APPLICATION FOR NEW LOOSE DRY SOW HOUSE,  
WHICH IS REQUIRED FOR ANIMAL WELFARE REGULATION  
COMPLIANCE, AND SERVICE BUILDING WITH OFFICE, CANTEEN,  
SHOWER FACILITIES, AND ASSOCIATED SITE WORKS AT  
WOODVILLE, BALLYMACKEY, NENAGH, CO TIPPERARY  
YOUR REF 08/510895**

Dear Sir/Madam

On behalf of my client, Woodville Pigs Ltd., I herein acknowledge receipt of your correspondence dated 21<sup>st</sup> October, 2008, wherein you request additional information in accordance with the provisions of Article 33 and Article 34 of Planning and Development Regulations 2001. In accordance with these provisions, we respond hereunder to each of the queries raised in the same numerical format.

1. The purpose of this Planning Application for a new loose dry sow house is to ensure compliance with new animal welfare regulations for the existing sow herd. The new regulations require up to 40% additional housing space per animal in a loose environment.
  - (i) The number of sows to be accommodated in the new proposed structure is 500 sows.
  - (ii) The number of sows on site at this time is 980 sows in compliance with the stocking requirements of IPPC Licence Reg. No PO467-01, which is currently being reviewed to incorporate a proposed anaerobic digester, and an associated pig fattening unit.
  - (iii) The total number of sows to be managed on this site when the new building is fully stocked is 850 dry sows and 350 farrowing sows in compliance with the proposed stocking requirements of IPPC Licence Reg. No. PO467-02.
  - (iv) The total slurry storage capacity on site when this proposed house is built will be 5960 M3 which is in excess of the 26 week storage requirement as per SI378 2006.
  
2. A report has been prepared by Michael Mc Eniry of M & J Mc Eniry Engineers on the integrity and capacity of the existing septic tank to process the load imposed on it by the staff service building.

The proposed staff service building and its facilities therein will negate the need to use the current facilities, (toilets and existing canteen) which are located within the old mill house. The purpose of the new staff building is to provide modern facilities, at a location near to the entrance of the site, to improve bio-security, by the provision of proper showering facilities for staff entering and leaving the site.

Therefore, I wish to clarify that there will be no extra load imposed on the existing septic tank by the provision of the new staff building, but rather the current flow from toilet and shower facilities will be displaced by the flow from the new building. I further wish to clarify that staff numbers will not be increased on site as a result of this proposed development.

A site lay-out plan is also included which details the location of all wells, septic tanks and percolation areas of adjoining properties.

I trust that this application meets with your approval, and respectfully request that you respond promptly.

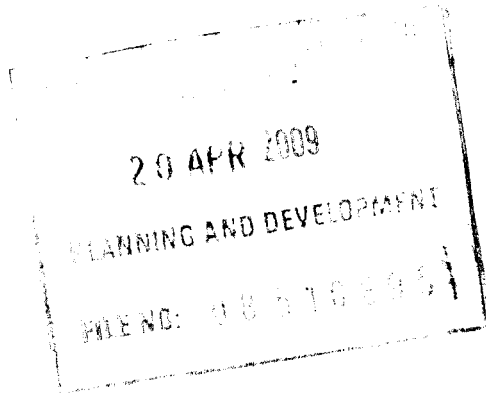
Yours Sincerely

---

Michael Sweeney  
Director

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**Woodville Pigs Ltd,**  
**Woodville,**  
**Ballymackey,**  
**Nenagh,**  
**Co Tipperary.**



**ASSESSMENT OF THE INTEGRITY AND CAPACITY OF THE**  
**SEPTIC TANK**

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**M & J Mc Eniry**  
**Engineers**  
**Main Street**  
**Ballyporeen**  
**Co Tipperary**

Project            90-1  
Issue             001  
Date:             5 November 2008  
Prepared by :    J McEniry BEng MIEI.

J Mc Eniry

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## 2. Introduction

M & J Mc Eniry Engineers were retained by NRG Ltd on behalf of Woodville Pig Farm Ltd, to assess the integrity of the of Septic tank at the Pig Farm located at Ballaghveny, Ballymackey, Nenagh, Co Tipperary. The inspections at the site were undertaken on between the 24 and 27<sup>th</sup> October 2008

## 3. Description.

The Septic tank is located at the north end of the farm yard complex tank, The tank is a blow moulded Plastic Septic tank located at ground level in the field across the farm roadway from the pig unit.

The integrity test in accordance with the methodology set out in BS 8007 Section 9, testing for liquid tightness.

## 4. Assessment and Capacity of the Tank.

### 4.1 The Integrity of the Septic Tank.

The methodology for establishing the water tightness of the tank is as follows. The 110mm diameter inlet foul sewer to the septic tank was blocked using an air expanding blocking tube to prevent any liquid from entering the tank. The tank was allowed to drain to the invert level of the outlet pipe. A physical indicator gauge was placed into the tank via the inspection hatch and the distance from the top of the tank was recorded. The Tank liquid level monitored daily from the 24<sup>th</sup> to the 27<sup>th</sup> of October...

The level in the septic tank remained consistent throughout the period. In our opinion the water tightness of the tank complies with the test procedure set out in Section 9.2 of BS 8007.

### 4.2 The Capacity of the Septic Tank

The staff service building is replacing the existing building. Staffing levels are to remain the same. From table 3 in the EPA waste water manual for small communities the recommended wastewater loading rates from commercial premises are as follows,

Situation	Source	Flow litres/day/person	BOD load g/day/person	No of Workers
Industrial	Office and/or factory with canteen	60	30	5
			Total g/day	150
			Flow litres/day/person	60
			Total PE	2.5

An excel version of the above table has been attached with this report. From the above figures the total population equivalent is 2.5, the existing septic tank will be capable of processing the load imposed on it by the staff service building.

## 5 Recommendations and Conclusions

Based upon the above assessment and descriptions the structures are considered sound for the purpose of containment of foul water and are capable of processing the load imposed on it by the staff service building.

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from EPA Wastewater Treatment Manual, Small Communities etc.  
 Table 3: Recommended Wastewater Loading Rates from Commercial Premises

Situation	Source	Flow L/Day	BOD Load g/day/ person	No Patrons	BOD Load g/ day	Water Capacity	
Industrial	Office and/or factory without canteen	30	20			0	
	Office and/or factory with canteen	60	30	5	150	300	
	Open industrial site e.g. Quarry (excluding canteen)	40	25			0	
Schools	Non-residential with cooking on-site	60	30		0	0	
	Non-residential with no canteen	40	20		0	0	
	Boarding school:					0	
	1) residents	180	60		0	0	
	2) day staff (including mid-day meal)	60	30		0	0	
Hotels	Guests	250	75	0	0	0	
	Guests (no meals)	180	45	0	0	0	
	Resident staff	180	60	0	0	0	
	Self-catering guests*	180	60	0	0	0	
	Day staff	60	30		0	0	
	Conference	40	20		0	0	
	Resturant full meals:						
	1) Luxury catering	25	25	0	0	0	
	2) prepared catering	15	15		0	0	
	3) snack bar	10	10		0	0	
	4) function room incl. Buffet	10	10	0	0	0	
	5) fast food	10	10		0	0	
	Pubs and c	Residents	200	60		0	0
		Day staff	60	30		0	0
		Bar drinkers	10	10		0	0
Bar meal		10	10		0	0	
Amenity sit	Resturant full meals:	15	15	0	0	0	
	Function rooms	10	10		0	0	
	Toilet blocks (per use)	5	10		0	0	
	Toilet blocks (long stay car parks)	10	15		0	0	
	Golf Club	20	10		0	0	
	Squash with club house	25	15		0	0	
	Swimming	10	10		0	0	
	Football club	30	20		0	0	
	Caravan sites					0	
	1) Tourimh	50	35	0	0	0	
	2) Static not serviced	75	35		0	0	
	3) Static fully serviced	150	55	0	0	0	
4) Tent sites	50	35	0	0	0		
				150	300		
			PE =	2.5			

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**LEGEND**

- Direction of Roofwater Flow
- Water course
- Storm Water Routes
- Roofed Walkways
- Direction of Effluent Flow
- Effluent Collection Routes
- Proposed Structure
- Site Levels







NORTH TIPPERARY COUNTY COUNCIL  
 RE: 20 APR 2009  
 PLANNING AND DEVELOPMENT  
 FILE NO: 08510895

**NRGE**  
 Mooresfort  
 Lattin  
 Co Tipperary  
 Phone 062 55385  
 Fax 062 55483  
 Email NRGE@iol.ie

Title Rev Site plan

Date Apr 09	Scale 1/500	Drawing No 001	Drawn By
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